

Nottingham City Council

Strategic Housing Land Availability Assessment (Data as at 31st March 2024)

Published: May 2025

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	• Deliverable	
	• Developable	
	• Could be Suitable	
	• Not Deliverable or Developable	

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local authorities to undertake an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. The assessment of land availability includes a Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 This SHLAA Review therefore comprises a review of potential housing sites in Nottingham City; it sets out the broad approach to undertaking the SHLAA and provides details of the results from this SHLAA Review. Its purpose is to help the City Council and its partners understand where and when housing is likely to be built in the future. As a strategic document, the threshold for the SHLAA is a site that can accommodate 5 or more dwellings. In the City for the first 3 years of the trajectory, an allowance of 107 dwellings per annum is included; 85 dwellings pa to take into account dwellings on sites of less than 5 dwellings (reflecting the amount of dwellings that are normally developed each year below 5 dwellings), and 22 dwellings per annum to allow for dwellings being developed without the need for planning permission (e.g. flats above shops), based on a three year rolling average of this type of development.

2. Background

- 2.1 The NPPF states that local authorities should positively seek opportunities to meet the development needs of their area, as set out in their local plan (the Aligned Core Strategy). In doing so they should annually prepare a SHLAA which is essentially a technical evidence-base for the identification of 'deliverable' and 'developable' sites. It establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. 'Deliverable' sites are those that are expected to provide housing in the first five years of the plan period. A 'developable' site is one which is expected to be available for housing in the longer term, from years 6 to 15 of the plan period but currently has ownership, viability or other constraints that makes delivery unlikely to occur in years 1 to 5.
- 2.2 The primary role of the SHLAA is therefore threefold, to:

- Identify sites with potential for housing;

* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

- Assess their housing potential; and
- Assess when they are likely to be developed.

3. The SHLAA Process

3.1 The methodology used by Nottingham City Council to assess sites has been refined over a number of years. It originated from the Nottingham Core Housing Market Area SHLAA Methodology prepared in July 2008. In April 2019 the Greater Nottingham authorities commissioned a SHLAA review which sought to explore how their respective SHLAA processes could be better aligned. The report was published in July 2019 and made 30 recommendations to provide a consistent approach to process. In response to this the Greater Nottingham authorities have developed a common methodology. This can be found at <http://www.gnplan.org.uk/evidence-base>

3.2 In broad terms the stages are set out below.

3.3 **Site Identification** – this stage involves confirming the sites to be included in the SHLAA Review which fall within the City Council’s administrative boundary. Sites include those already in the planning system (e.g. allocated sites and sites with planning permission) as well as those identified through a Call For Sites, ;undertaken on an annual basis by engaging with the following interests/groups:

- Developers
- those with land interests
- land promoters
- local property agents
- partner organisations
- Local Enterprise Partnerships
- Businesses

Site Assessment – Site plans are produced for each site and a desk top assessment is undertaken to establish suitability, availability and achievability. Site visits are also carried out as necessary. Assessing suitability requires consideration of whether the site offers a suitable location for development and would contribute to the creation of sustainable communities. This involves

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a study of the site location, relevant planning policies and associated restrictions, physical problems or limitations such as access difficulties, contamination or flooding, potential impacts on the landscape and conservation and the environmental conditions which would be experienced by neighbouring and prospective residents. Sites which have planning permission, or are allocated in the adopted Local Plan Part 2 are considered to be suitable. Sites where planning permission has recently lapsed are also considered suitable. For other sites, including those submitted by landowners or developers, an assessment is undertaken.

- 3.6 Assessing availability requires consideration of whether there are any ownership or other legal issues that may affect the availability of the site to be developed and, if so, when these might be overcome. Where sites have planning permission, are allocated for development or have been submitted for consideration in the SHLAA, there are assumed to be no legal obstacles to development, unless available evidence indicates otherwise.
- 3.7 In assessing when and how quickly sites are likely to be built out, primacy is given to the information provided by developers and landowners. It is considered that they will have the most detailed site and market knowledge and be aware of their own intentions regarding the site. Where information is not provided by the developer or landowner, the City Council makes informed assumptions based on the status of the site in planning terms, size of the site, its location and the type of housing (e.g. whether it is for students).
- 3.8 Assumptions about the rate of delivery of dwellings on sites are made on an individual basis based upon available information for each site. As stated above, information from the developer (if available) is used in the first instance. Where information is not available, then a judgment is made based on factors such as the status of planning permission, full permission, discharge of conditions etc). A significant amount of development in the City is in the form of apartments, and past experience has proved that these tend to deliver the full yield of the site at one time, and are therefore allocated to a single year in the SHLAA document (In the case of new student apartments, these are invariably released in September, to accommodate a full academic year of student demand). For larger sites, if they are part of the City Council's or its partners (Nottingham City Homes, Blueprint) development/regeneration plans, then this information is used. In a small number of cases assumptions are made based on delivery rates of comparable sites recently developed in the City.
- 3.9 Once assessments of suitability, availability and achievability have been made an overall assessment of whether the site is 'deliverable' or 'developable' and

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if so when it is likely to be built is carried out. Details of the different outcomes of this assessment can be found in Appendix 1 of this report.

- 3.10 **Consultation** –initial consultation is undertaken for all sites in the SHLAA. Site promoters are then contacted to ensure that the assessments are based on correct and up-to-date evidence and this also allows information regarding deliverability to be collected. This process is repeated every time the SHLAA is reviewed (usually annually).
- 3.11 **Final Report** – After this, the site assessments are finalised and the results feed into the Five Year Housing Land Supply Assessment in the Authority Monitoring Report. Results from the SHLAA Review are then included in an update of the Housing Land Availability Report to 31 March.
- 3.12 It should be noted that assessments are based on information which has been submitted to the City Council and are carried out by planning officers based on information available at the time of the review. Often the information available is less detailed than that required to support a planning application and is not subject to the same level of scrutiny by statutory authorities and the public. The SHLAA will normally be reviewed on an annual basis, however, sites can be nominated/submitted for consideration and inclusion at any time.

The inclusion of any site in the SHLAA does not guarantee that either planning permission will be granted or that the site will be allocated for residential development

4. Outcome of the SHLAA

SHLAA Assessment	Suitable/Available/Achievable	Deliverable/Developable
Tranche 1(Years 0-5)	The sites are suitable, available and achievable based on current planning policy and there is a reasonable prospect of housing being built in the next five years	Deliverable
Tranche 2 (Years 6-10)	The sites are suitable for development but will not be either available or achievable until the second five year period	Developable

* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

Tranche 3 (Years 11-15)*	The sites are suitable for development but will not be either available or achievable until the third five year period	Developable
Beyond 15 years	The sites are suitable for development but will not be either available or achievable until after the third five year period	Developable
Non-deliverable or developable	The sites are not suitable for housing development or the owners no longer wish to promote the site (please note that in some cases this is used to avoid double-counting where sites overlap).	Neither

4.1 The SHLAA results in assessments of whether a site is suitable, available and achievable and at what point it could be suitable, available and achievable. This informs whether a site is deliverable or developable. To simplify this, a single assessment is made. This is set out in the table below.

4.2 The maps of each site and assessments for the SHLAA Review are contained in Appendix 1. Included for each site is the following information:

- **SHLAA Reference number** — the unique reference number
- **Site name** — the name the site is known by.
- **Overall Conclusion**
- **Ward** – details of what ward the site is located in
- **Address** – details of the Site area — in hectares
- site address
- **Ownership Status**
- **Greenfield or Brownfield**
- **Reporting Status**
- **Application Reference**
- **Site Viability Zone**
- **Proposed Yield 0-5 years (2024/29)**- the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 6-10 years (2029/34)** - the number of houses expected to be completed in this date period. Please note that this is

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the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.

- **Proposed Yield 11+ years (Beyond 2034)** - the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 2024/34** - the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Reason Justification** — text explaining our final assessment of the site.
- **LAPP Reference** – indicates if the site is allocated in the Land and Planning Policies Document
- **Date site first added to SHLAA**

4.3 **Please note that the information contained in Appendix 1 is at 31st March 2024. Some of the sites have been completed since then and some of the information about other sites may also have changed.**

4.4 The City Council's Housing Land Availability Report is updated annually and contains all of the SHLAA sites which are considered deliverable and developable, together with an estimate of their capacity. This then culminates in an assessment of the City Council's 5 Year Housing Land Supply and can be found in the City Council's Housing Land Availability Report. The current Housing Land Availability report is up to 31/3/24.

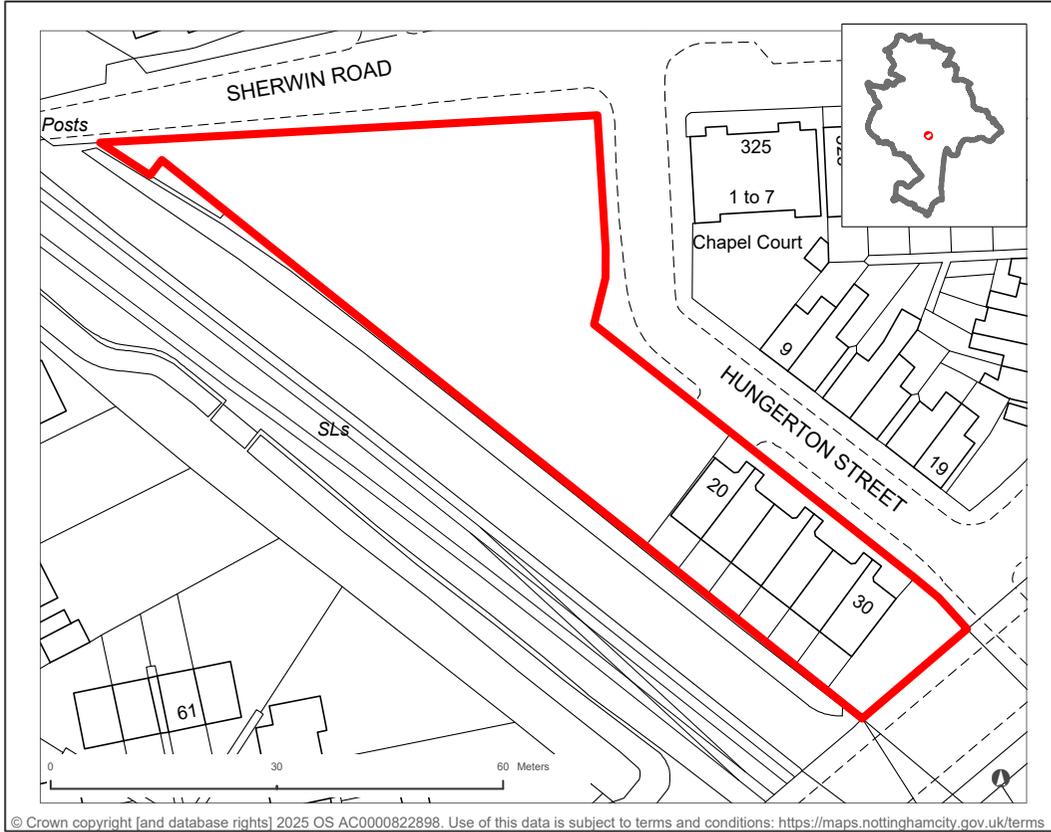
* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

APPENDIX 1: SHLAA SITES

* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

Deliverable Sites

Site ID: 23 Furniture Store, Sherwin Road, off Lenton Boulevard



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 34 dwelling/s

Proposed Yield 2024/29: 34 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Council owned. Site cleared and fenced off, obvious alternative use is residential. NCC confirmed timescales

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Disposal of Council asset

Existing Use: vacant - site cleared and fenced off

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01745/PFUL3

LAPP Reference:

Overcoming non-standard constraints

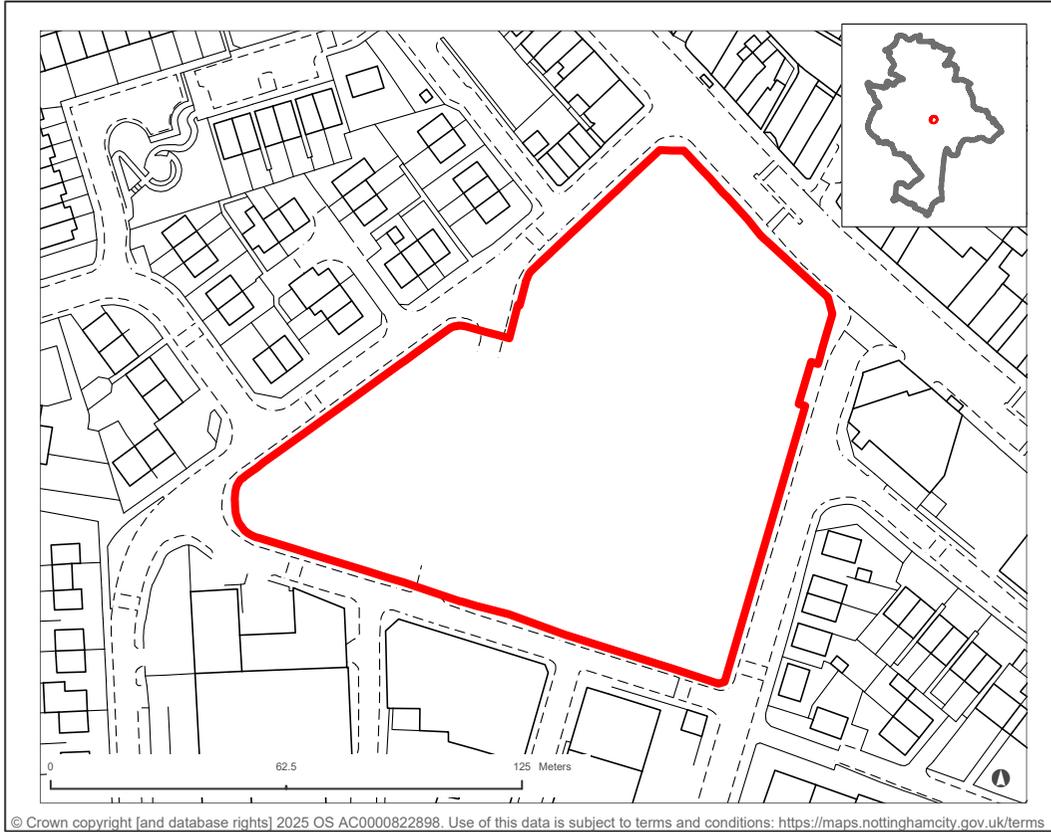
Date first added to SHLAA:

14/12/2017

Easting: 455611 **Northing:** 339136

Last updated date: 31/03/2023

Site ID: 141 Alfreton Road - Forest Mill



Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

Existing Use: Various - ind, retail, car rental. allocated for mixed use development no issues re current uses which will preclude development. active retail, ind, some vacancies

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00045/PFUL3

LAPP Reference:SR34

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 484 dwelling/s

Proposed Yield 2024/29: 484 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Site partly cleared and subject of proactive regeneration activity by d site owners. Planning permission granted 22/1/18. New scheme being considered: 22/00045/PFUL3 pending 790bs= 80 studios 51 0 clusters therefore 484 units. NCC Development Management confirmed timescales.

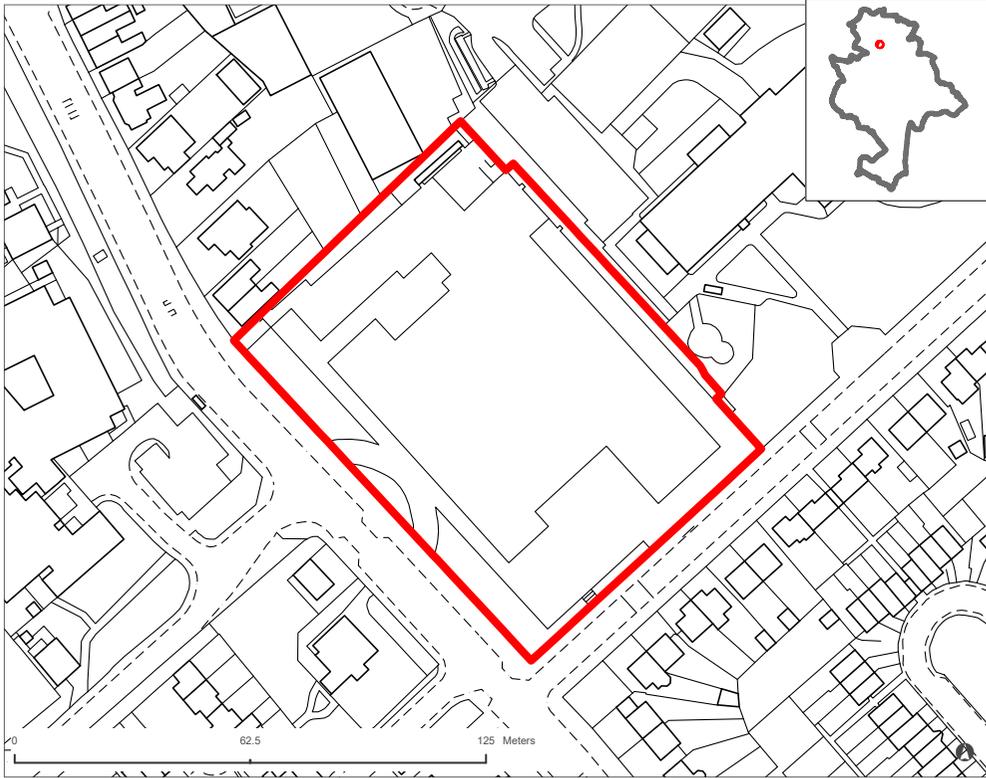
Date first added to SHLAA:

14/12/2017

Easting: 456049 **Northing:** 340452

Last updated date: 31/03/2023

Site ID: 226 Highbury Road - Former Henry Mellish School Site



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Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan Allocation

Existing Use: Former School

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01270/PFUL3

LAPP Reference:SR12

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 45 dwelling/s

Proposed Yield 2024/29: 45 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to be delivered in 5 years. Agent confirmed timescales

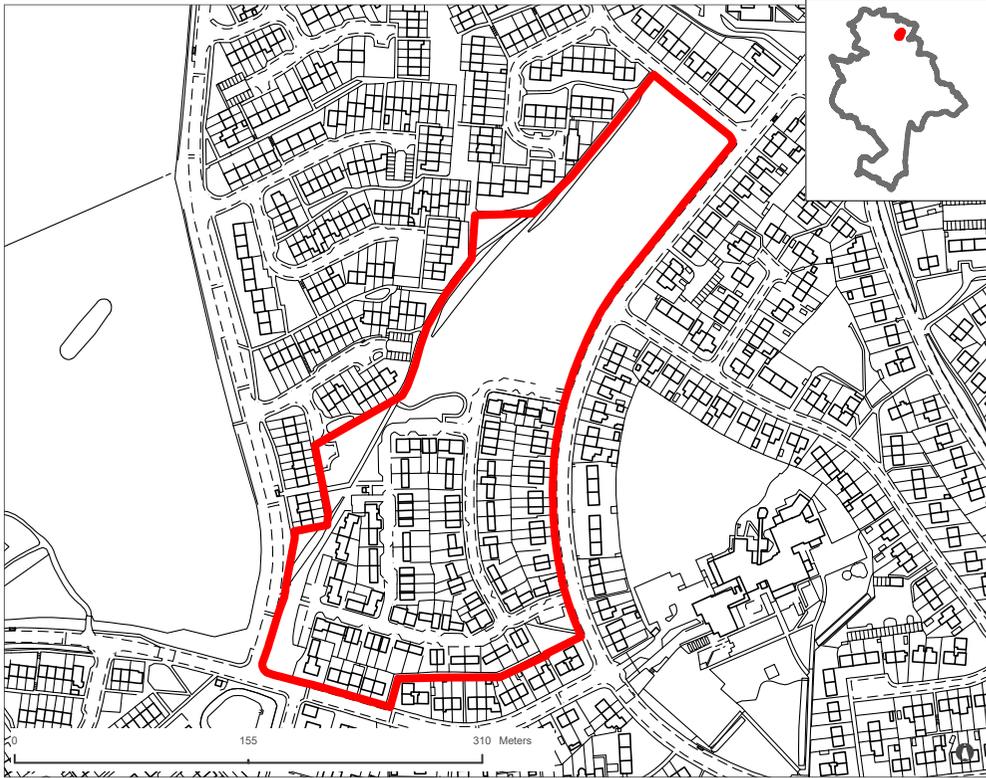
Date first added to SHLAA:

14/12/2017

Easting: 454661 **Northing:** 344298

Last updated date: 31/03/2023

Site ID: 241 Beckhampton Road - Fomer Padstow School Detached Playing Field



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Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use: Vacant playing field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 5.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01547/PFUL3

LAPP Reference:SR06

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 79 dwelling/s

Proposed Yield 2024/29: 79 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owned former playing field identified for housing delivery. Agent confirmed completion timescales

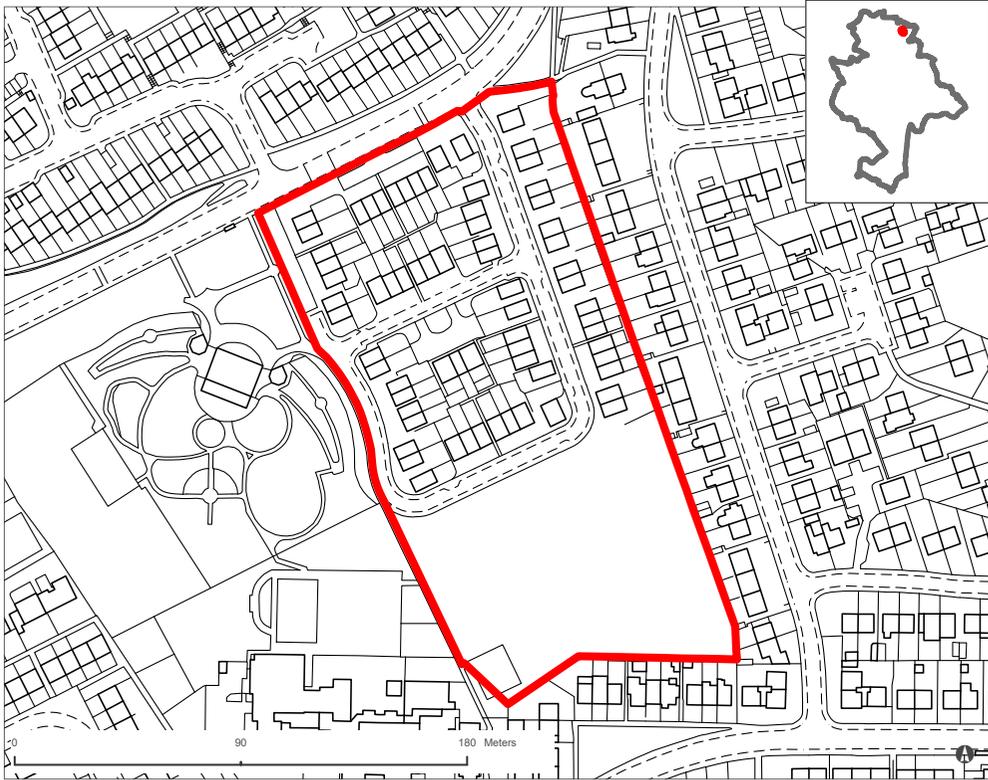
Date first added to SHLAA:

14/12/2017

Easting: 456255 **Northing:** 344986

Last updated date: 31/03/2023

Site ID: 243 Ridgeway - Former Padstow School Detached Playing Field,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 53 dwelling/s

Proposed Yield 2024/29: 53 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Spread over 2 years as partial uncertainty of exact start date, and not all to be completed in 1 year. Annual update from Development Management, Property & Regeneration

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Open space

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 2.56 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02507/PFUL3

LAPP Reference:SR05

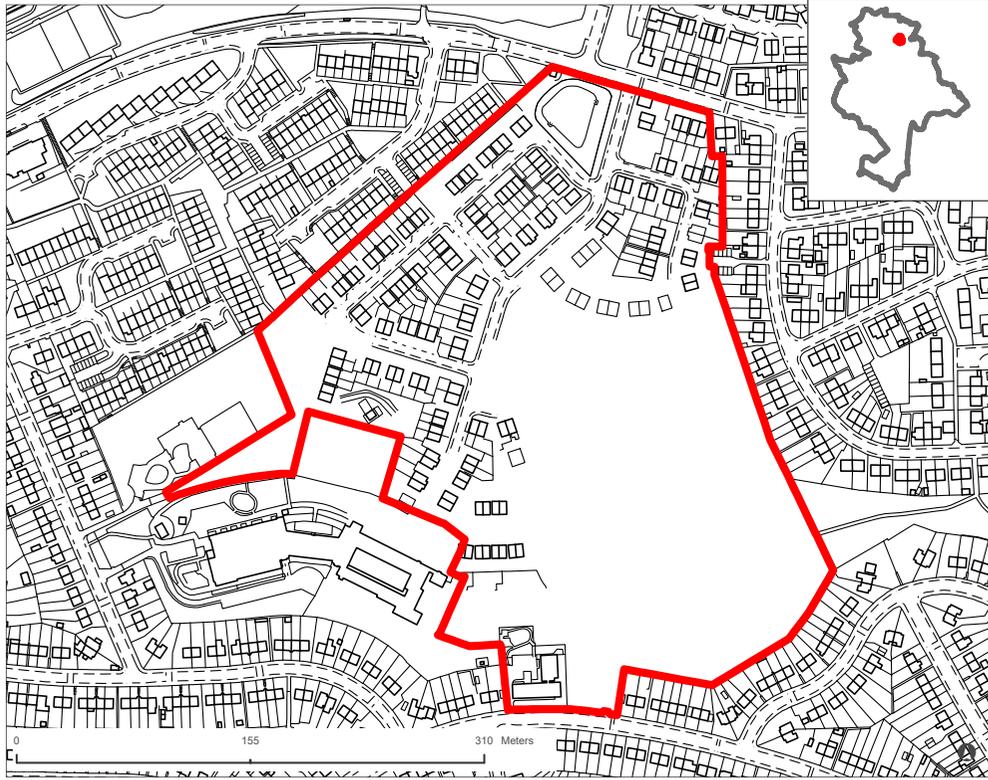
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 456516 **Northing:** 345445

Last updated date:

Site ID: 244 Eastglade Road - Former Padstow School Site



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 291 dwelling/s

Proposed Yield 2024/29: 291 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to deliver within 5 years. Annual update from Development Management, Property & Regeneration.

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Open space with community centre to south corner

Land Type: Greenfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 9.67 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02506/PFUL3

LAPP Reference:SR08

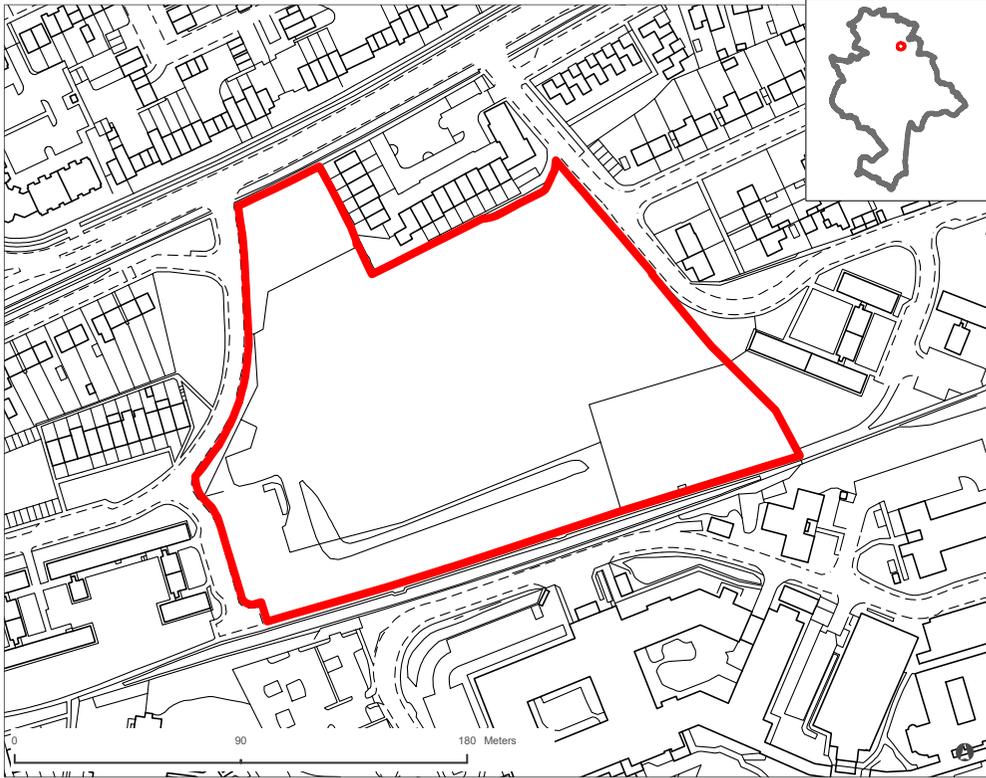
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 456126 **Northing:** 344897

Last updated date:

Site ID: 253 Arnside Road - Former Chronos Richardson



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Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Employment. Disused industrial site

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 2.58 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR13

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 110 dwelling/s

Proposed Yield 2024/29: 110 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Cleared brownfield site in a residential area. 22/00675/PFUL3 Submitted for 62 dwellings. Application for 110 dwellings expected. Agent confirmed timescales

Date first added to SHLAA:

14/12/2017

Easting: 456350 **Northing:** 344238

Last updated date: 31/03/2023

Site ID: 271 Millennium Garage, 565 And 567 Woodborough Rd, Nottingham, NG3 5GG



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Site/SHLAA Survey

Existing Use: Car sale - sui generis active

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00183/POUT

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 55 dwelling/s

Proposed Yield 2024/29: 55 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

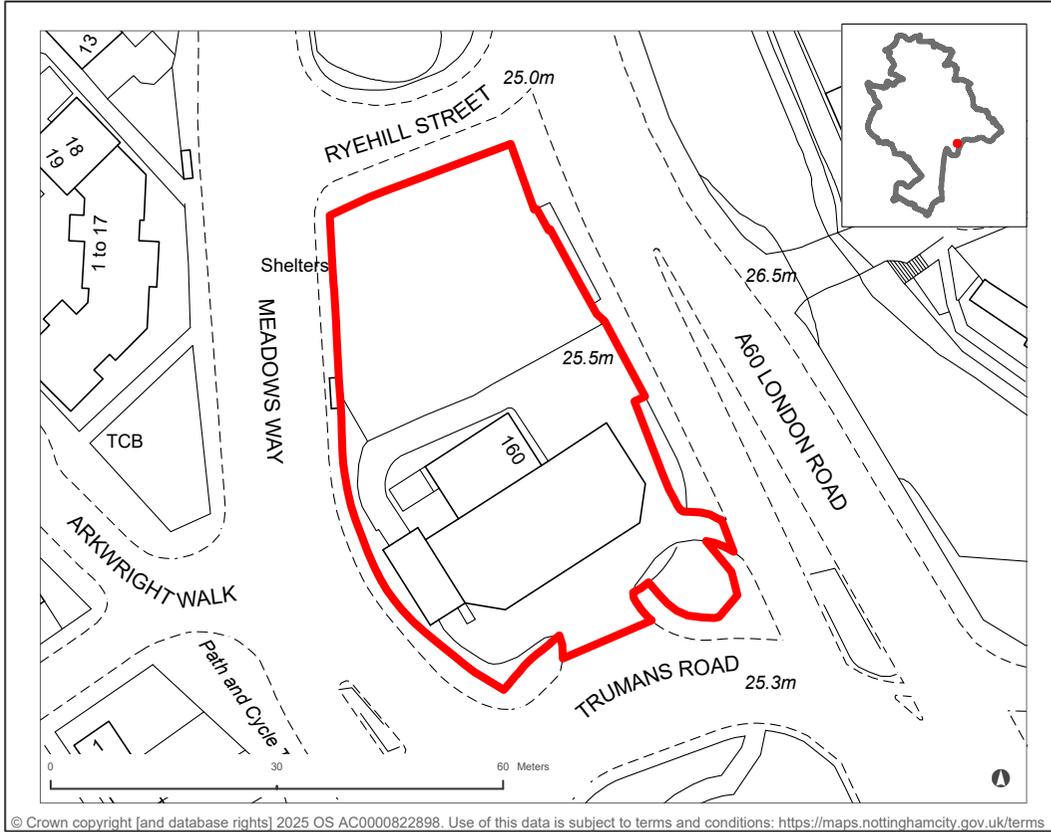
Application for 124 dwellings but only half approved. NCC Development Management confirmed timescales.

Easting: 458495 **Northing:** 342954

Date first added to SHLAA:
14/12/2017

Last updated date: 31/03/2023

Site ID: 281 Island site bounded by London Rd, Meadows Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 100 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 100 dwelling/s

Reasoned Justification:

The site has gone to market. NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: 10 or more
dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: disused restaurant and
petrol station + active pub

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**20/02756/PFUL3

LAPP Reference:

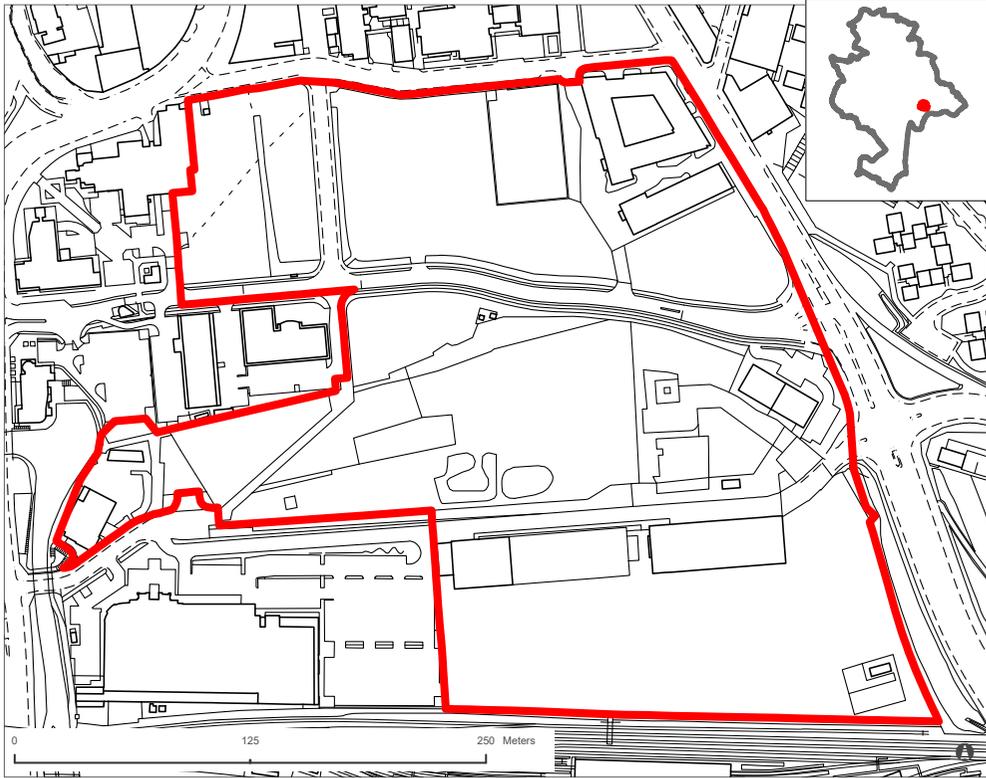
**Overcoming non-standard
constraints**

Date first added to SHLAA:
14/12/2017

Easting: 457916 **Northing:** 338518

Last updated date:

Site ID: 346 Canal Quarter - Island Site, Manvers Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 1323 dwelling/s

Proposed Yield 2024/29: 900 dwelling/s

Proposed Yield Beyond 2029: 423 dwelling/s

Reasoned Justification:

Site subject to contamination, flood risk constraints. Site subject to proactive regeneration activity by NCC and public intervention to bring site forward. Delivery expected mid/late plan period. Planning application 18/01354/POUT for 15 years inc 907 non student. Student: 702 beds: 226 studios and 476 clusters =416 units

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use: Vacant some active use buildings, some cleared land, some old warehousing

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 9.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01354/POUT

LAPP Reference:SR59

Overcoming non-standard constraints

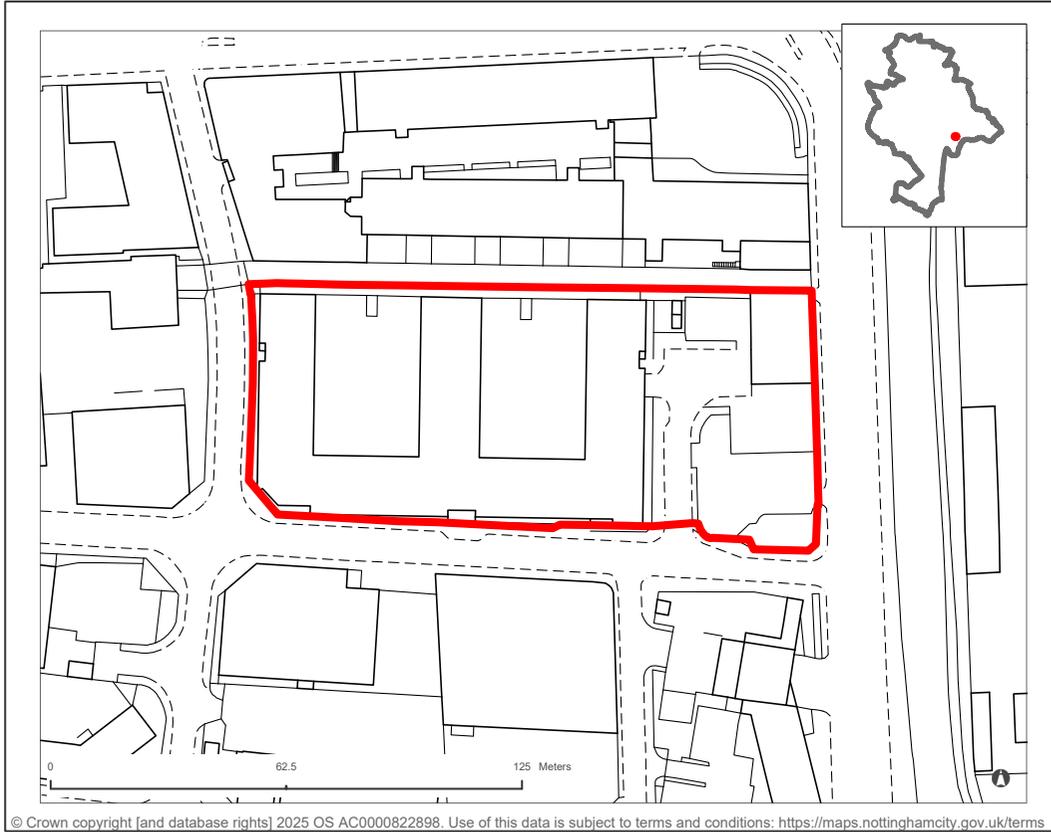
Date first added to SHLAA:

14/12/2017

Easting: 458223 **Northing:** 339598

Last updated date: 31/03/2023

Site ID: 347 Canal Quarter - Crocus Street Southpoint (66-68 London Rd)



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 127 dwelling/s

Proposed Yield 2024/29: 127 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

23/00213/pful3

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.94 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00213/PFUL3

LAPP Reference:SR66

Overcoming non-standard constraints

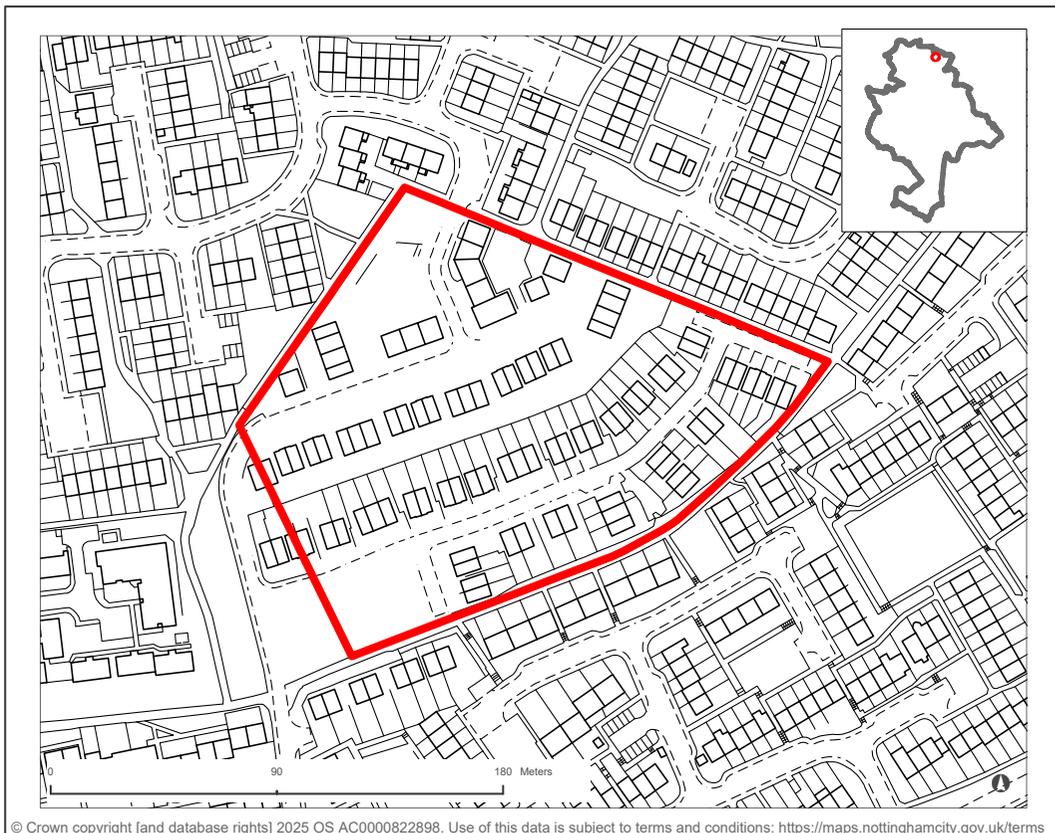
Date first added to SHLAA:

14/12/2017

Easting: 457871 **Northing:** 339065

Last updated date: 31/03/2023

Site ID: 440 Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 53 dwelling/s

Proposed Yield 2024/29: 53 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC former school site. Part of a programme of regeneration. Agent confirmed completion timescales

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: boarded up/vacant former primary school

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 2.43 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02811/PFUL3

LAPP Reference:SR03

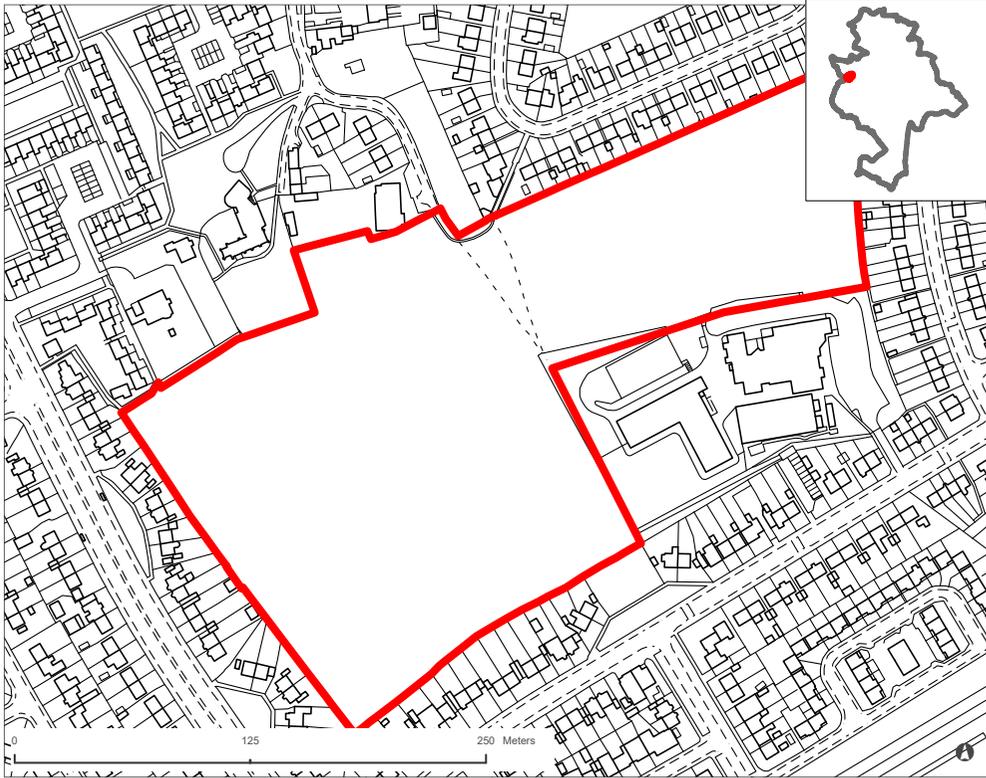
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 456125 **Northing:** 345707

Last updated date:

Site ID: 442 Chingford Road Playing Field, Wigman Road



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Overall Conclusion: Deliverable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Open space part active as westbury school, rest open space

Land Type: Greenfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 6.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR21

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 130 dwelling/s

Proposed Yield 2024/29: 130 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

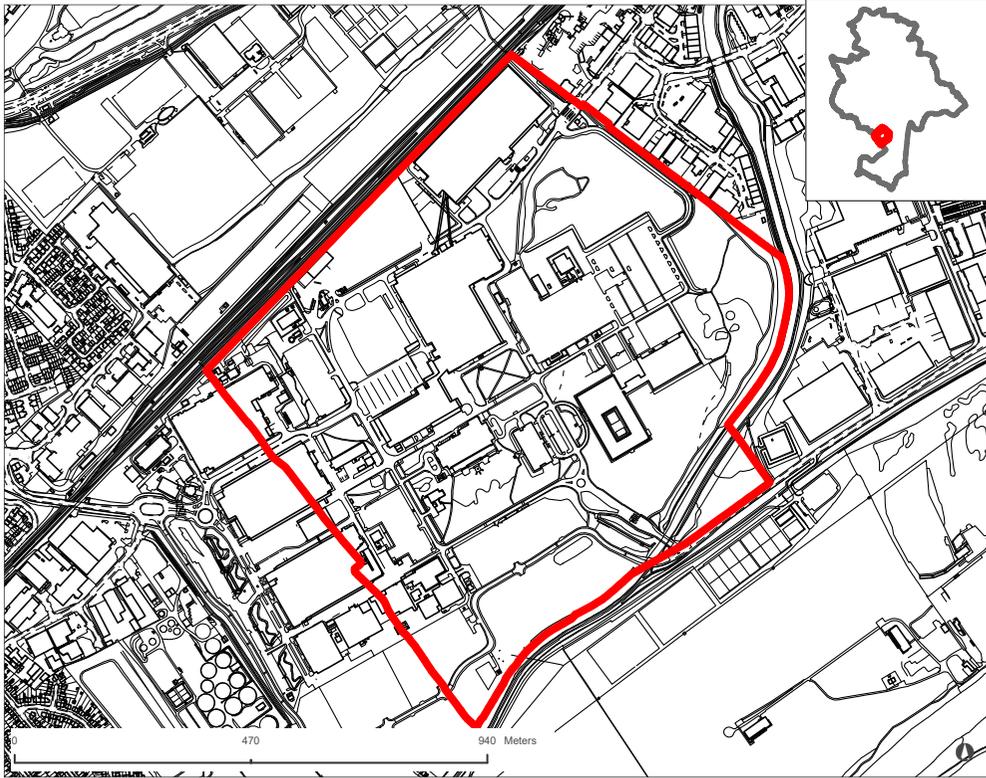
Privately owned, The developable area of the site has been reduced to respond to local demand for open space. Potential to be delivered in 5 years. NCC Development Management and housing confirmed timescales.

Easting: 452340 **Northing:** 341828

Date first added to SHLAA:
14/12/2017

Last updated date:

Site ID: 458 Boots, Thane Road



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Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Part active employment uses

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 84.5 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:14/02038/POUT

LAPP Reference:SR45

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 207 dwelling/s

Proposed Yield 2024/29: 207 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

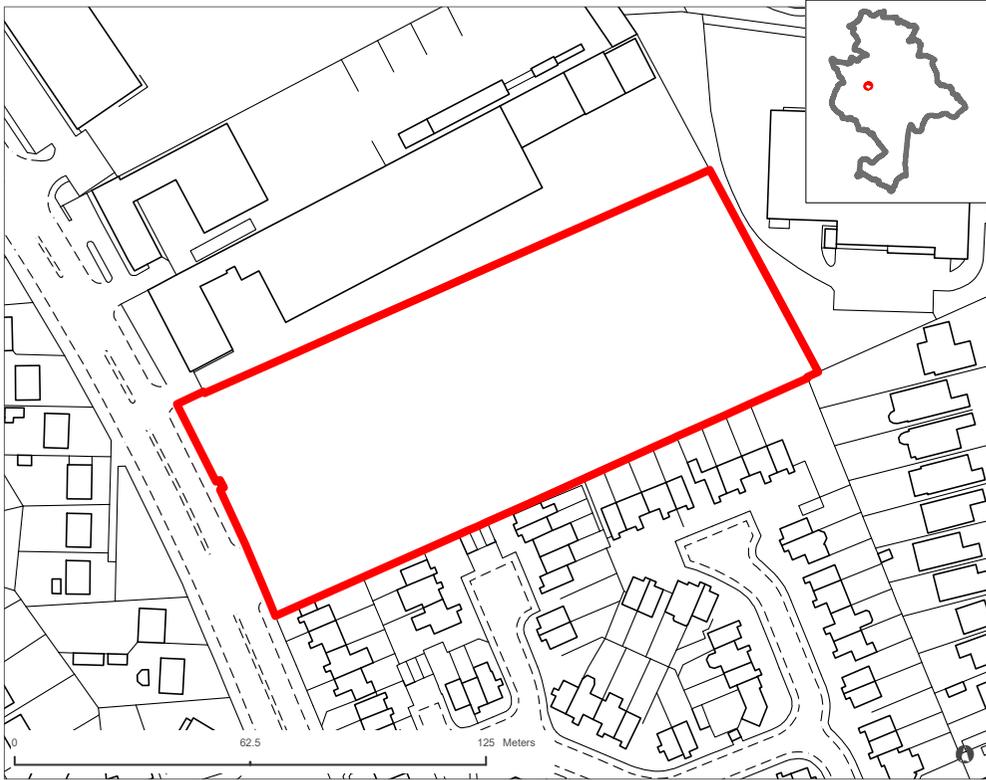
Subject to proactive delivery by public/private sector partners with D2N2 funding support. Outline permission approved. Infrastructure currently on site. Reserved Matters under negotiation. Boots and NCC Development Management confirmed timescales. Keepmoat will deliver 2023-2029

Easting: 454909 **Northing:** 337535

Date first added to SHLAA:
14/12/2017

Last updated date:

Site ID: 506 Beechdale Road - South of Former Co-op Dairy



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Overall Conclusion: Deliverable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Active employment site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/02493/pful3

LAPP Reference: SR26

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 39 dwelling/s

Proposed Yield 2024/29: 39 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Permission. NCC Development Management confirmed timescales.

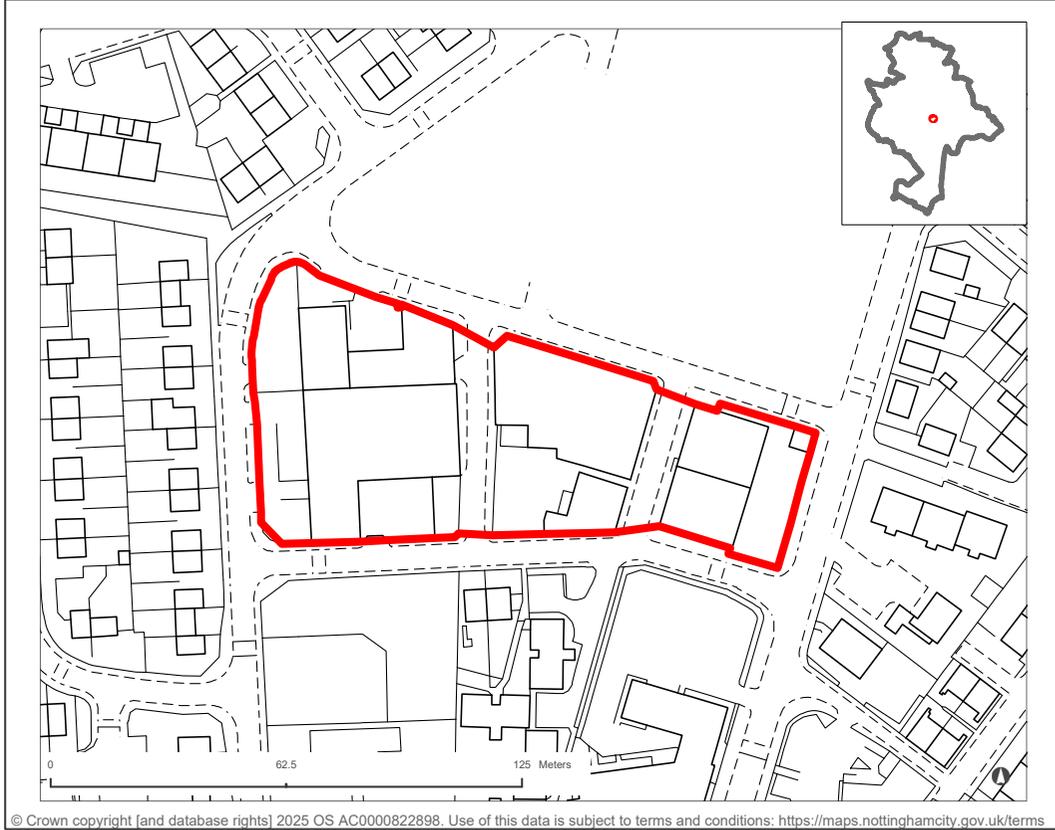
Easting: 453679 **Northing:** 341138

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 510 Industrial bldgs on Kyme & Baldwin St, Denman St



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 73 dwelling/s

Proposed Yield 2024/29: 73 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Stalled

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Disposal of Council asset

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. NCRELS recommends consider for release. variety of ind/ warehousing, vehicle rental

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.73 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00001/PFUL3

LAPP Reference:

Overcoming non-standard constraints

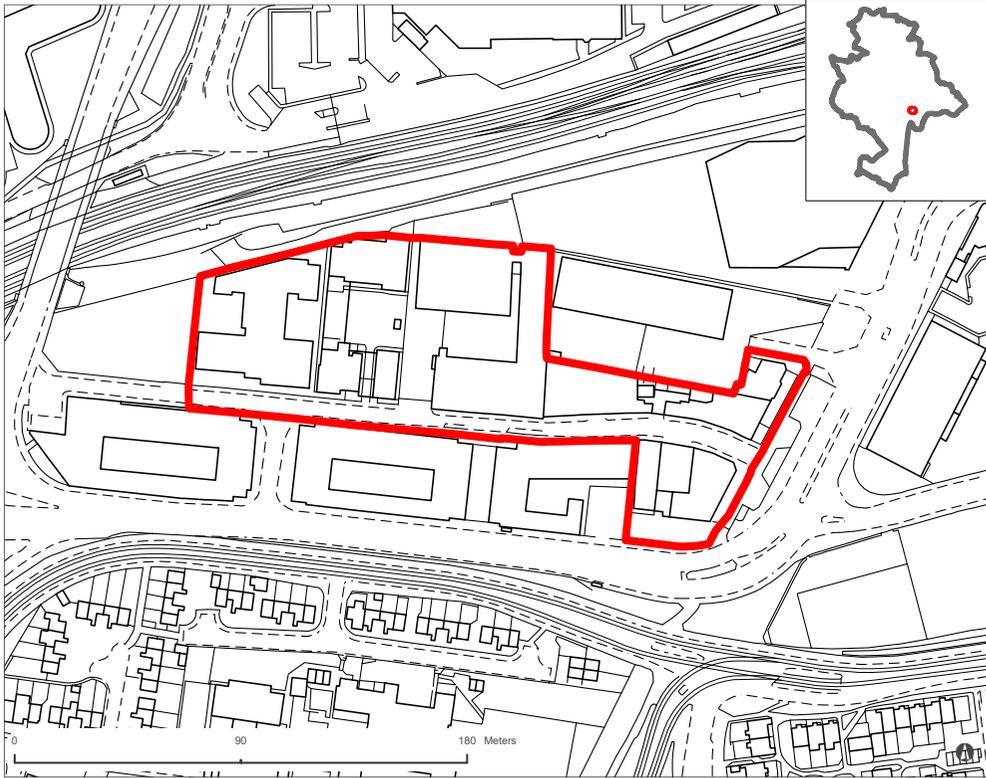
Date first added to SHLAA:

14/12/2017

Easting: 455950 **Northing:** 340337

Last updated date:

Site ID: 521 Traffic Street Site, Traffic Street



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Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: Variety - mainly ind. dev

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.43 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01004/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 165 dwelling/s

Proposed Yield 2024/29: 165 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

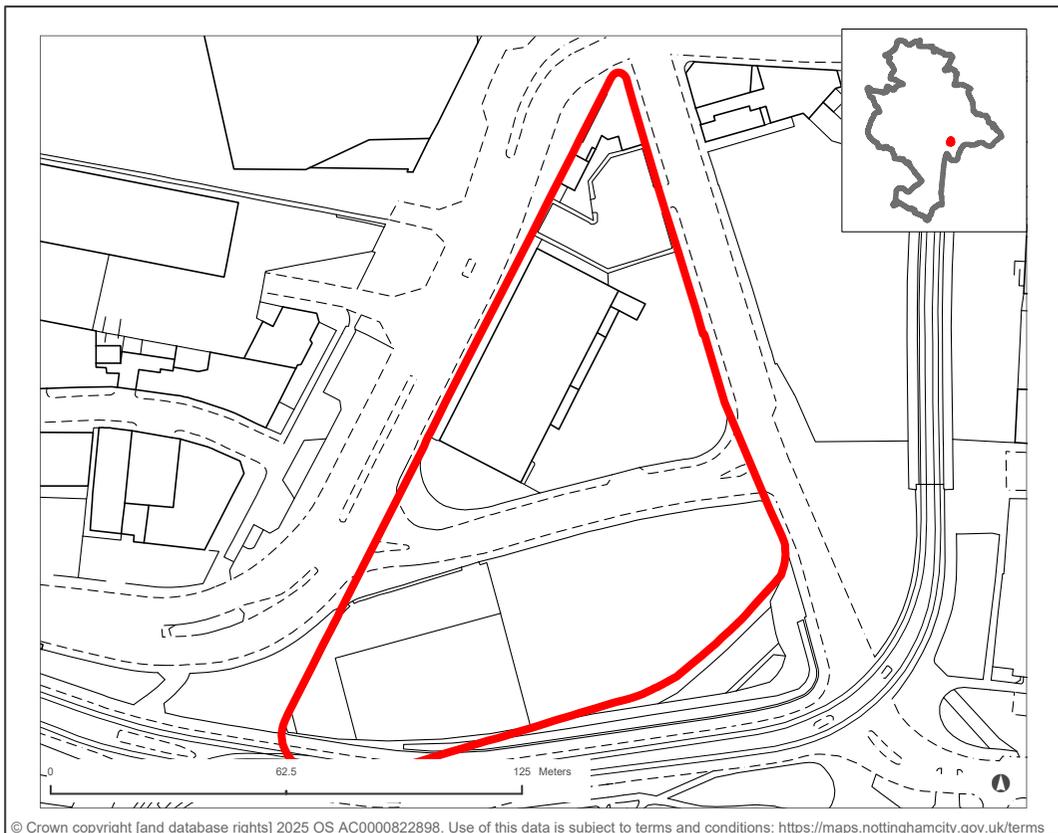
Site with Planning permission for 165 units

Easting: 457175 **Northing:** 339098

Date first added to SHLAA:
14/12/2017

Last updated date: 31/03/2023

Site ID: 524 Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 382 dwelling/s

Proposed Yield 2024/29: 317 dwelling/s

Proposed Yield Beyond 2029: 65 dwelling/s

Reasoned Justification:

Multiple applications. NE of Victor House 18/00131/PFUL3 (420 pbsa (168)+149 studios) more likely to happen than 19/02663/pful3 +65 dw at land at the northern end. Delivery anticipated to start in the next 6 years

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: Car park, former hotel and warehouse

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02663/PFUL3

LAPP Reference:SR64

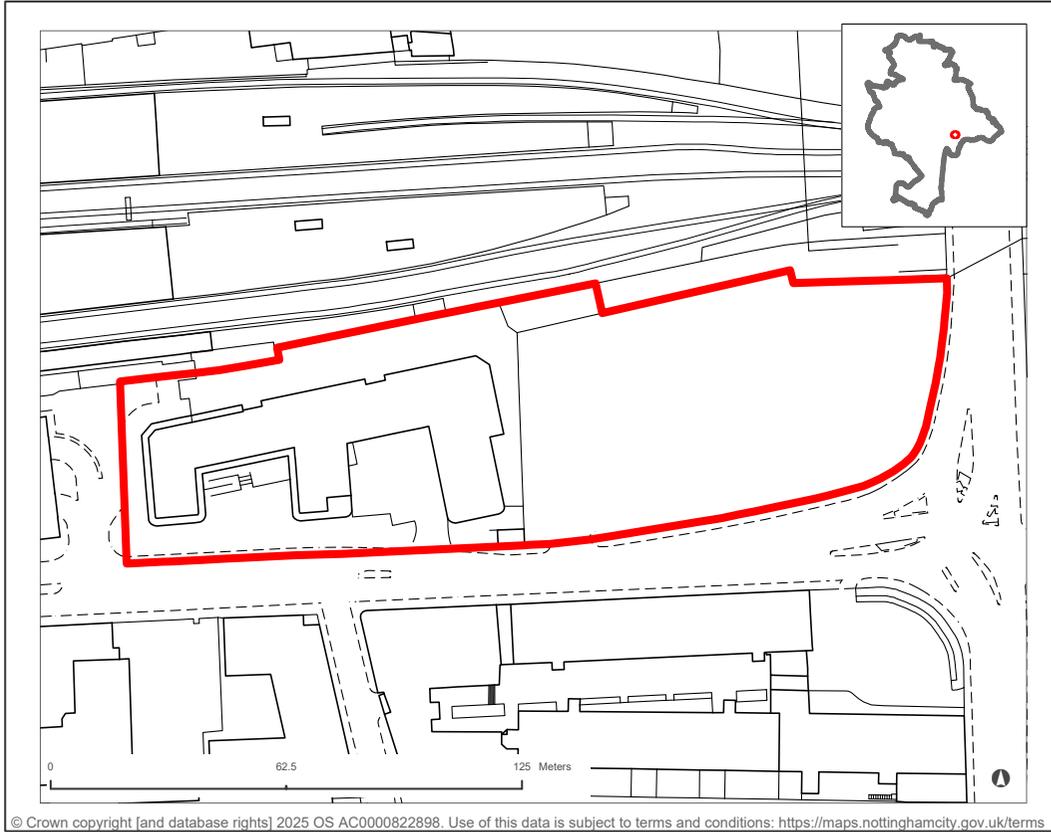
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 457353 **Northing:** 338928

Last updated date:

Site ID: 525 Canal Quarter - Queens Rd, East of Nottingham Station, Queens Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 250 dwelling/s

Proposed Yield 2024/29: 250 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Brownfield site in sustainable location suitable for mixed use including residential development. Active discussion with Network Rail on land that they own.

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use: Railway station and carparking

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/01557/PNMA

LAPP Reference: SR61

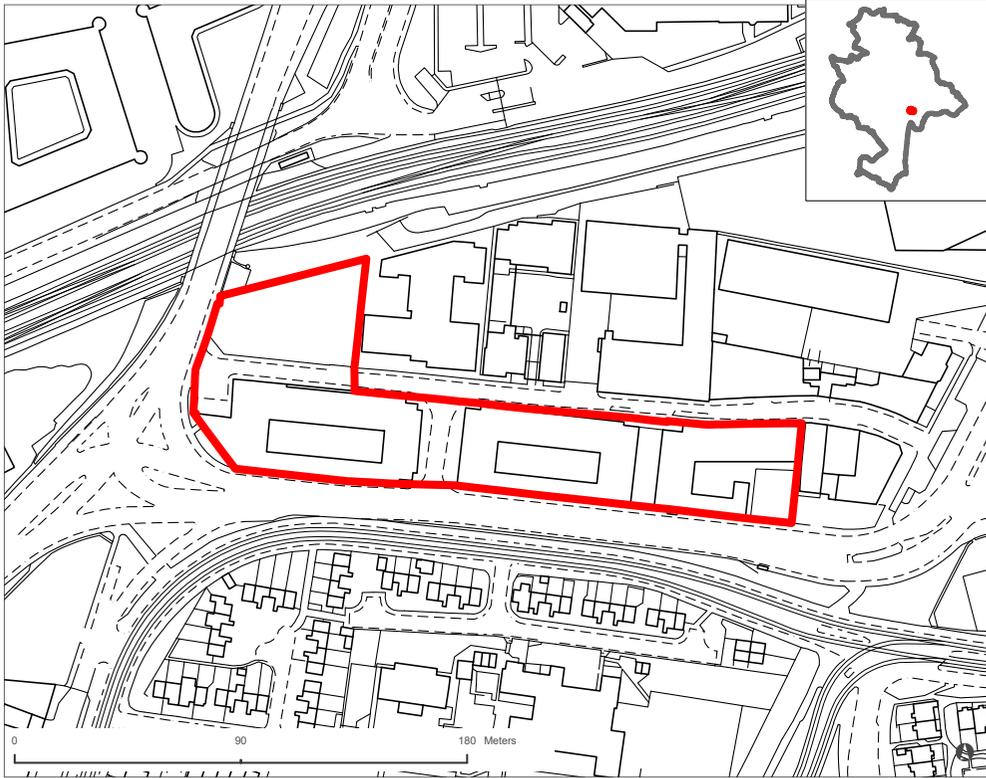
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 457823 **Northing:** 339210

Last updated date: 31/03/2023

Site ID: 527 Canal Quarter - Waterway Street, Traffic Street



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Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Vacant buildings / car park

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01004/PFUL3

LAPP Reference:SR63

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 415 dwelling/s

Proposed Yield 2024/29: 415 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

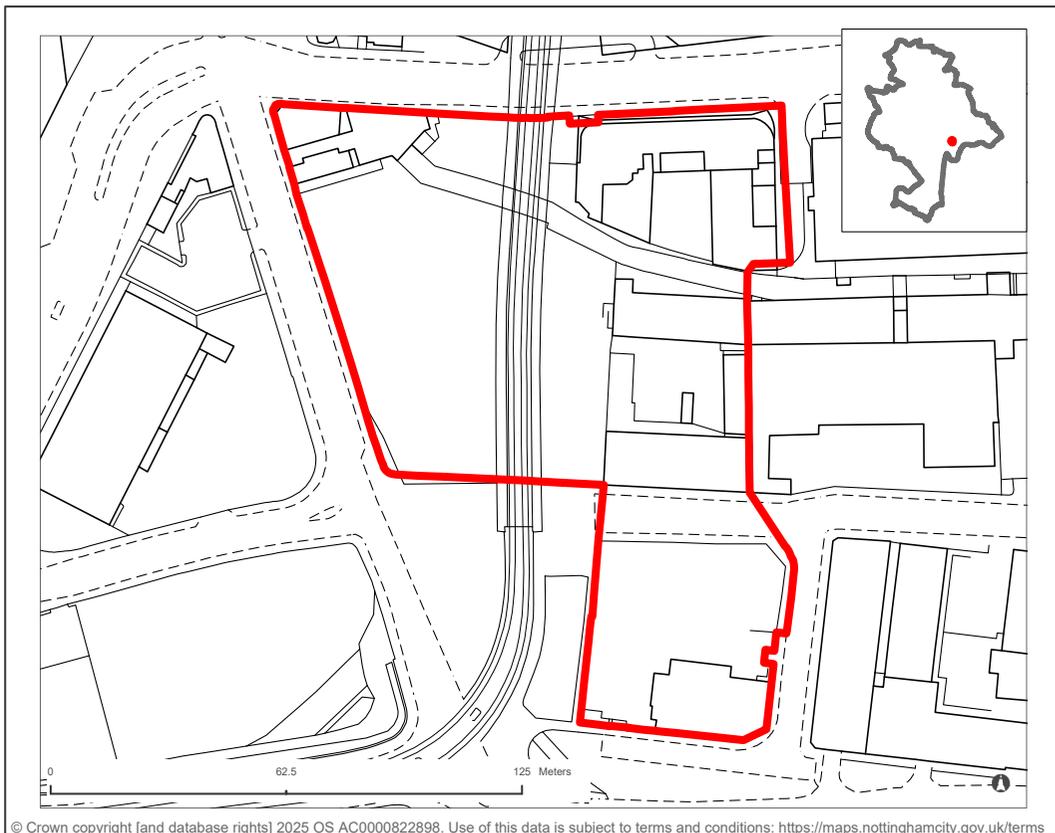
Brownfield site within Canal Quarter. Suitable for mixed use including residential.

Easting: 457116 **Northing:** 338994

Date first added to SHLAA:
14/12/2017

Last updated date: 31/03/2023

Site ID: 529 Canal Quarter - Arkwright Street East



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 376 dwelling/s

Proposed Yield 2024/29: 376 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owns the part of the site between Arkwright Street and the tram line and is facilitating development of the site to the east of the tram line by selling land to the adjacent owner.. NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Mixed use inc restaurant, take away and closed pub

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00936/PFUL3

LAPP Reference:SR65

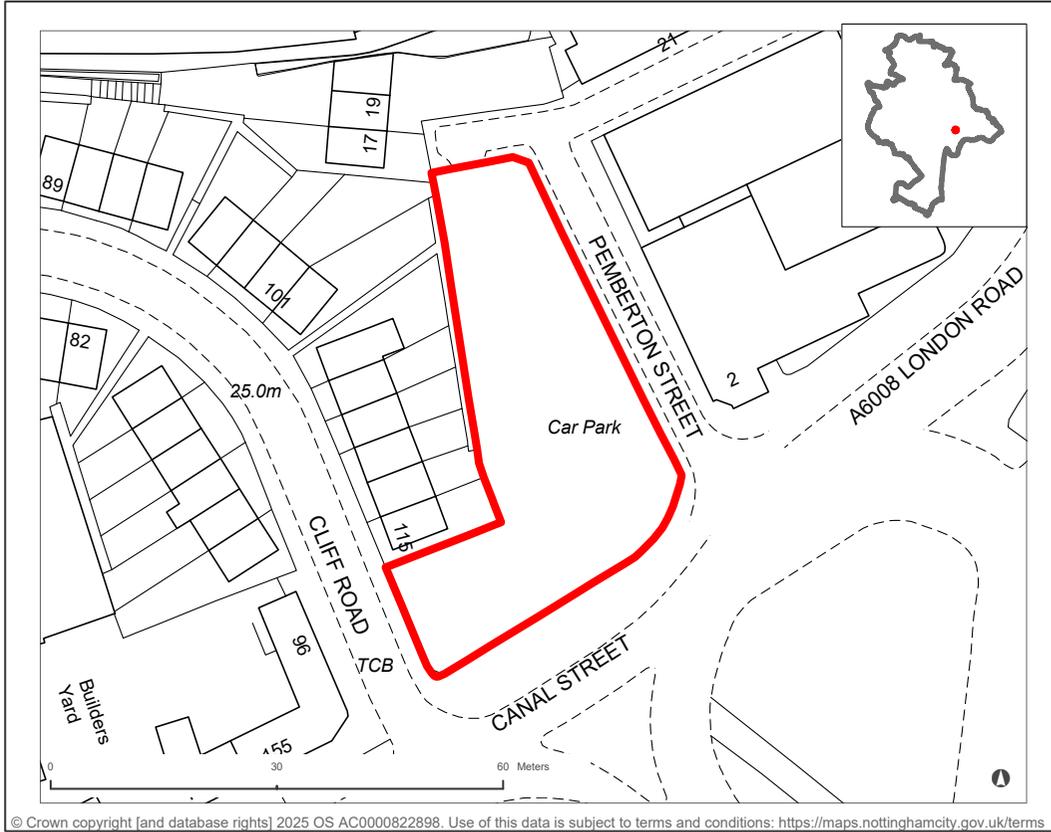
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 457497 **Northing:** 339110

Last updated date: 31/03/2023

Site ID: 536 Pemberton Street



Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant cleared site

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01992/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 47 dwelling/s

Proposed Yield 2024/29: 47 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Application for student accommodation approved but expired. New application coming forward. NCC Development Management confirmed timescales.

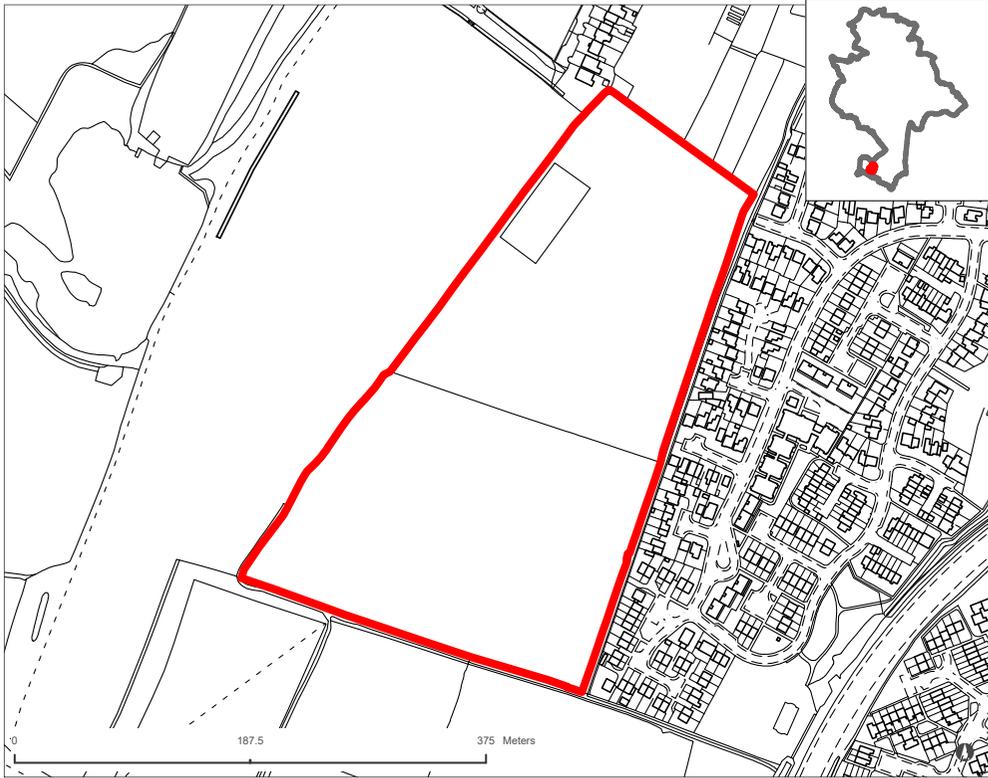
Date first added to SHLAA:

14/12/2017

Easting: 457783 **Northing:** 339518

Last updated date: 31/03/2023

Site ID: 549 Clifton West, Hawksley Gardens



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Overall Conclusion: Deliverable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use: unknown

Land Type: Greenfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 9.58 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00056/POUT4

LAPP Reference:SR49

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : Yes

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: Yes

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 265 dwelling/s

Proposed Yield 2024/29: 265 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Reserved Matters 24/00529/PDS4 application approved. Annual meeting with Development Management, Property & Regeneration confirmed timescales

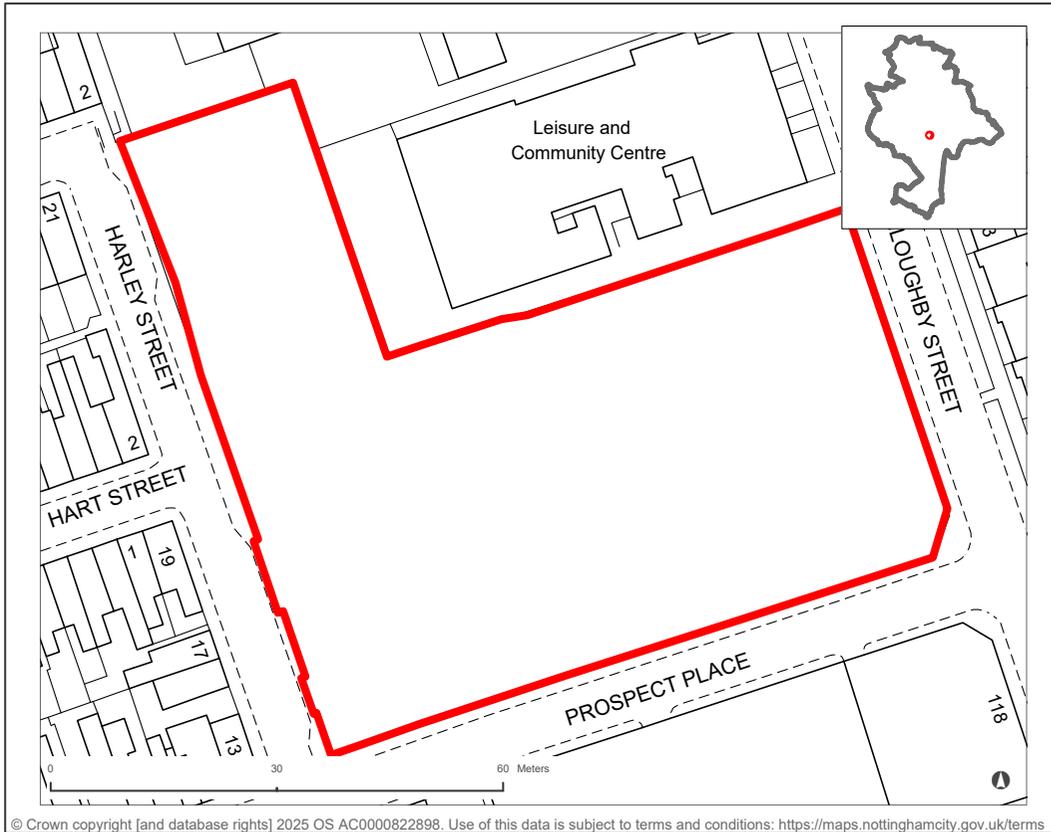
Easting: 454013 **Northing:** 334177

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 649 Prospect Place



Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: VACANT SITE

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02655/PFUL3

LAPP Reference:SR38

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 36 dwelling/s

Proposed Yield 2024/29: 36 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Site cleared, suitable for residential with a willing owner. Met with Property & Regeneration

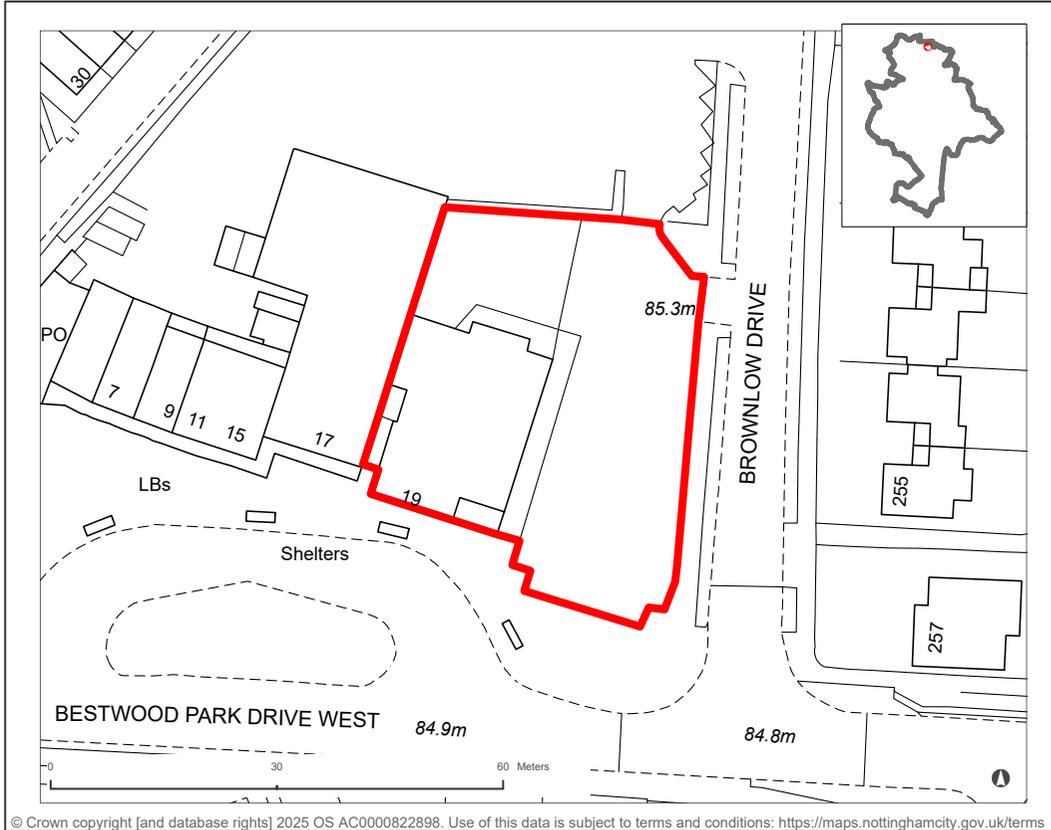
Date first added to SHLAA:

14/12/2017

Easting: 455689 **Northing:** 339313

Last updated date: 31/03/2023

Site ID: 658 Charles II Public House, Bestwood Park Drive West



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Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00165/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

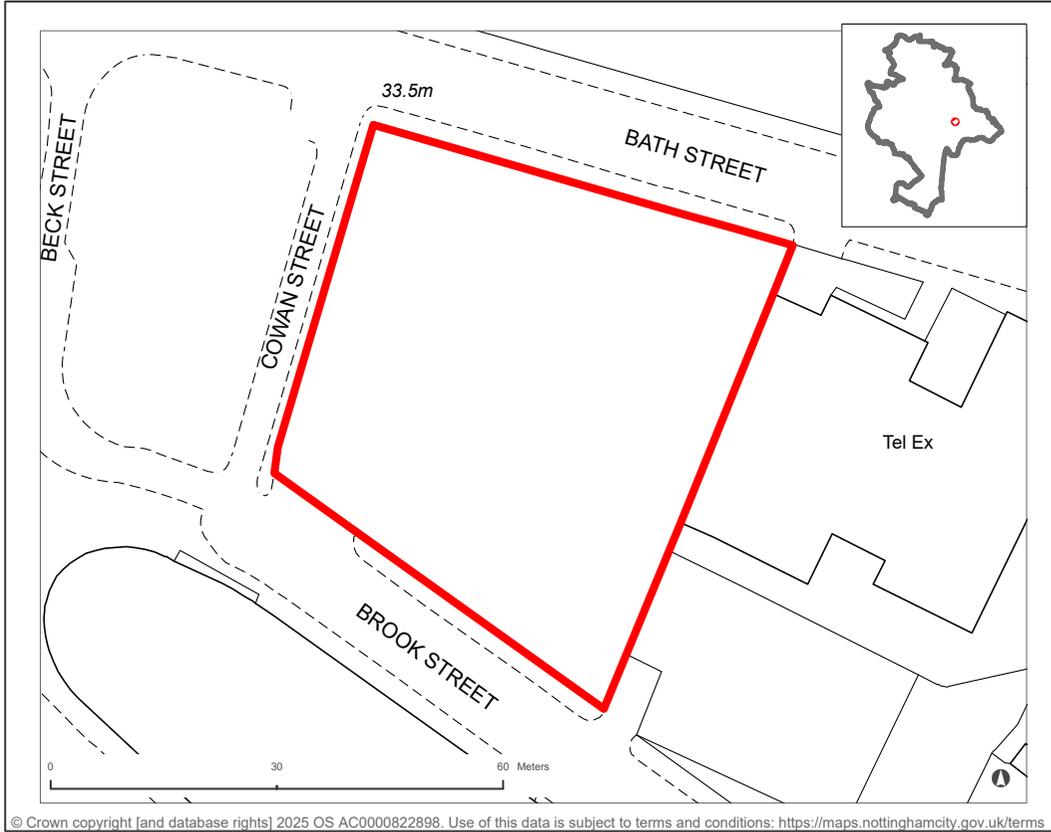
Date first added to SHLAA:

14/12/2017

Easting: 455569 **Northing:** 346197

Last updated date:

Site ID: 669 1 Brook Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 387 dwelling/s

Proposed Yield 2024/29: 387 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Extant full permission, no significant other constraints, site is regarded as suitable, achievable and available and therefore delivery is expected to commence within a 5 year period. . NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: Active - car rental - car parking

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/02002/PNMA

LAPP Reference:

Overcoming non-standard constraints

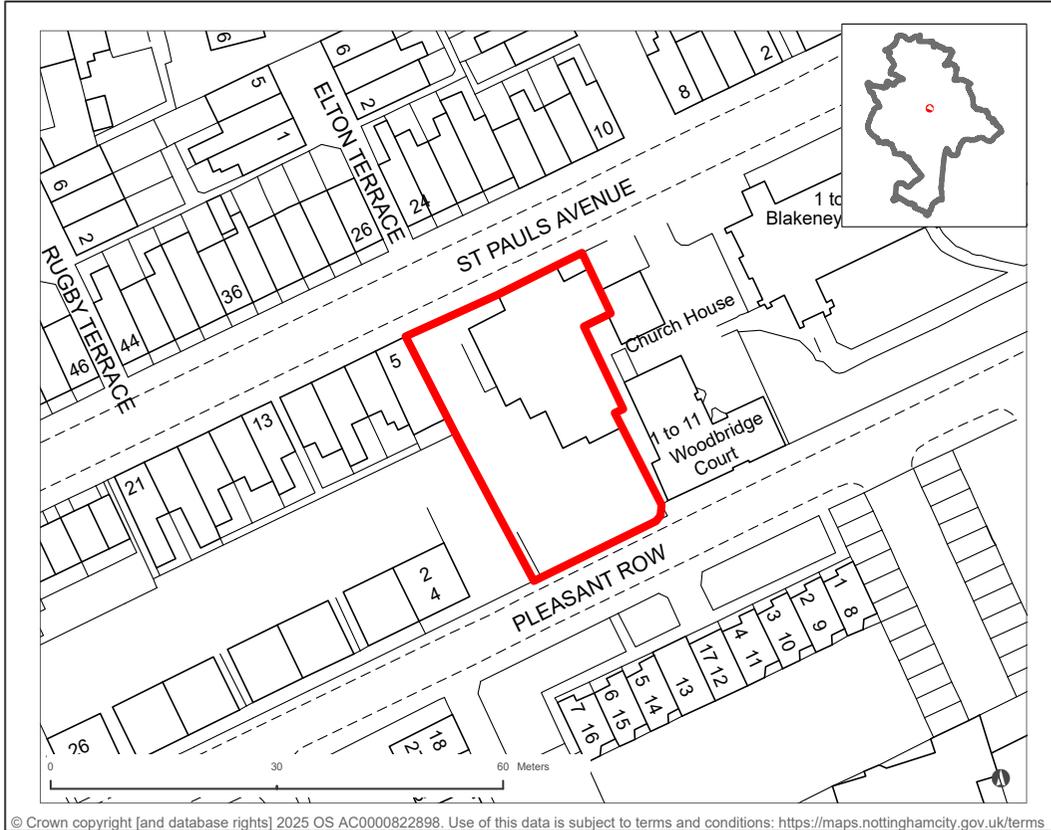
Date first added to SHLAA:

14/12/2017

Easting: 457778 **Northing:** 340192

Last updated date: 31/03/2023

Site ID: 1119 Hyson Green Community Centre, St Pauls Avenue



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 12 dwelling/s

Proposed Yield 2024/29: 12 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

under construction

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00931/PFUL3

LAPP Reference:

Overcoming non-standard constraints

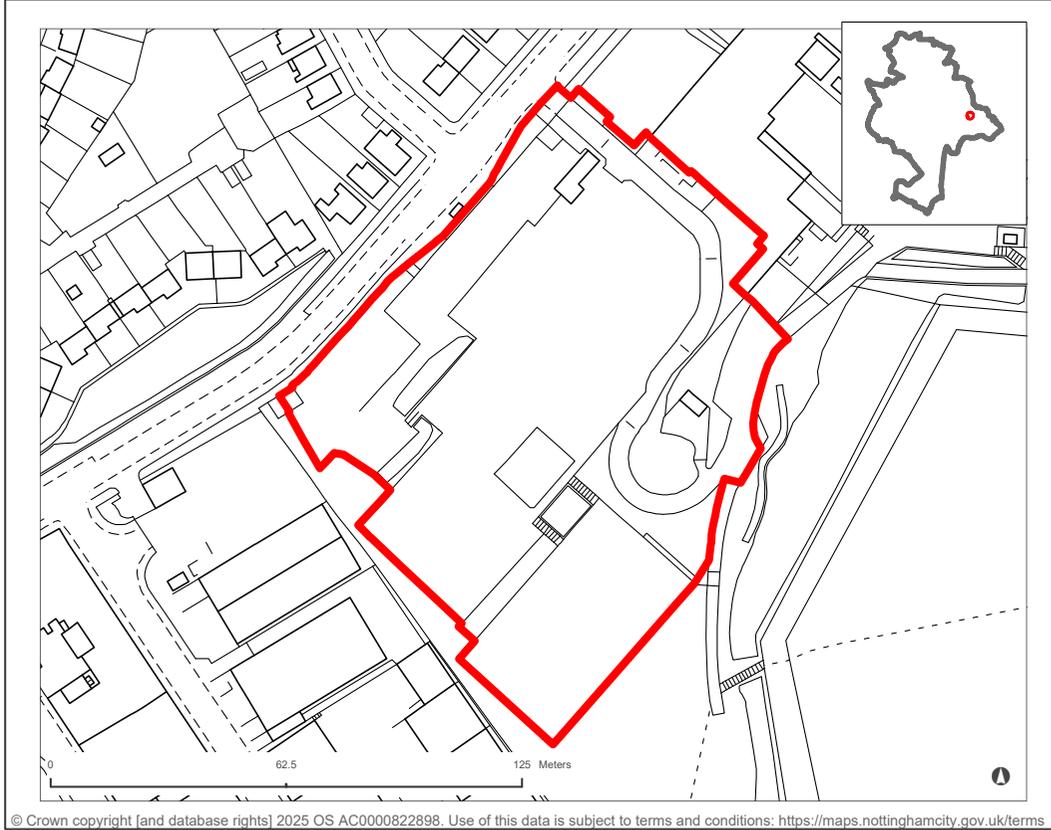
Date first added to SHLAA:

14/12/2017

Easting: 455722 **Northing:** 341266

Last updated date: 31/03/2023

Site ID: 1630 Carlton Road - Castle College



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 55 dwelling/s

Proposed Yield 2024/29: 55 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Former college on brownfield site within largely residential area. Suitable for residential. Agent confirmed timescales

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 1.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01018/PFUL3

LAPP Reference:SR32

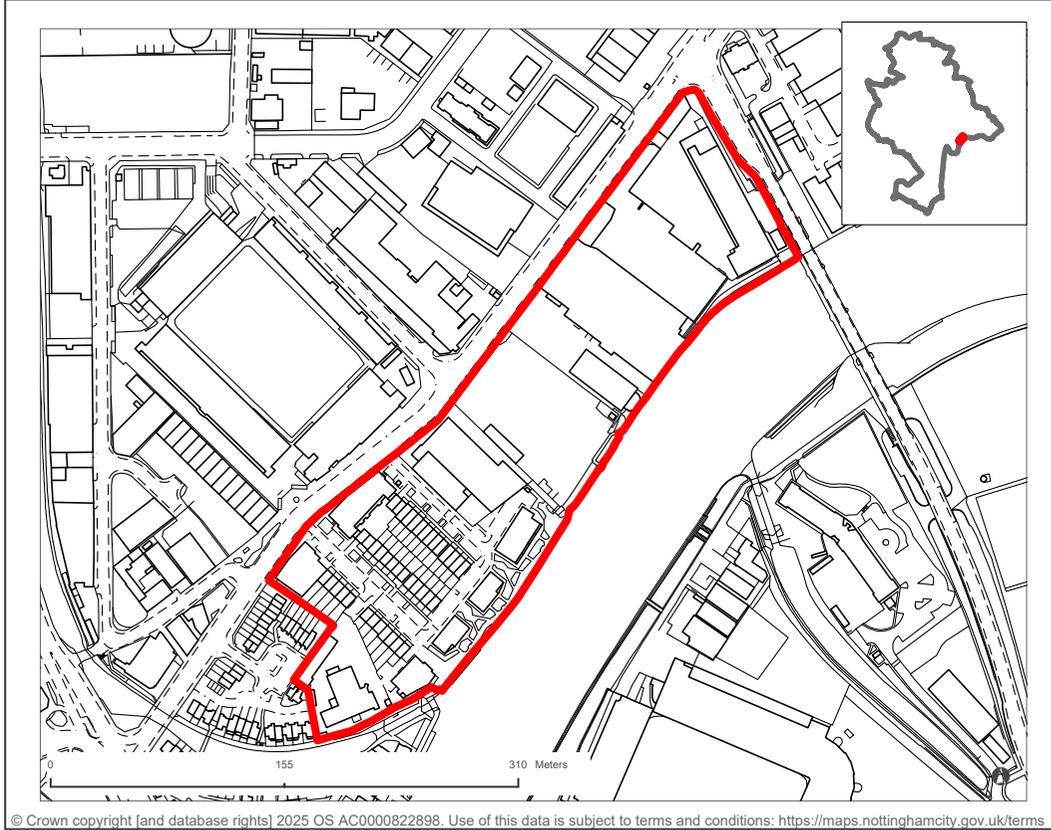
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 458963 **Northing:** 340447

Last updated date: 31/03/2023

Site ID: 1639 Waterside - Meadow Lane



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 525 dwelling/s

Proposed Yield 2024/29: 525 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Expression of interest invited for custom built element has planning permission. NCC working with landowner to bring site forward. Large site so delivery expected over several years. NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: active storage / ind uses

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 4.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01570/PFUL3

LAPP Reference:SR71

Overcoming non-standard constraints

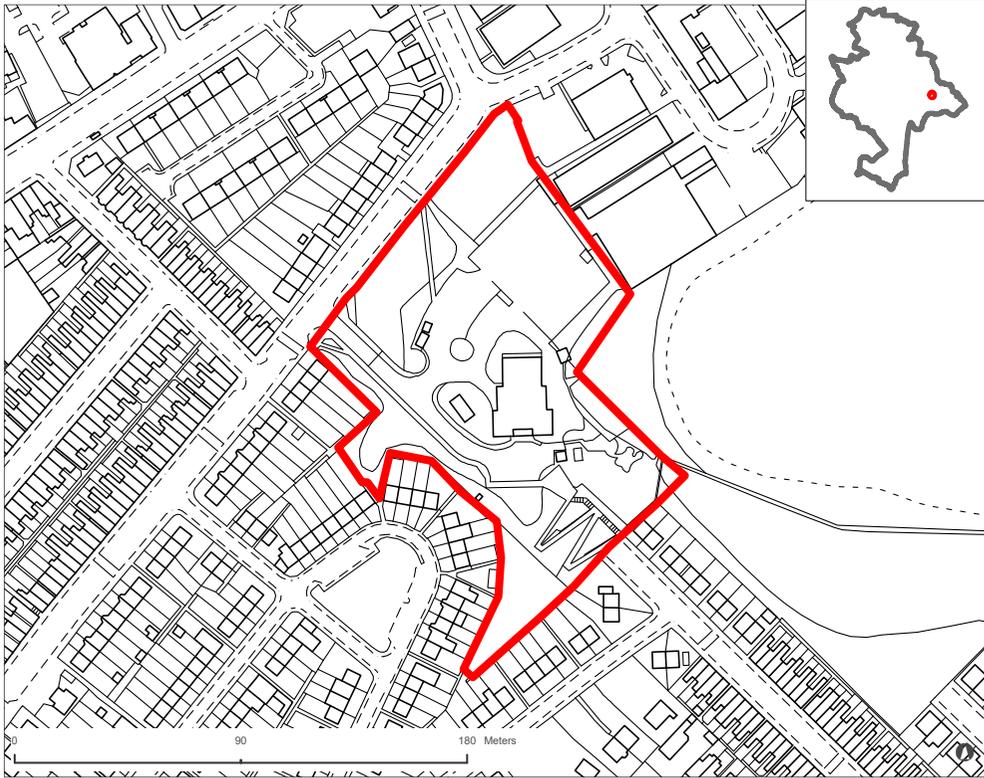
Date first added to SHLAA:

14/12/2017

Easting: 458097 **Northing:** 338486

Last updated date: 31/03/2023

Site ID: 1680 Burrows Court / Site of Red Cow Public House, Windmill Lane



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Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.49 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 17/00648/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 56 dwelling/s

Proposed Yield 2024/29: 56 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

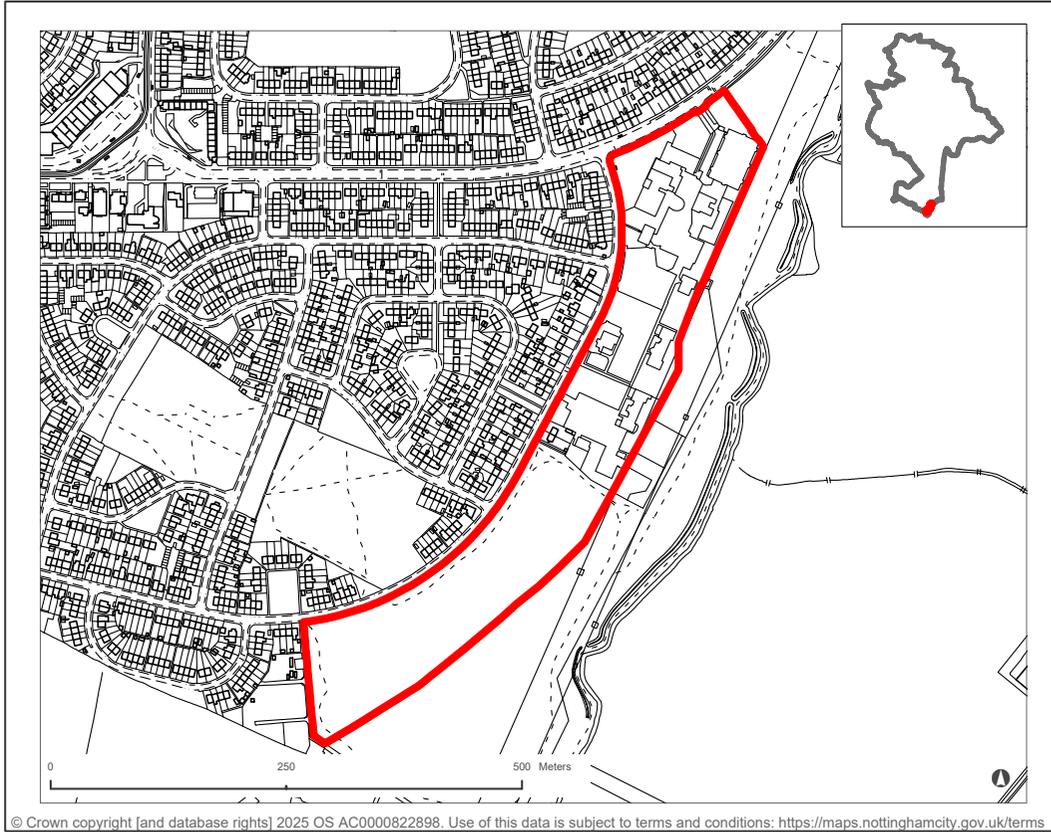
Refurbishment of existing flats underway, Application for 15 houses, 41 flats submitted.

Easting: 458796 **Northing:** 340389

Date first added to SHLAA:
14/12/2017

Last updated date: 31/03/2023

Site ID: 1759 Farnborough Rd - Former Fairham Comprehensive School



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 184 dwelling/s

Proposed Yield 2024/29: 184 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Part of a proactive regeneration programme. Delivery expected in 5 years. Annual meeting with Dev Management, Property & Regeneration.

Overall Conclusion: Deliverable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former school and open space

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 7.7 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR51

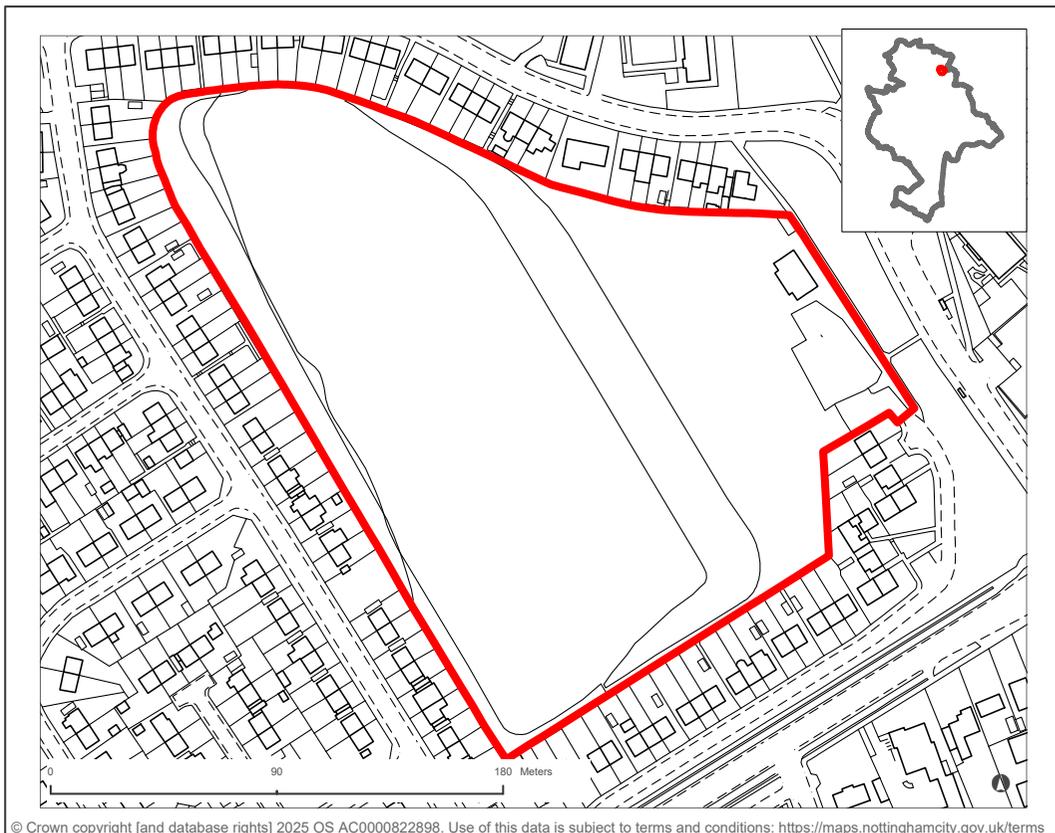
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 455845 **Northing:** 333639

Last updated date:

Site ID: 1760 Edwards Lane - Former Haywood School Detached Playing Field



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 150 dwelling/s

Proposed Yield 2024/29: 150 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Annual update from Dev Management, Property & Regen. .The City Council has been awarded a Central Government grant aimed at accelerating residential development of sites in public ownership. Property confirmed timescales

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former Haywood School Detached Playing Field

Land Type: Greenfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 4.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR09

Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 456836 **Northing:** 344719

Last updated date:

Site ID: 1787 Ruddington Lane - Rear of 107-127



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Overall Conclusion: Deliverable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Garden

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.62 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01649/PNMA

LAPP Reference:SR47

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

9 behind 121-127 (app 20/01142/PFUL3. Agent confirmed timescales

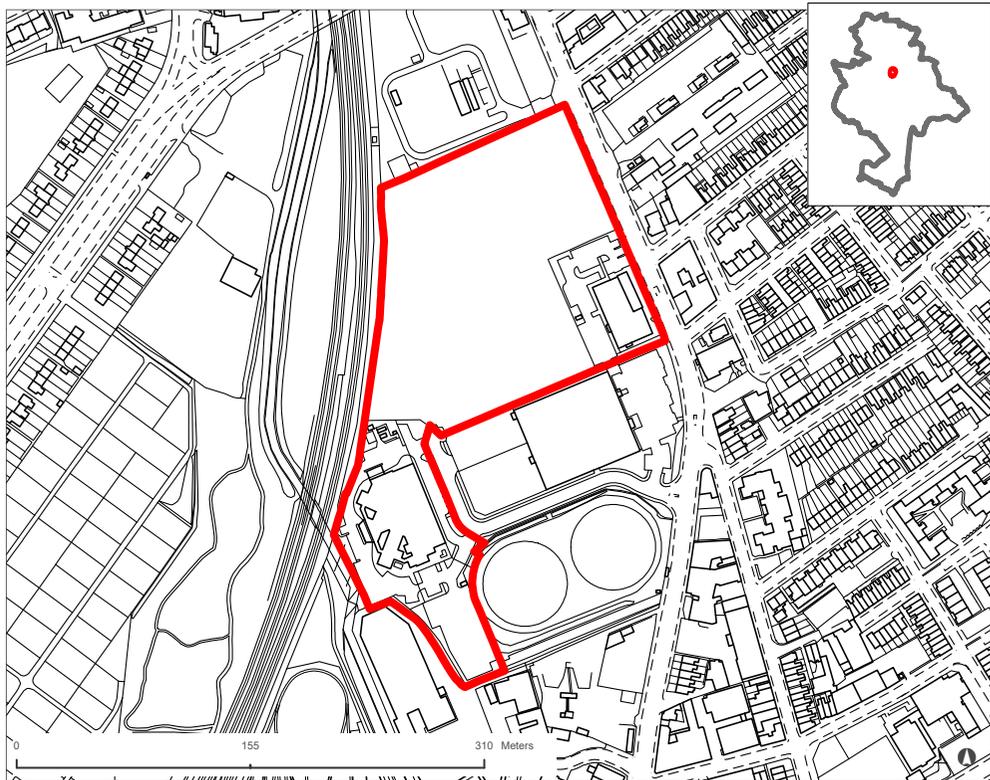
Date first added to SHLAA:

14/12/2017

Easting: 456662 **Northing:** 336099

Last updated date: 31/03/2023

Site ID: 1910 Radford Road - Former Basford Gasworks



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Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Former Gasworks now cleared site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 3.81 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01786/PFUL3

LAPP Reference:SR19

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 114 dwelling/s

Proposed Yield 2024/29: 114 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

There is recent interest and the site is suitable and development anticipated to start in the next 6 years

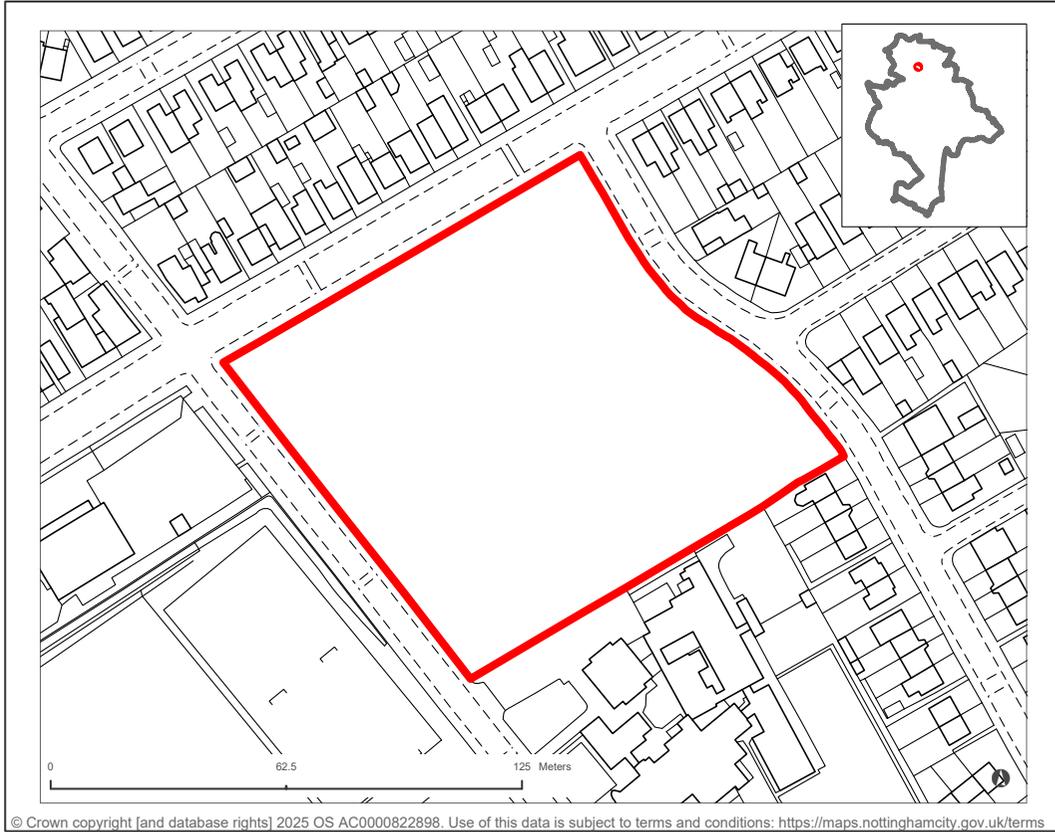
Date first added to SHLAA:

14/12/2017

Easting: 455464 **Northing:** 342466

Last updated date: 31/03/2023

Site ID: 1962 Piccadilly - Former Henry Mellish School Playing Field



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 57 dwelling/s

Proposed Yield 2024/29: 57 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to be delivered in 5 years. Annual update from Development Management, Property & Regeneration.

Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former Henry Mellish School Playing Field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01271/PFUL3

LAPP Reference:SR10

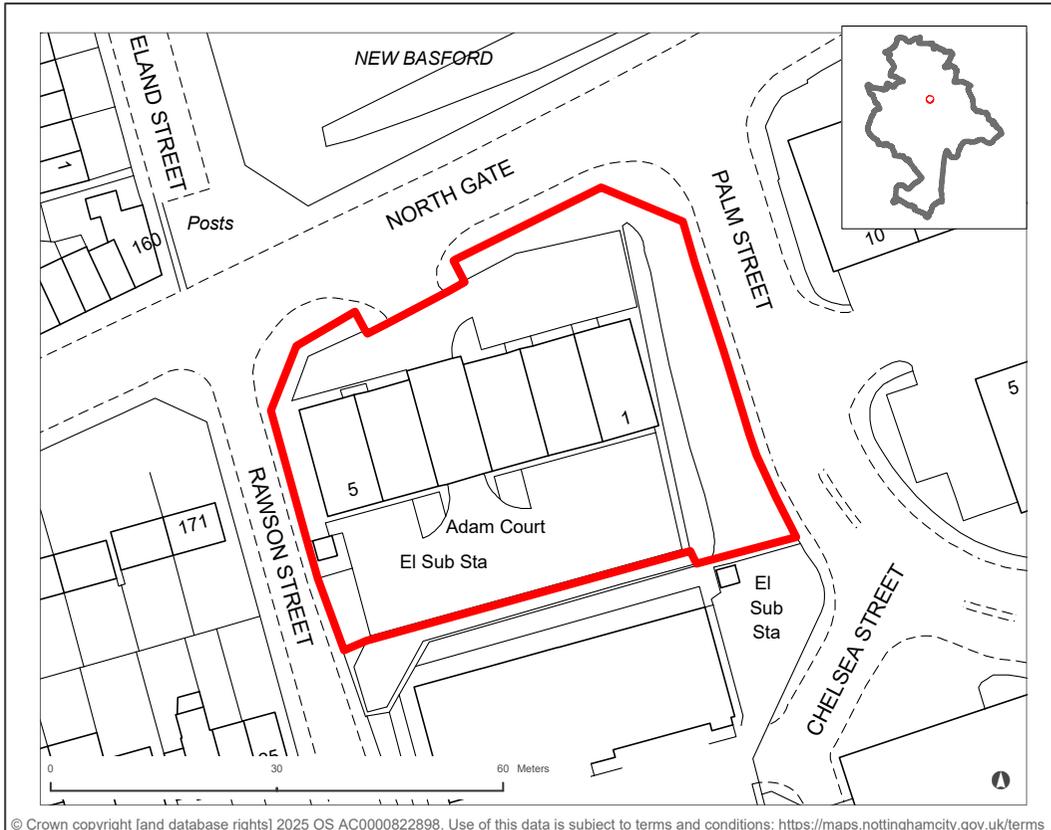
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 454823 **Northing:** 344579

Last updated date:

Site ID: 2018 Adam Court (prev. Mayfair Court) North Gate



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Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00575/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 58 dwelling/s

Proposed Yield 2024/29: 58 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

The site has Prior Approval for residential use, as such is considered suitable for residential development. AKA Adam Ct. 2 further floors to be proposed. Agent confirmed timescales.

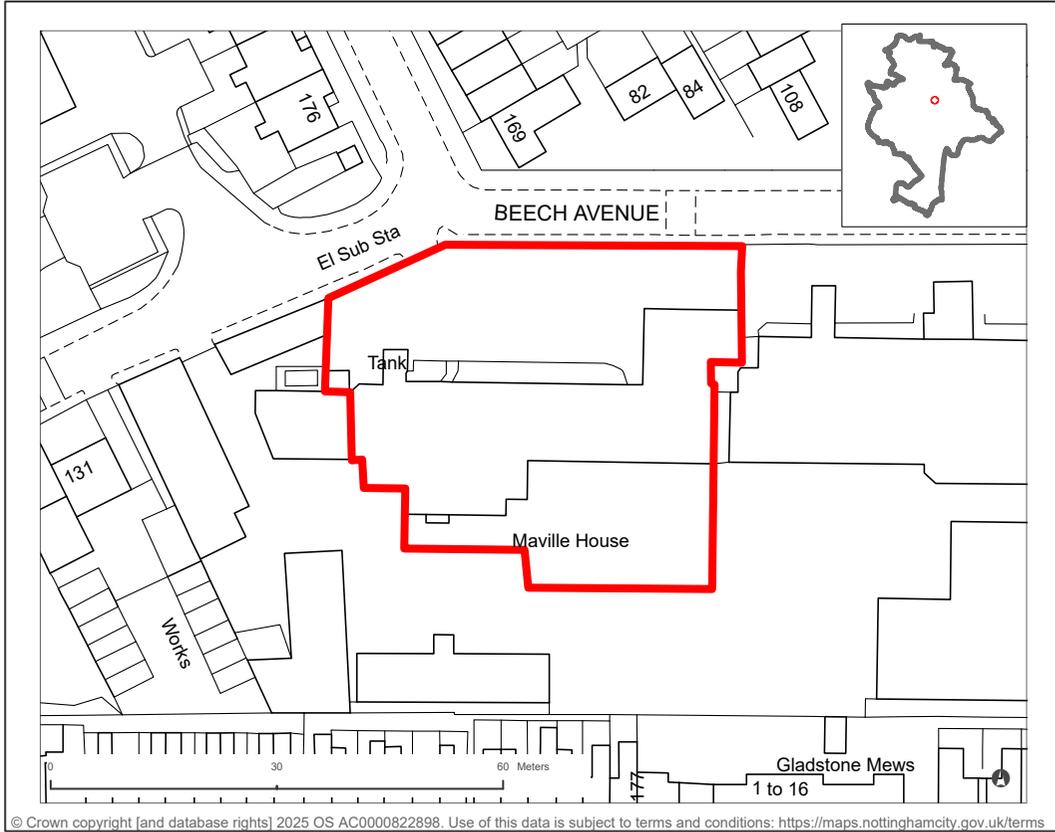
Date first added to SHLAA:

14/12/2017

Easting: 455711 **Northing:** 342176

Last updated date: 31/03/2023

Site ID: 2022 Maville House, Maville Works, Beech Avenue



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 36 dwelling/s

Proposed Yield 2024/29: 36 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

The site has Prior Approval for residential use. Agent confirmed timescales

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/01934/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:

14/12/2017

Easting: 456141 **Northing:** 341960

Last updated date: 31/03/2023

Site ID: 2039 1 King Edward Court, King Edward Street



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Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01033/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 352 dwelling/s

Proposed Yield 2024/29: 352 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

The site is under construction

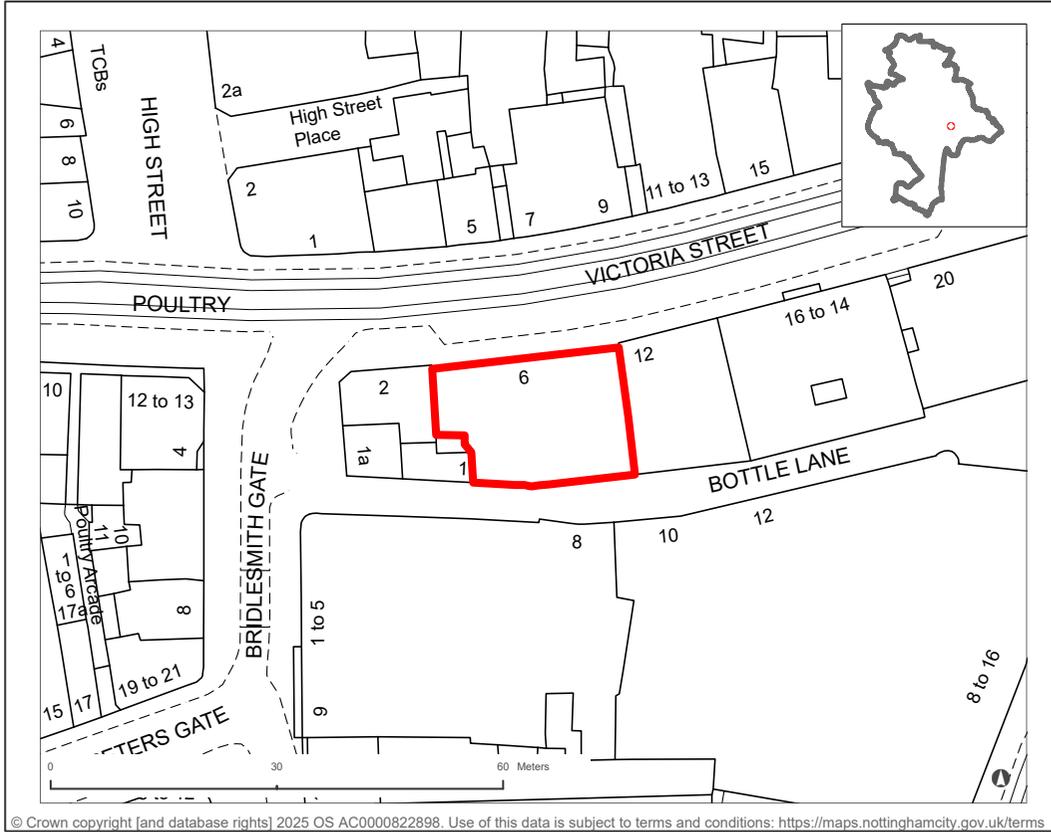
Date first added to SHLAA:

14/12/2017

Easting: 457554 **Northing:** 340136

Last updated date:

Site ID: 2206 6 Victoria Street, NG1 2EW



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Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00980/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 22 dwelling/s

Proposed Yield 2024/29: 22 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, achievable and available and therefore delivery is expected to commence within a 5 year period.

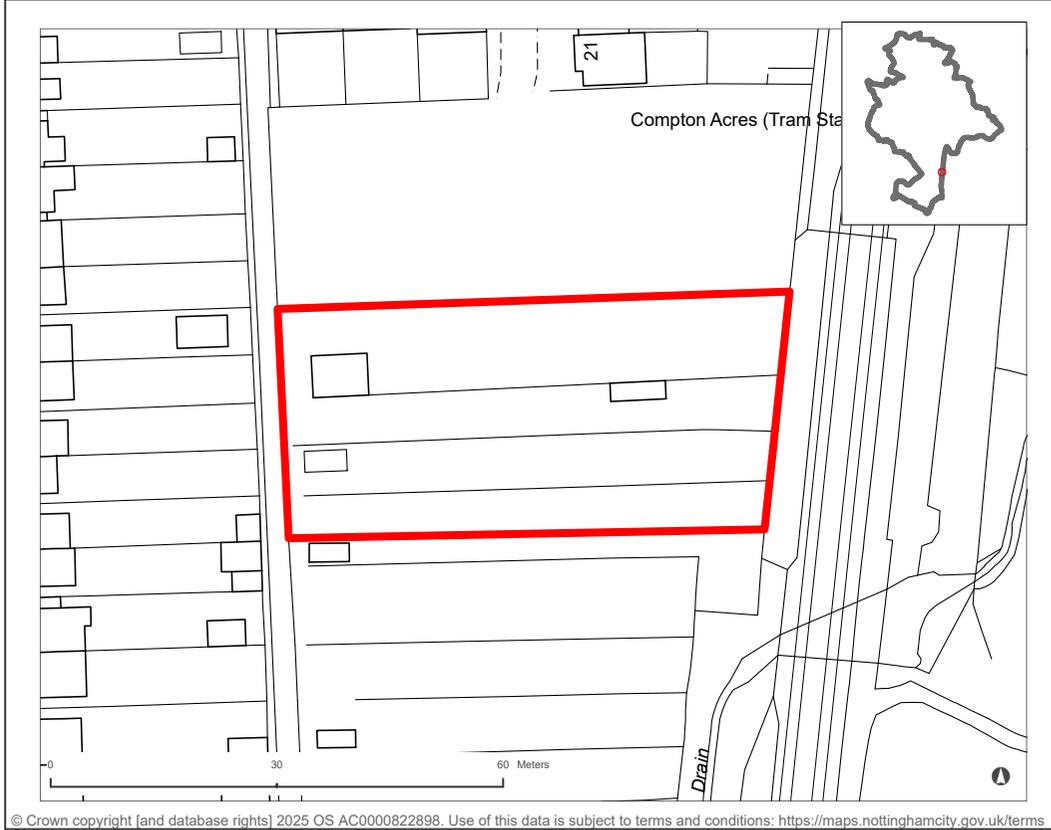
Date first added to SHLAA:

14/12/2017

Easting: 457436 **Northing:** 339859

Last updated date: 31/03/2023

Site ID: 2231 Land to rear of 129-137 Ruddington Lane



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 8 dwelling/s

Proposed Yield 2024/29: 8 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Developer information - possible extension to PA55 as part of response to Local Plan 2016. Site suitable for residential subject to review of flooding

Overall Conclusion: Deliverable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: submitted by private owner/agent/developer

Existing Use: unknown

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

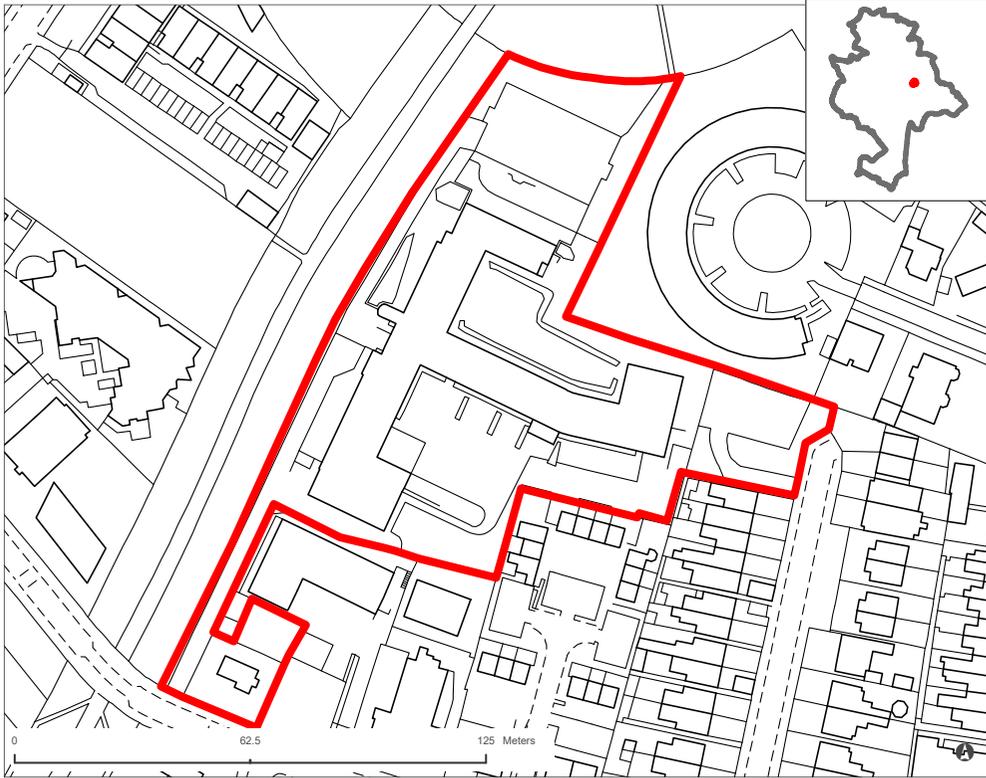
Date first added to SHLAA:

14/12/2017

Easting: 456664 **Northing:** 336034

Last updated date:

Site ID: 2233 Former Elms School, off Cranmer Street



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not permitted

Construction Status: No

Site Area: 1.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02430/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 75 dwelling/s

Proposed Yield 2024/29: 75 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Former NCC school site subject to active regeneration proposals by City's development partner. Delivery within 5 years achievable. Annual update from Development Management, Property & Regeneration confirmed timescales.

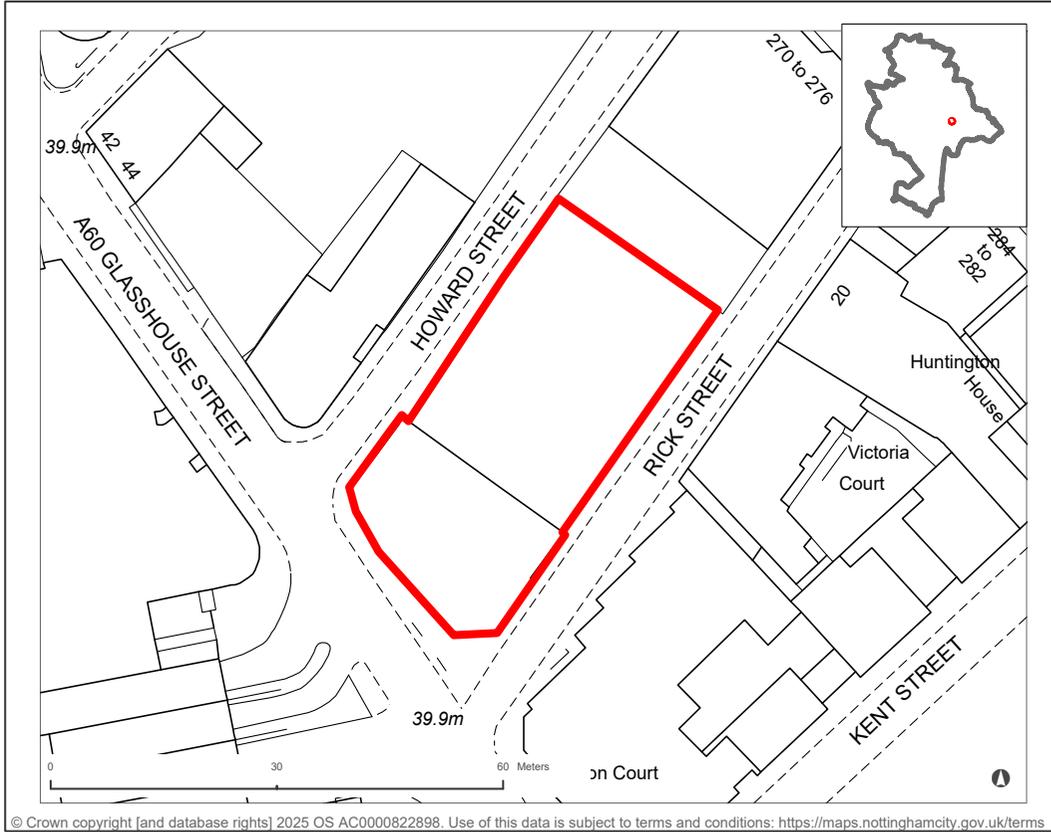
Easting: 457359 **Northing:** 341347

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2242 Between Rick St & Howard St off Glasshouse St, NG1 3LP



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 135 dwelling/s

Proposed Yield 2024/29: 135 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Put forward as a SHLAA site - Site suitable for residential, sustainable City Centre location

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

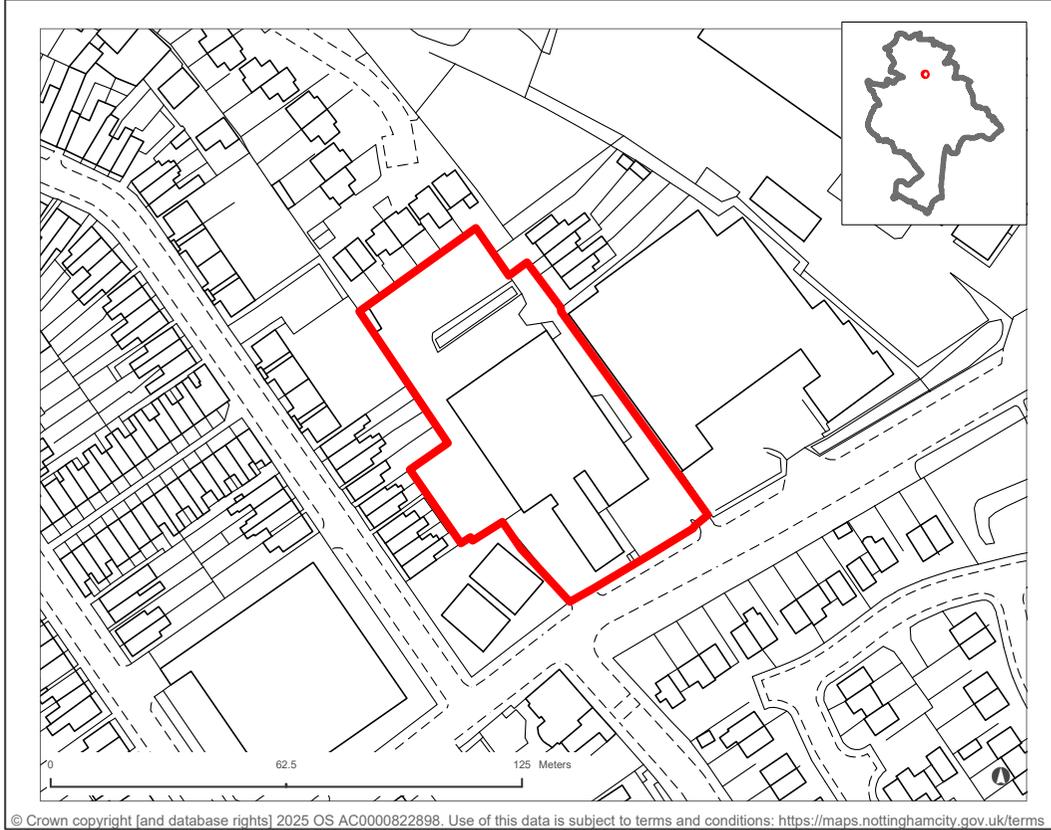
Date first added to SHLAA:

14/12/2017

Eastings: 457508 **Northings:** 340279

Last updated date: 31/03/2023

Site ID: 2257 85 Arnold Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 50 dwelling/s

Proposed Yield 2024/29: 50 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: Yes

Site Area: 0.45 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01703/PACPD

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2017

Easting: 455323 **Northing:** 343900

Last updated date: 31/03/2023

Site ID: 2326 Site Of Plumblin Displays' Faraday Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 13 dwelling/s

Proposed Yield 2024/29: 13 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Brownfield site capable of residential development. Development Mangement confirmed timescales.

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning application / pre application

Existing Use: Factory

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00330/PFUL3

LAPP Reference:

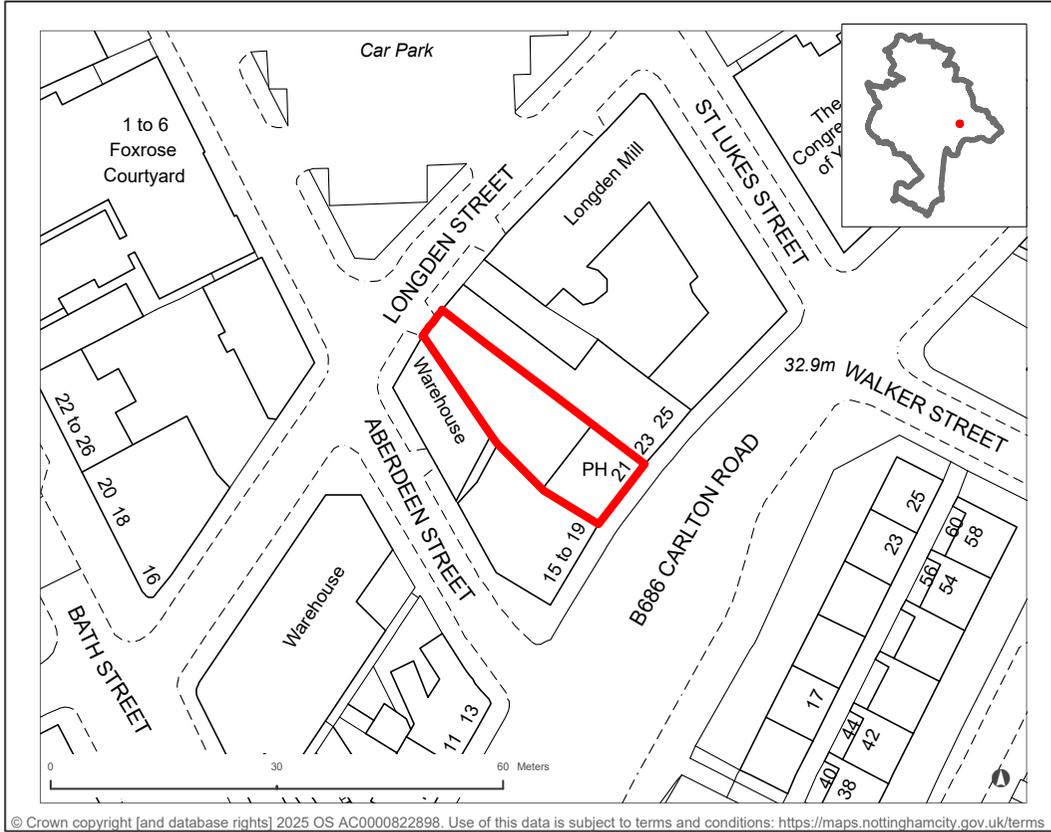
Overcoming non-standard constraints

Date first added to SHLAA:
14/12/2018

Easting: 455239 **Northing:** 339552

Last updated date: 31/03/2023

Site ID: 2389 21 Carlton Road, Nottingham NG3 2D



Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: under construction

Site Source: Planning application / pre application

Existing Use: previously the Earl Howe Pub on the ground floor, with private rental accommodation on the upper floors

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00861/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

under construction

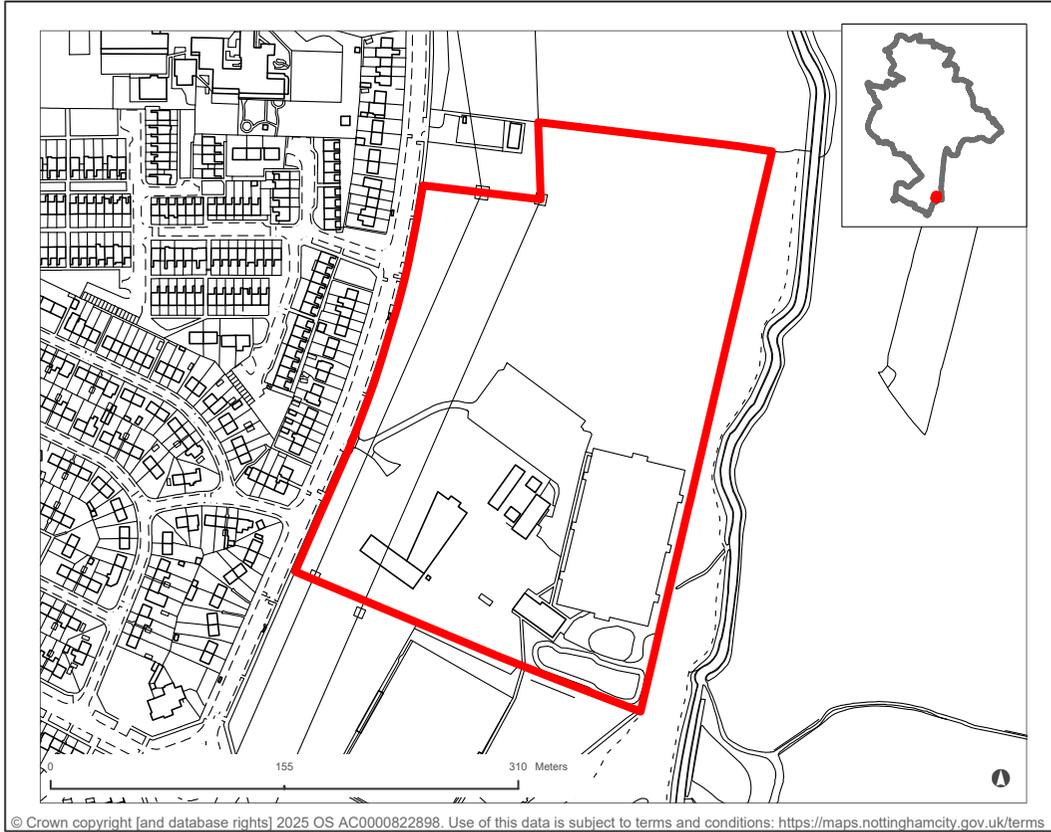
Date first added to SHLAA:

14/12/2018

Easting: 458105 **Northing:** 340061

Last updated date: 31/03/2023

Site ID: 2426 Charnwood Centre



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 70 dwelling/s

Proposed Yield 2024/29: 70 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Clifton East

Ownership Status: not owned by a public authority

Reporting Status: Under Construction

Site Source: submitted by private owner/agent/developer

Existing Use: Education / Open Space

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 7.51 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01616/PFUL3

LAPP Reference:

Overcoming non-standard constraints

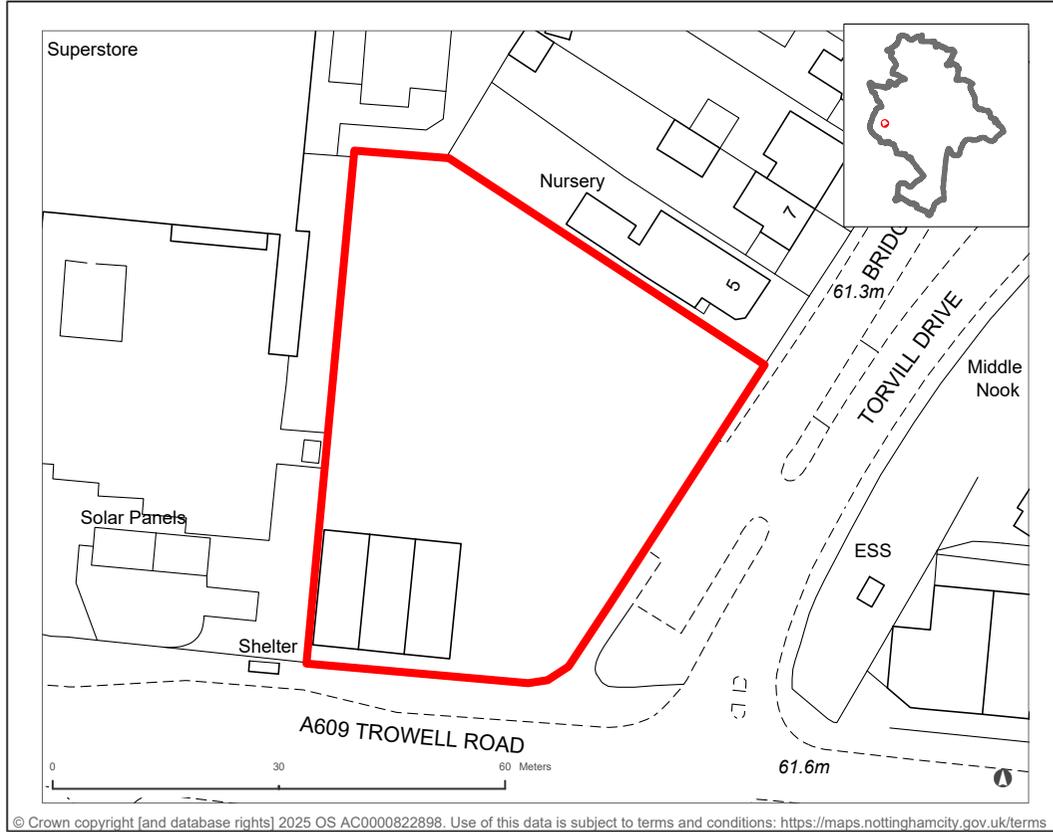
Date first added to SHLAA:

14/12/2018

Easting: 456067 **Northing:** 334074

Last updated date: 31/03/2023

Site ID: 2427 Middletons, Trowell Road, Nottingham, NG8 2DH



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 16 dwelling/s

Proposed Yield 2024/29: 16 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Site has permission in principle

Overall Conclusion: Deliverable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: 3rd Party Submission

Existing Use: Vacant public house

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01803/PNMA

LAPP Reference:

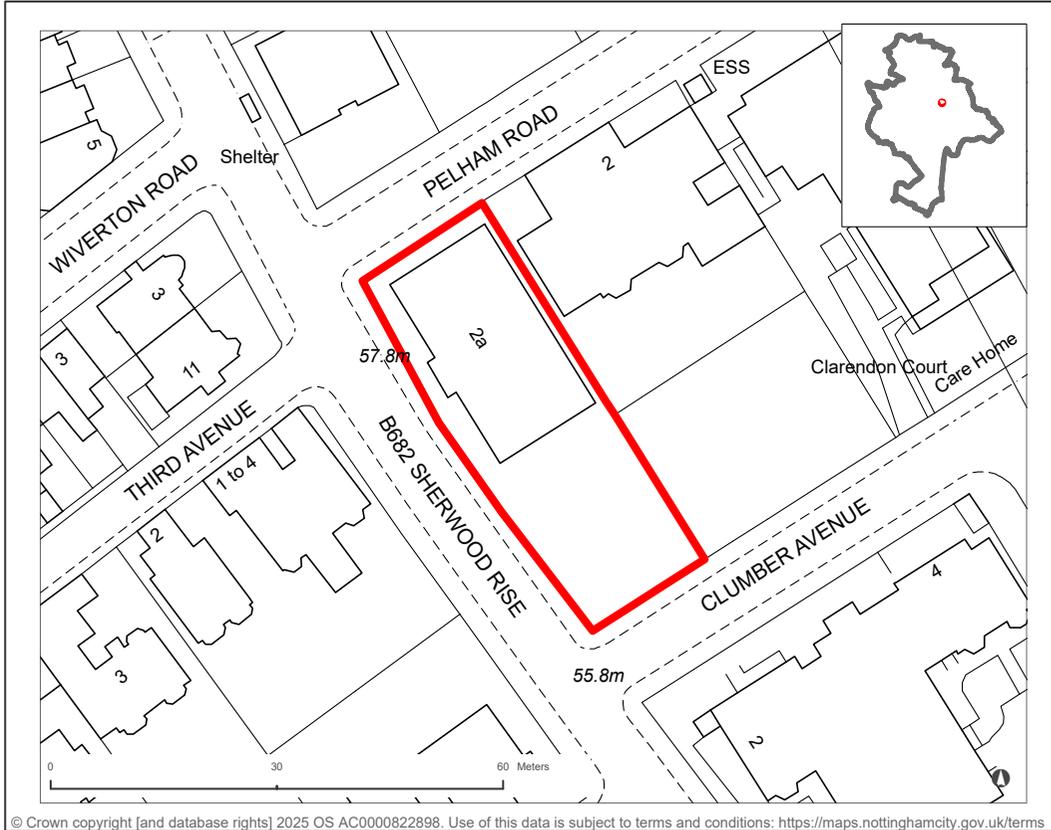
Overcoming non-standard constraints

Easting: 451941 **Northing:** 340037

Date first added to SHLAA:
09/01/2019

Last updated date: 31/03/2023

Site ID: 2434 2A Sherwood Rise, Nottingham



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Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: Under
Construction

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: Yes

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**18/01887/PACPD

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Prior Approval

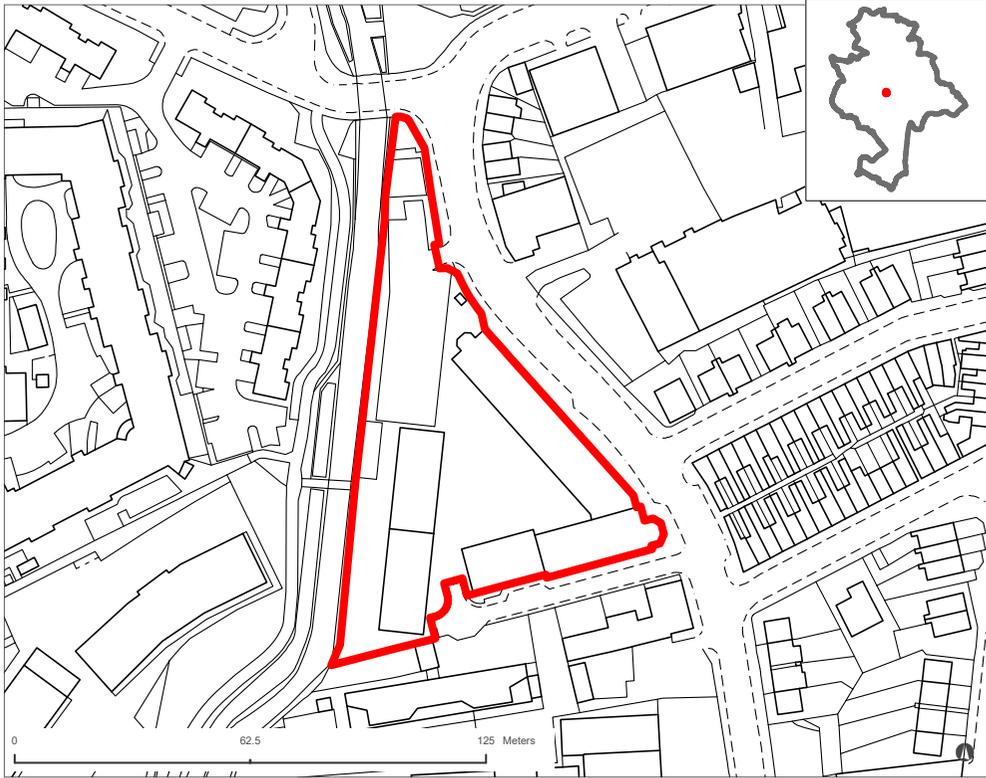
Date first added to SHLAA:

22/03/2019

Easting: 456708 **Northing:** 341702

Last updated date: 31/03/2023

Site ID: 2453 St Peters Court,



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Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02220/PREAPP

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 81 dwelling/s

Proposed Yield 2024/29: 81 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

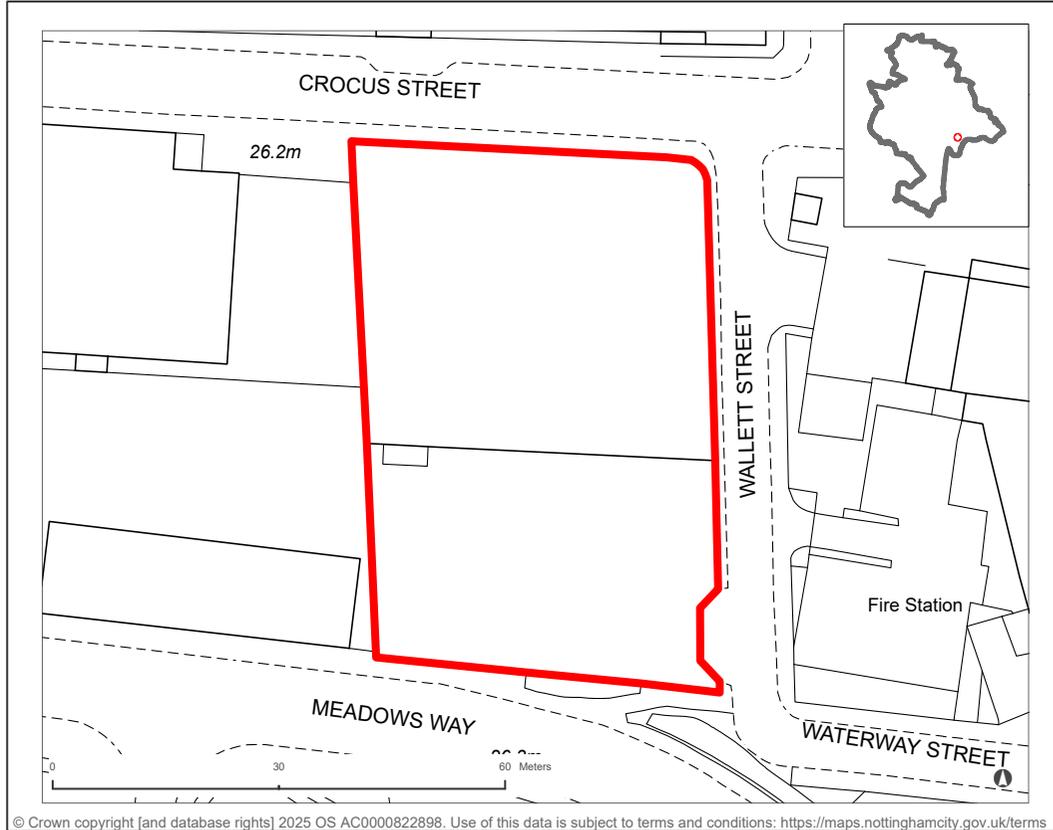
Awaiting pre-application advice. Met with Development Management, Property & Regeneration

Easting: 455080 **Northing:** 340543

Date first added to SHLAA:
03/04/2019

Last updated date: 31/03/2023

Site ID: 2455 1 Wallet Street, Nottingham, NG2 3EL



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Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: Current full
permission

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**19/02552/PFUL3

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 141 dwelling/s

Proposed Yield 2024/29: 141 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

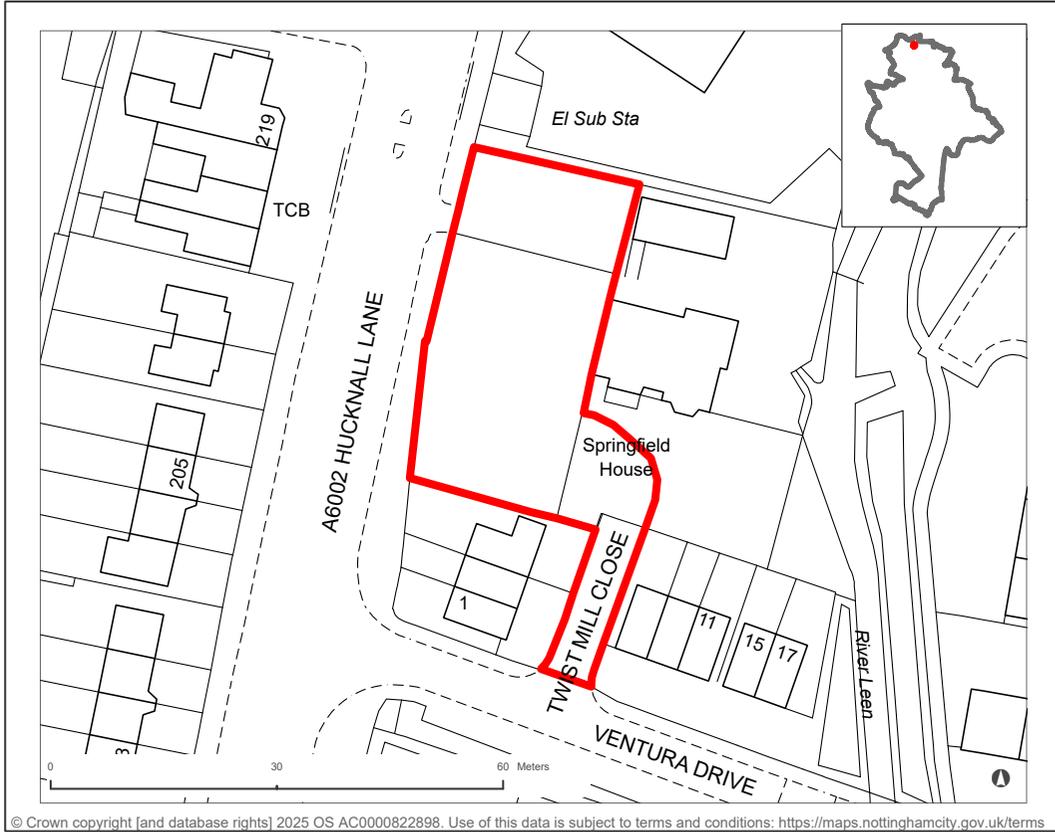
Date first added to SHLAA:

05/04/2019

Easting: 457771 **Northing:** 338990

Last updated date: 31/03/2023

Site ID: 2497 Springfield House, 180 Hucknall Lane, Nottingham, NG6 8AJ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

20/01612/PDSA so deliverable. Development Mangement confirmed timescales.

Overall Conclusion: Deliverable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01051/PFUL3

LAPP Reference:

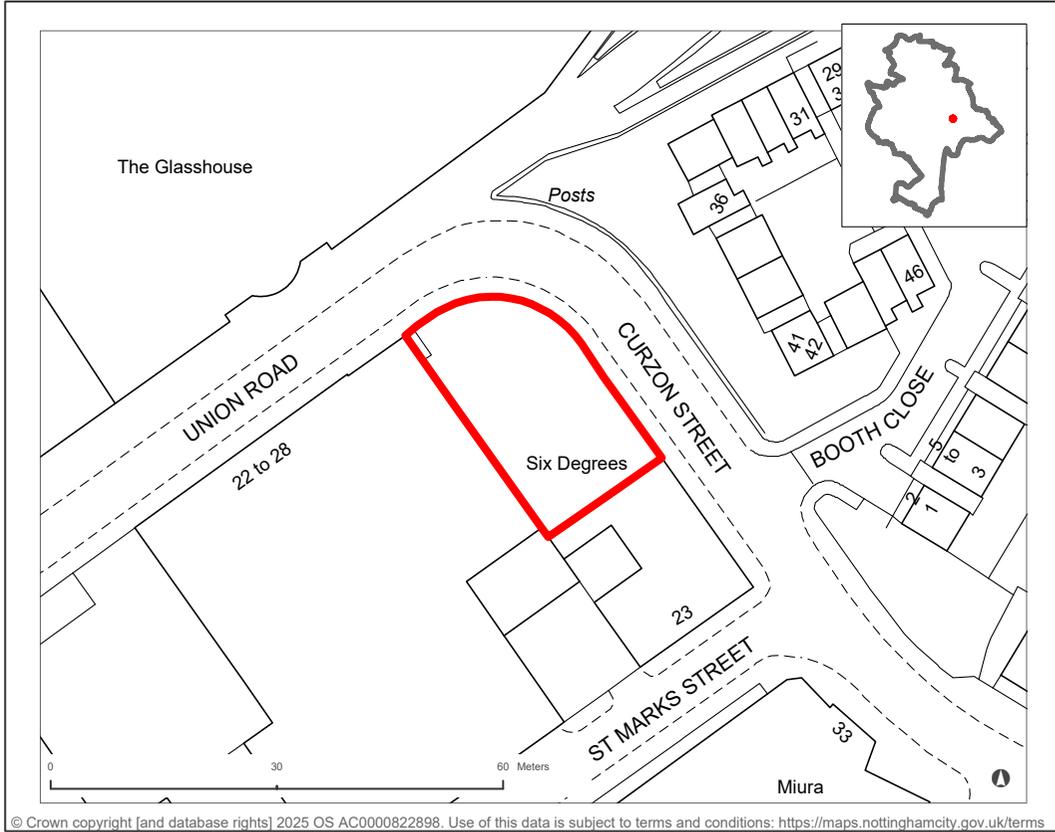
Overcoming non-standard constraints

Date first added to SHLAA:
15/07/2019

Easting: 454450 **Northing:** 346351

Last updated date: 31/03/2023

Site ID: 2501 Land Adjacent



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 23 dwelling/s

Proposed Yield 2024/29: 23 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

58 bedspaces in 5 clusters but 58 divided by 2.5=23. Planning application submitted Jan 2021 for adjoining land (240 units) which will all be developed as one scheme 2022 onwards

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Not known

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00557/PFUL3

LAPP Reference:

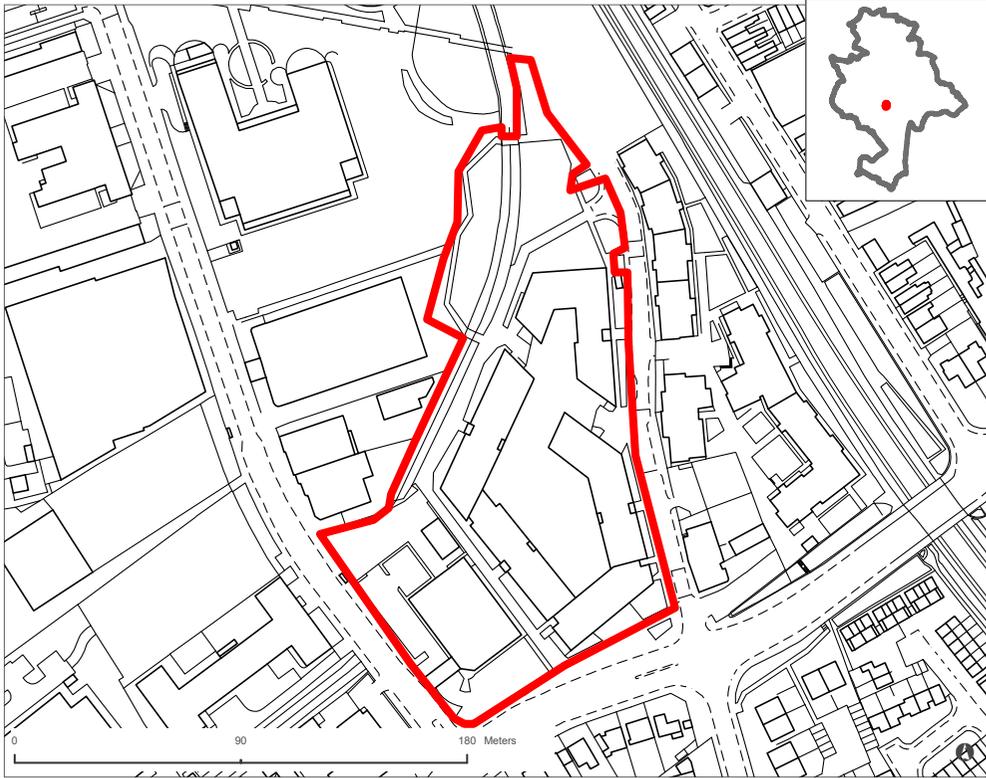
Overcoming non-standard constraints

Date first added to SHLAA:
28/09/2021

Easting: 457597 **Northing:** 340438

Last updated date: 31/03/2023

Site ID: 2521 Units 1 2 3 4 7 And 9, Radmarsh Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 132 dwelling/s

Proposed Yield 2024/29: 132 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.88 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02325/PFUL3

LAPP Reference:

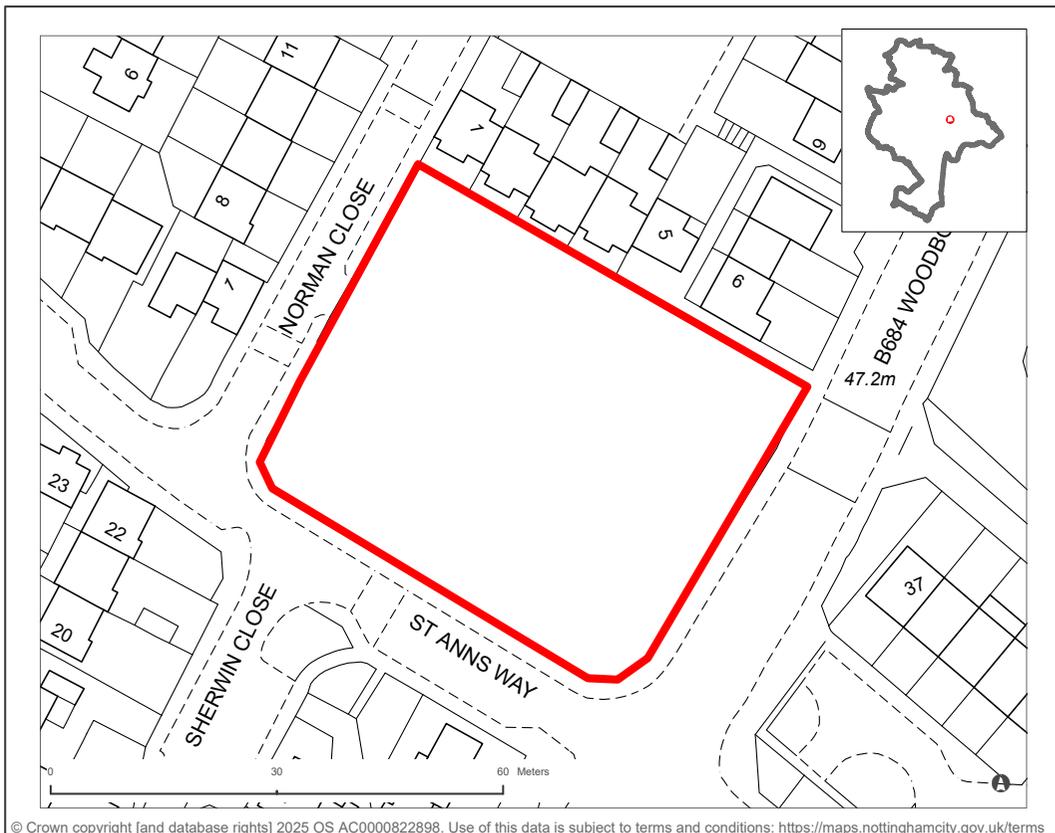
Overcoming non-standard constraints

Date first added to SHLAA: 30/06/2020

Easting: 455111 **Northing:** 339545

Last updated date: 31/03/2023

Site ID: 2543 Oakdene Residential Unit, 10 Woodborough Road, Nottingham NG3 1AZ



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 24 dwelling/s

Proposed Yield 2024/29: 24 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Developer confirmed timescales.

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00676/PFUL3

LAPP Reference:

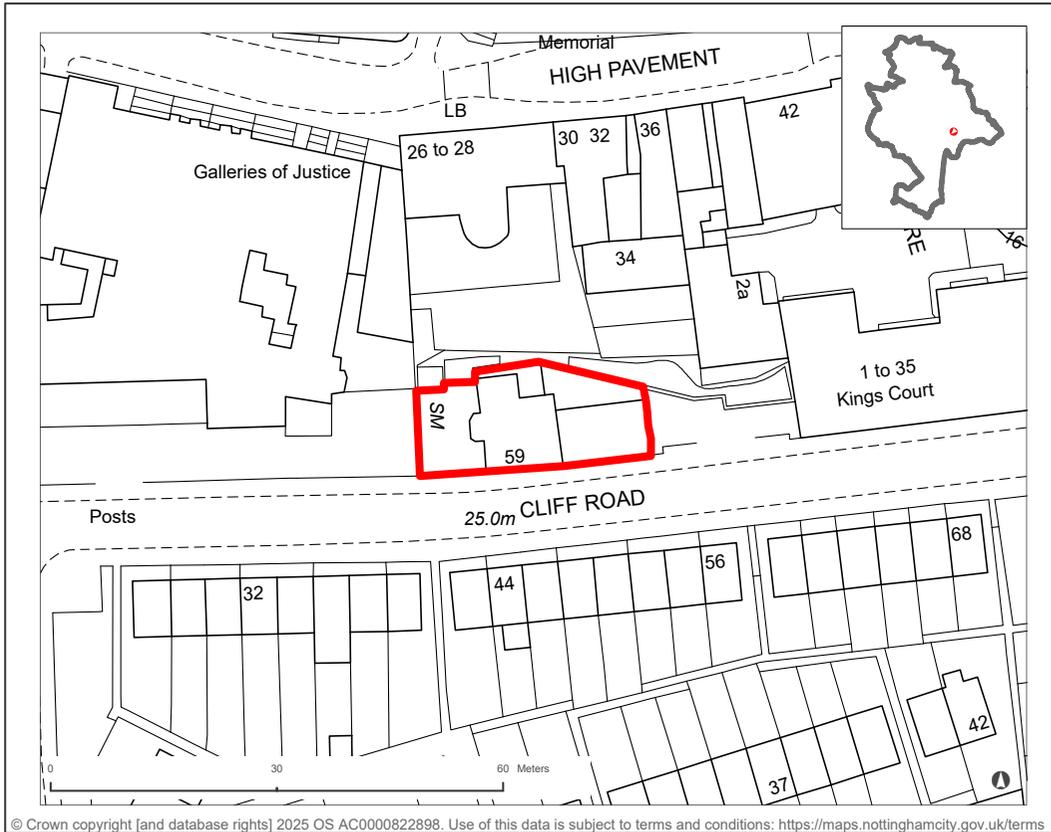
Overcoming non-standard constraints

Date first added to SHLAA: 28/09/2021

Easting: 457375 **Northing:** 340746

Last updated date: 31/03/2023

Site ID: 2544 59 Cliff Road Nottingham NG1 1GT



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Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01773/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

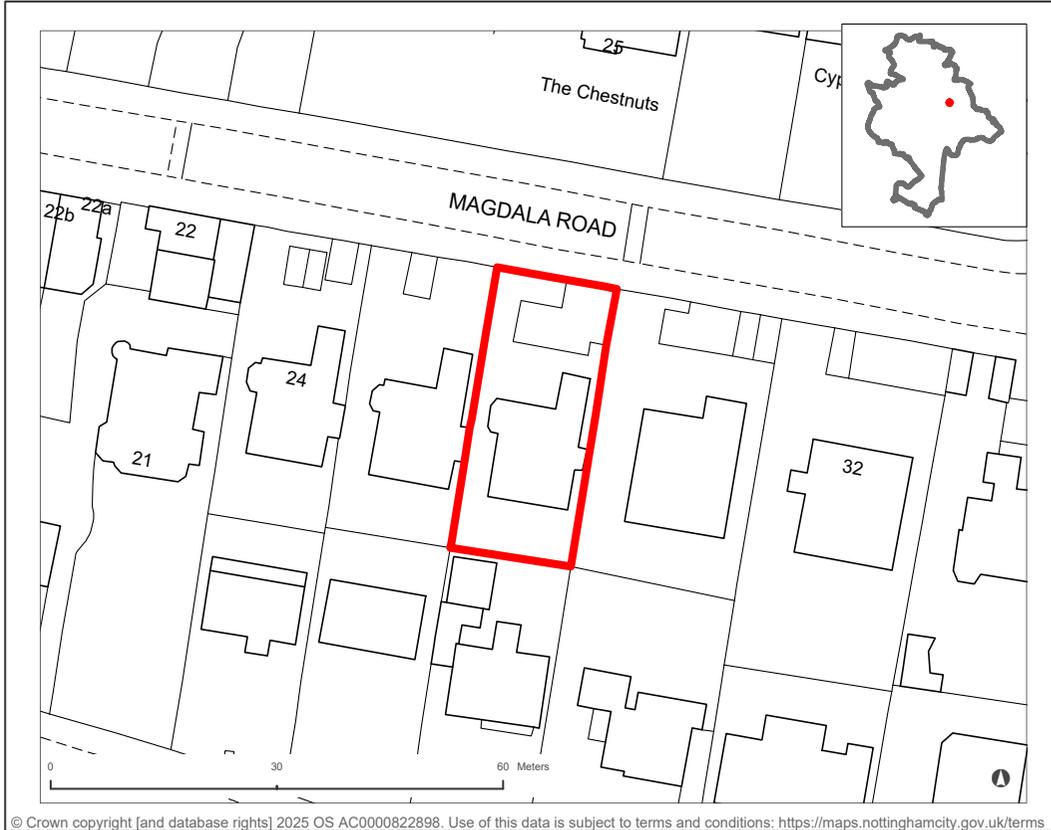
Reasoned Justification:

Date first added to SHLAA:
28/09/2021

Easting: 457641 **Northing:** 339570

Last updated date: 31/03/2023

Site ID: 2545 28-28A Magdala Road Nottingham NG3 5DF



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:20/01918/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 4 dwelling/s

Proposed Yield 2024/29: 4 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

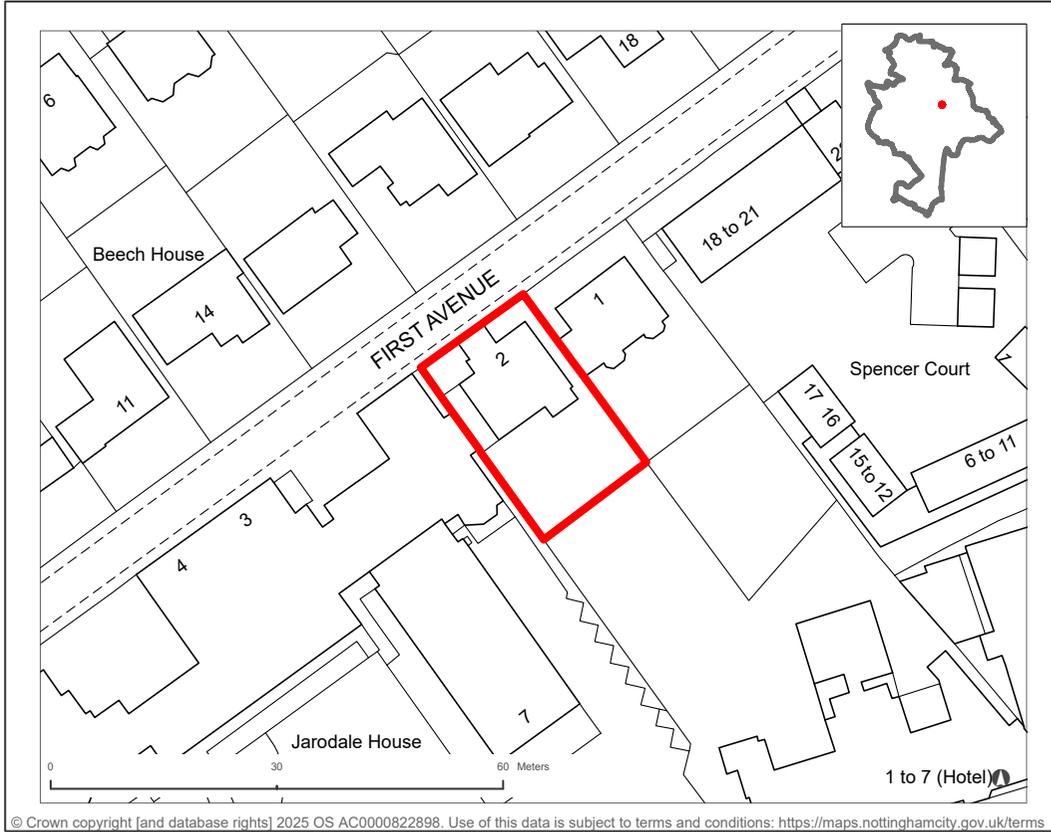
Date first added to SHLAA:

28/09/2021

Easting: 457307 **Northing:** 341714

Last updated date: 31/03/2023

Site ID: 2548 2 First Avenue Forest Fields, Nottingham, NG7 6JL



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Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Prior Approval

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02140/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 5 dwelling/s

Proposed Yield 2024/29: 5 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

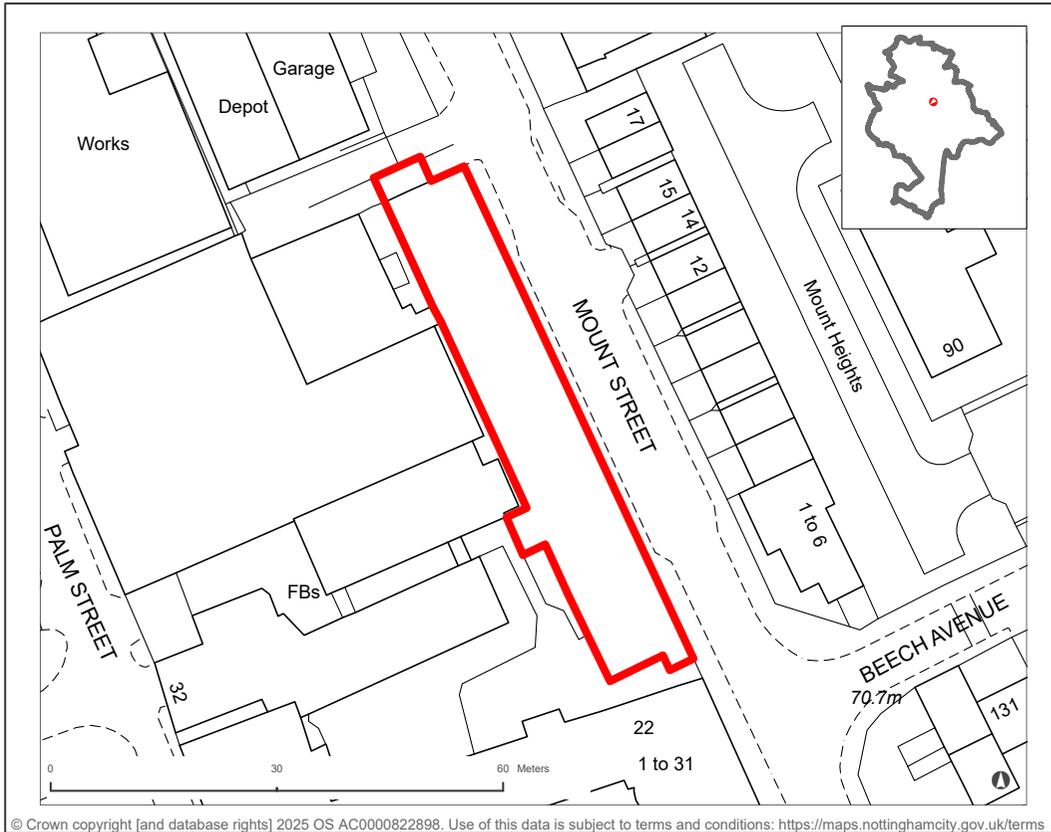
Date first added to SHLAA:

28/09/2021

Easting: 456719 **Northing:** 341561

Last updated date: 31/03/2023

Site ID: 2551 Palmerston House, Mount Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 61 dwelling/s

Proposed Yield 2024/29: 61 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Agent confirmed timescales

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01806/PREAPP

LAPP Reference:

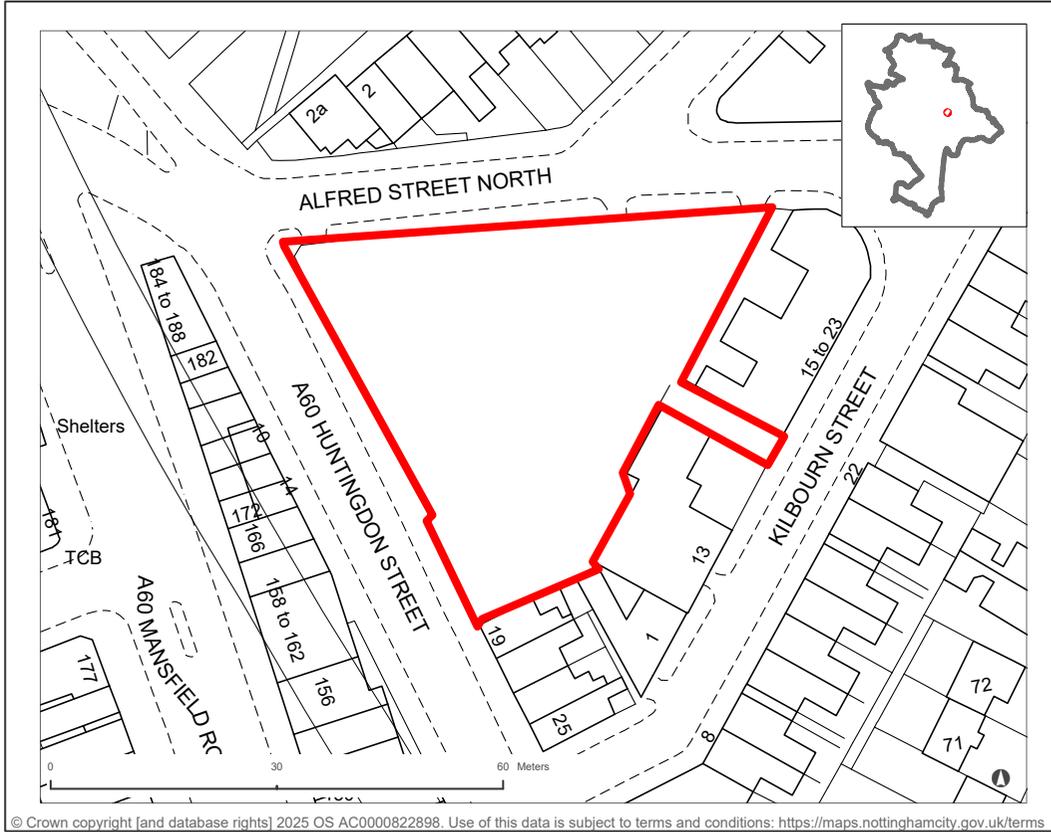
Overcoming non-standard constraints

Date first added to SHLAA:
28/09/2021

Easting: 455984 **Northing:** 342001

Last updated date: 31/03/2023

Site ID: 2563 5 - 17 Huntingdon St, 387-391 Alfred St North And Land Off Kilbourn Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 210 dwelling/s

Proposed Yield 2024/29: 210 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00632/PFUL3

LAPP Reference:

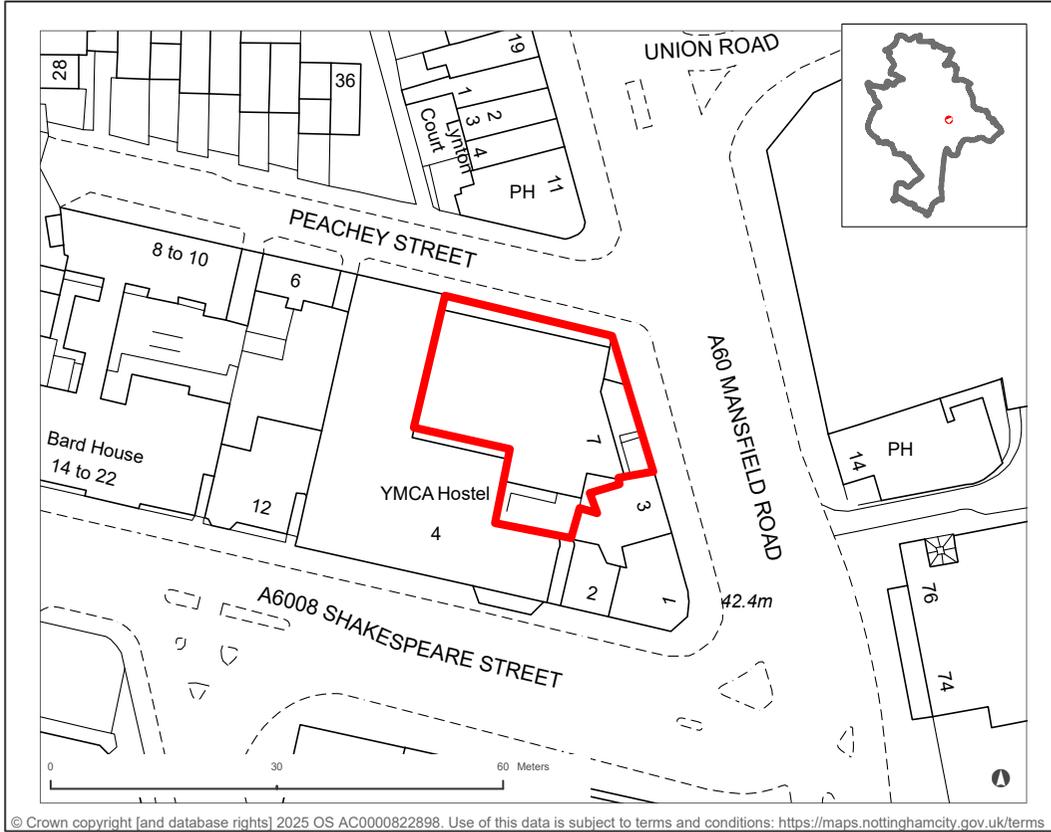
Overcoming non-standard constraints

Date first added to SHLAA:
22/02/2022

Easting: 457169 **Northing:** 340947

Last updated date: 31/03/2023

Site ID: 2564 7 Mansfield Road, Nottingham,NG1 3FB



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Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01676/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 80 dwelling/s

Proposed Yield 2024/29: 80 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

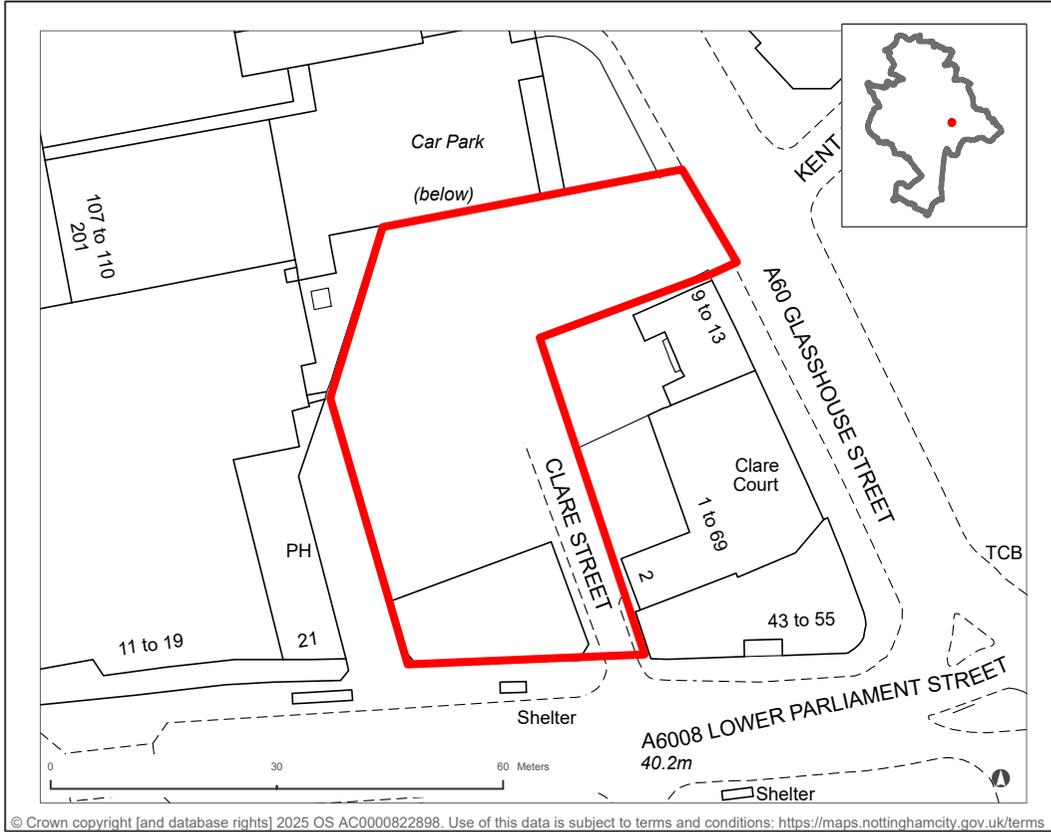
Date first added to SHLAA:

22/02/2022

Easting: 457258 **Northing:** 340359

Last updated date: 31/03/2023

Site ID: 2567 37-41 Lower Parliament Street Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 178 dwelling/s

Proposed Yield 2024/29: 178 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/00797/PFUL3

LAPP Reference:

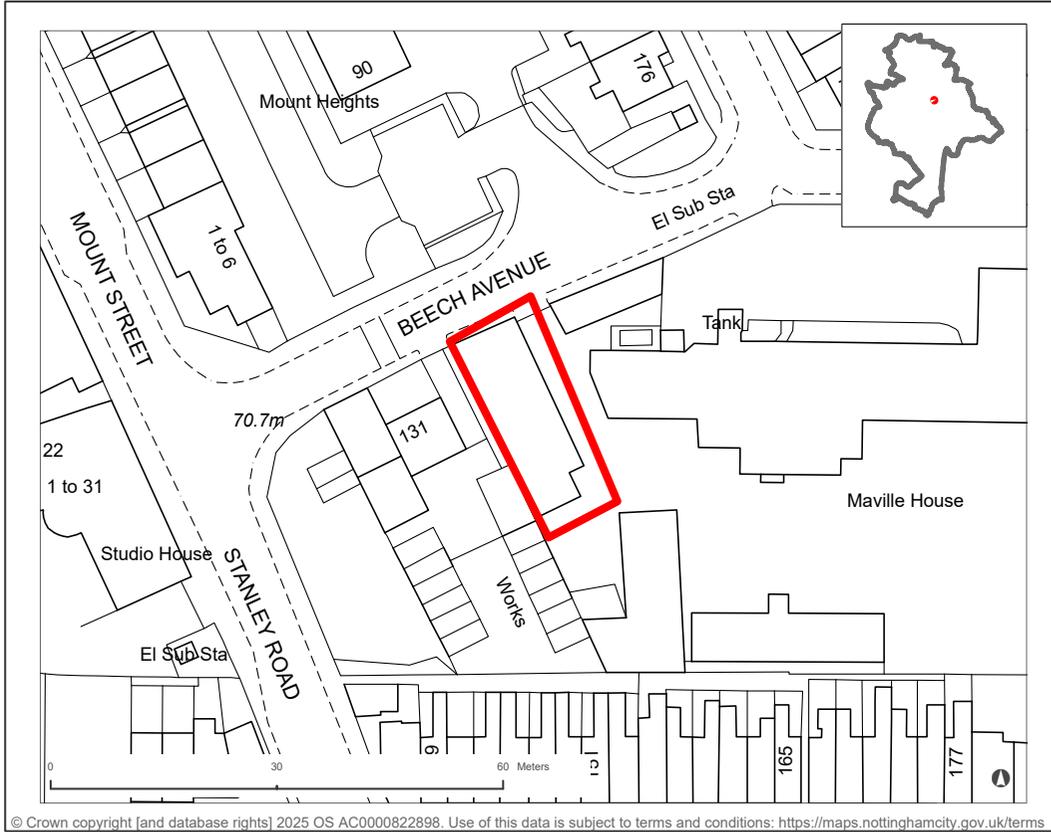
Overcoming non-standard constraints

Date first added to SHLAA: 22/02/2022

Easting: 457497 **Northing:** 340116

Last updated date: 31/03/2023

Site ID: 2568 Beech Avenue, Nottingham, NG7 7LU



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Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/01150/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 7 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

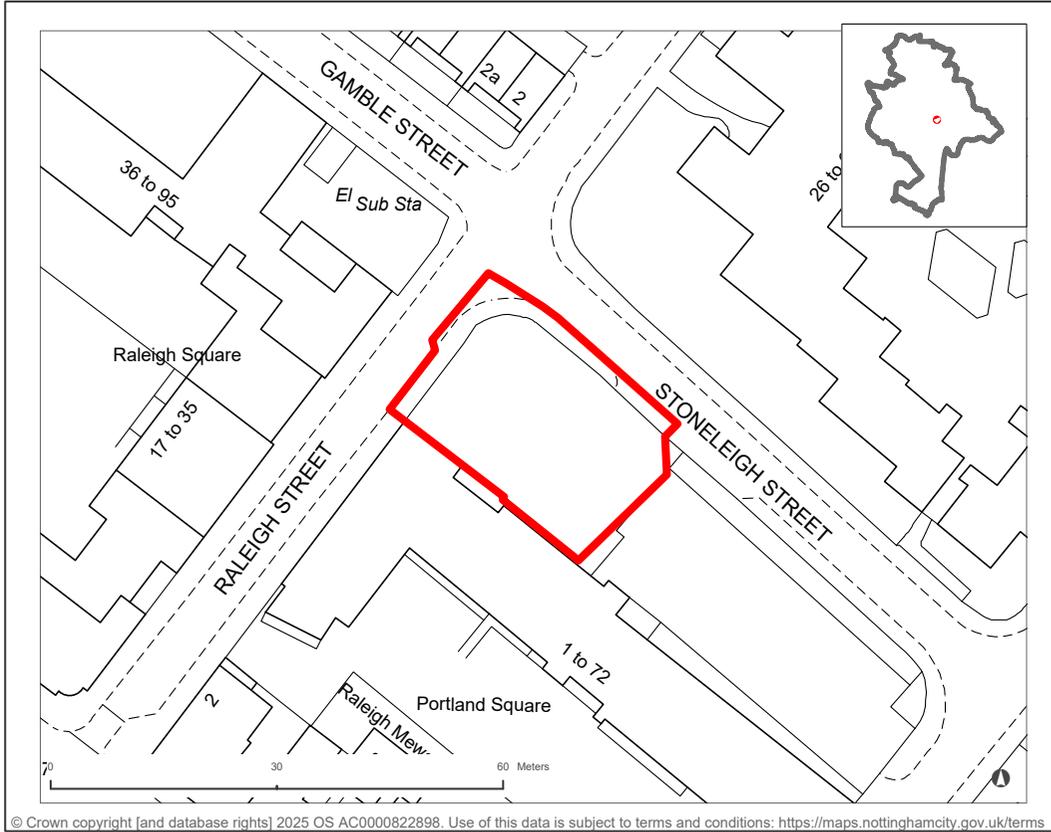
Date first added to SHLAA:

22/02/2022

Easting: 456081 **Northing:** 341925

Last updated date: 31/03/2023

Site ID: 2569 Site Of 10 Raleigh Street, Nottingham, NG7 4DD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 14 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02128/PFUL3

LAPP Reference:

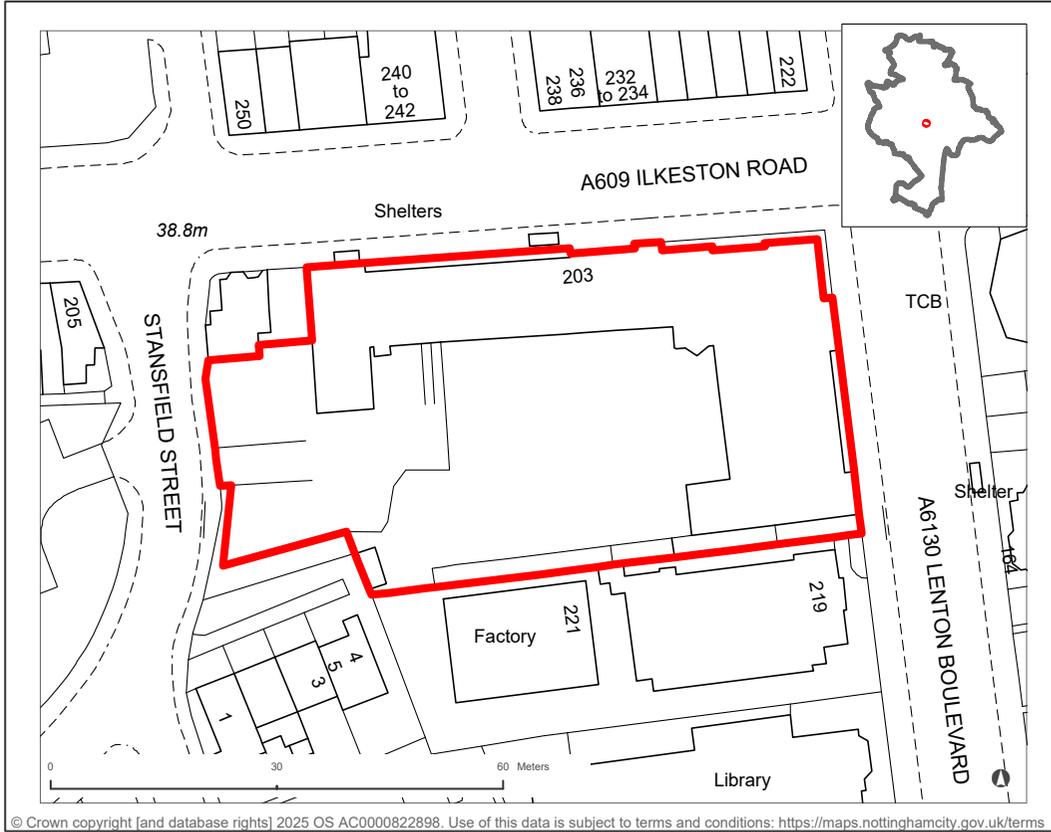
Overcoming non-standard constraints

Easting: 456304 **Northing:** 340361

Date first added to SHLAA: 22/02/2022

Last updated date: 31/03/2023

Site ID: 2570 203A Ilkeston Road, Nottingham, NG7 3FW



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 92 dwelling/s

Proposed Yield 2024/29: 92 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00292/PNMA

LAPP Reference:

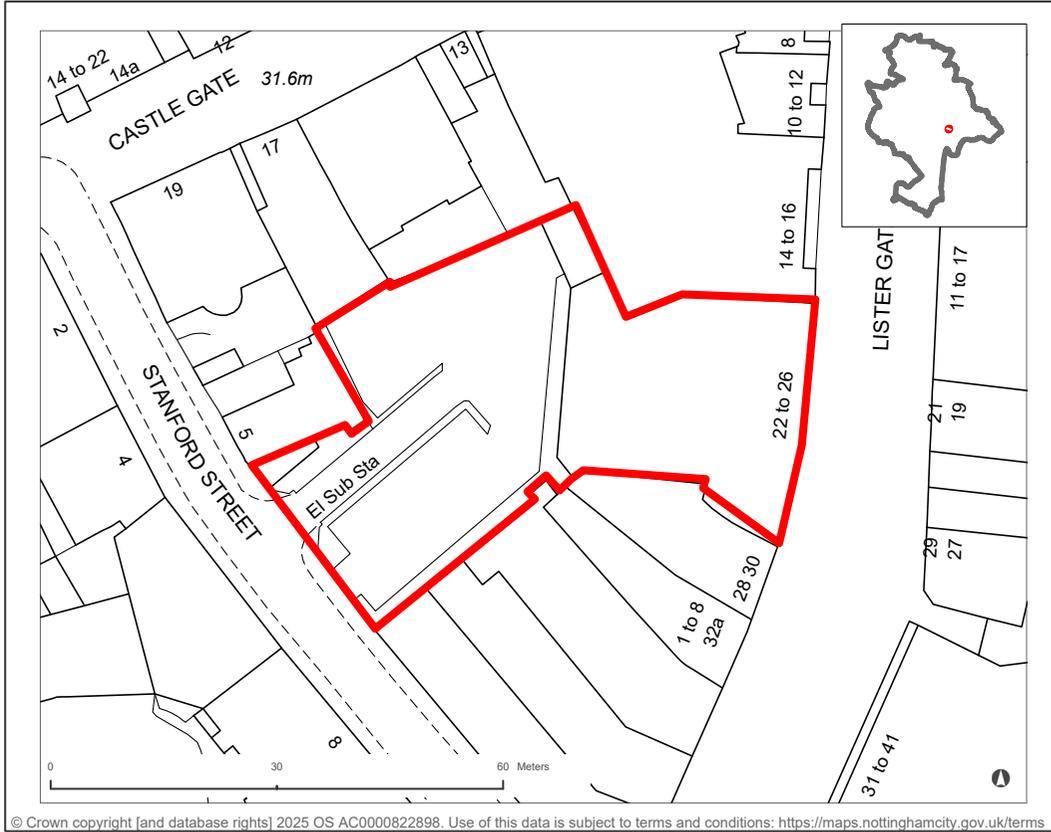
Overcoming non-standard constraints

Date first added to SHLAA:
15/02/2022

Easting: 455468 **Northing:** 340114

Last updated date: 31/03/2023

Site ID: 2571 22-26 Lister Gate, Nottingham, NG1 7DD



Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 96 dwelling/s

Proposed Yield 2024/29: 96 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02686/PFUL3

LAPP Reference:

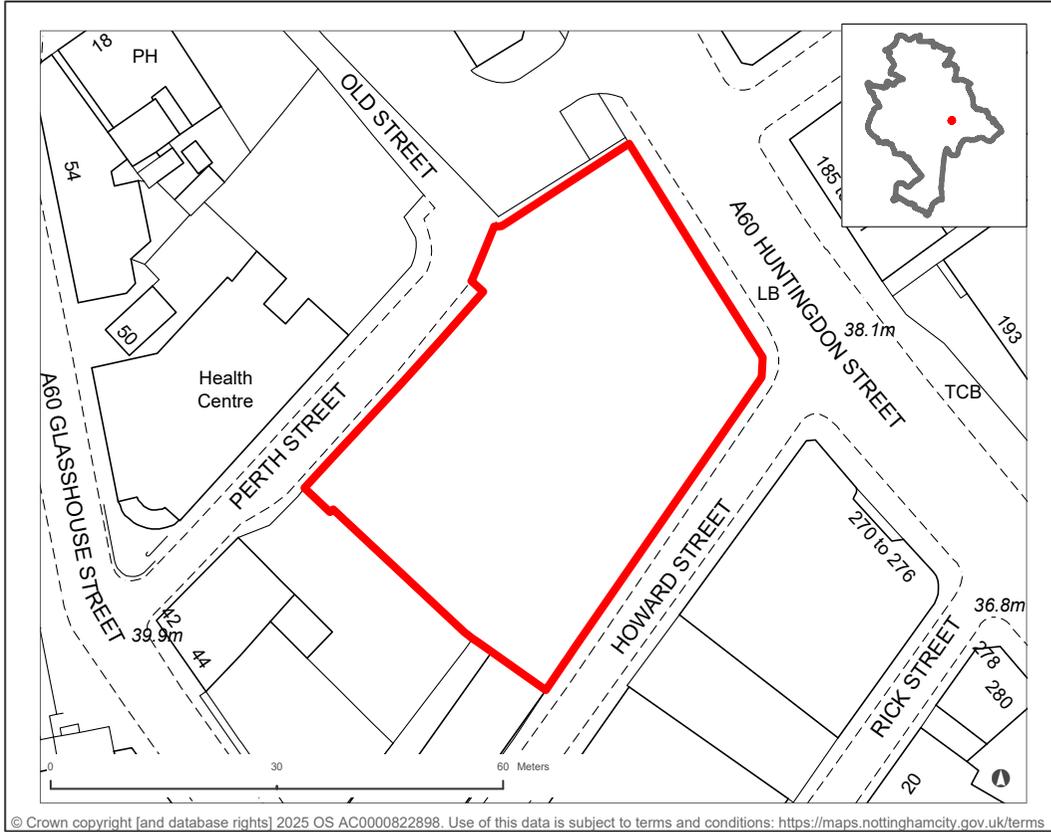
Overcoming non-standard constraints

Date first added to SHLAA:
22/02/2022

Easting: 457255 **Northing:** 339651

Last updated date: 31/03/2023

Site ID: 2574 248-262 Huntingdon Street, Nottingham, NG1 3NB



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 186 dwelling/s

Proposed Yield 2024/29: 186 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.22 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01023/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:
22/02/2022

Easting: 457526 **Northing:** 340320

Last updated date: 31/03/2023

Site ID: 2575 63 Maid Marian Way, Nottingham, NG1 6AJ



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 121 dwelling/s

Proposed Yield 2024/29: 121 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00174/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA: 22/02/2022

Easting: 457094 **Northing:** 339701

Last updated date: 31/03/2023

Site ID: 2578 157 Commercial Road, Nottingham NG6 8HT



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00789/PFUL3

LAPP Reference:

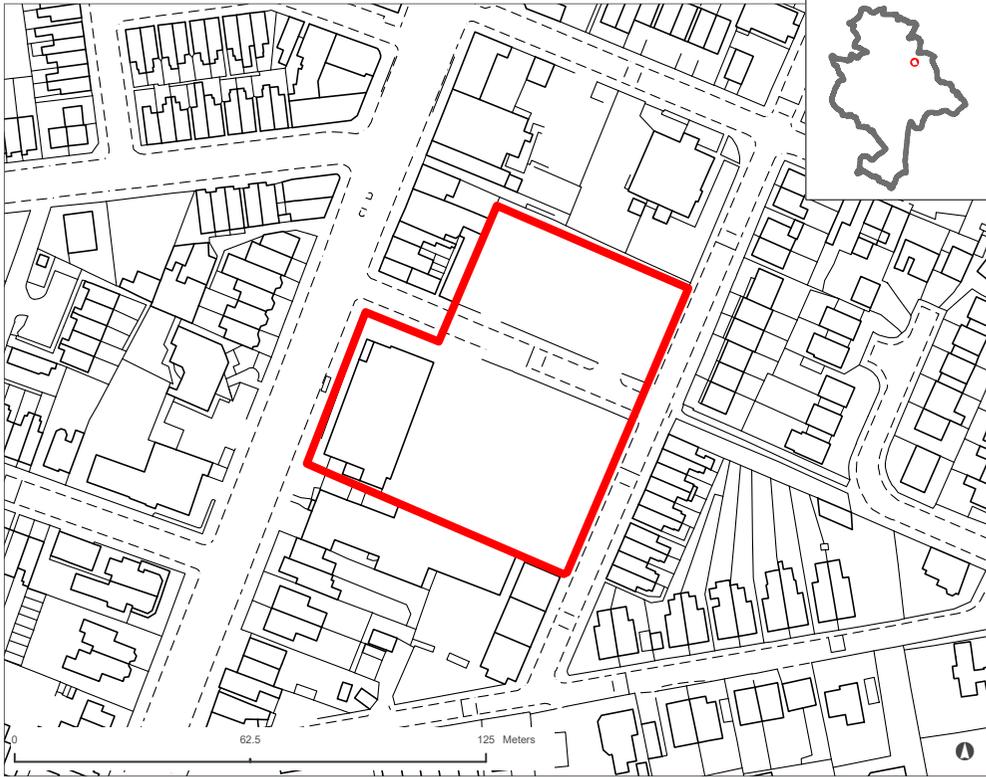
Overcoming non-standard constraints

Date first added to SHLAA:
17/03/2022

Easting: 453682 **Northing:** 345367

Last updated date: 31/03/2023

Site ID: 2579 Sherwood Library, Spondon Street , Nottingham



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Overall Conclusion: Deliverable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02688/PFUL3

LAPP Reference:SR18

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 41 dwelling/s

Proposed Yield 2024/29: 41 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Easting: 457444 **Northing:** 342839

Date first added to SHLAA:
17/03/2022

Last updated date: 31/03/2023

Site ID: 2580 Site Of Ma Hubbards Public House Greenwood Rd, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01460/PRES4

LAPP Reference:

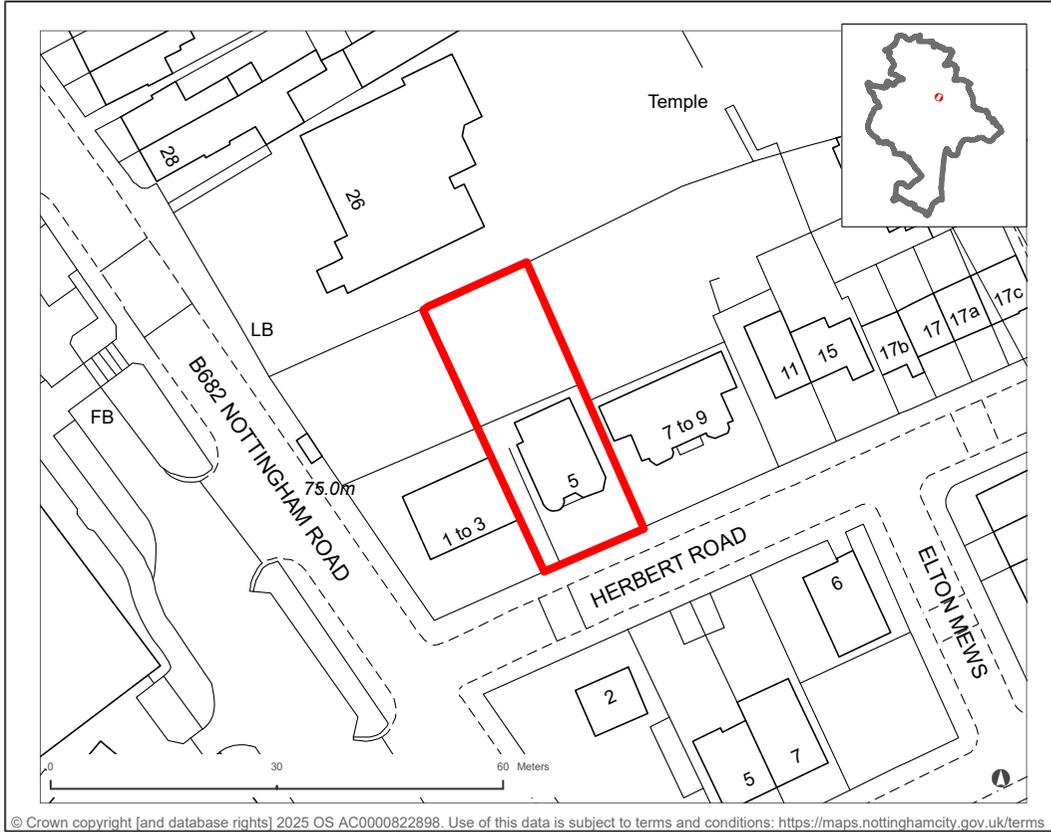
Overcoming non-standard constraints

Date first added to SHLAA: 17/03/2022

Easting: 459617 **Northing:** 340200

Last updated date: 31/03/2023

Site ID: 2586 5 Herbert Road Nottingham, NG5 1BS



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00813/PFUL3

LAPP Reference:

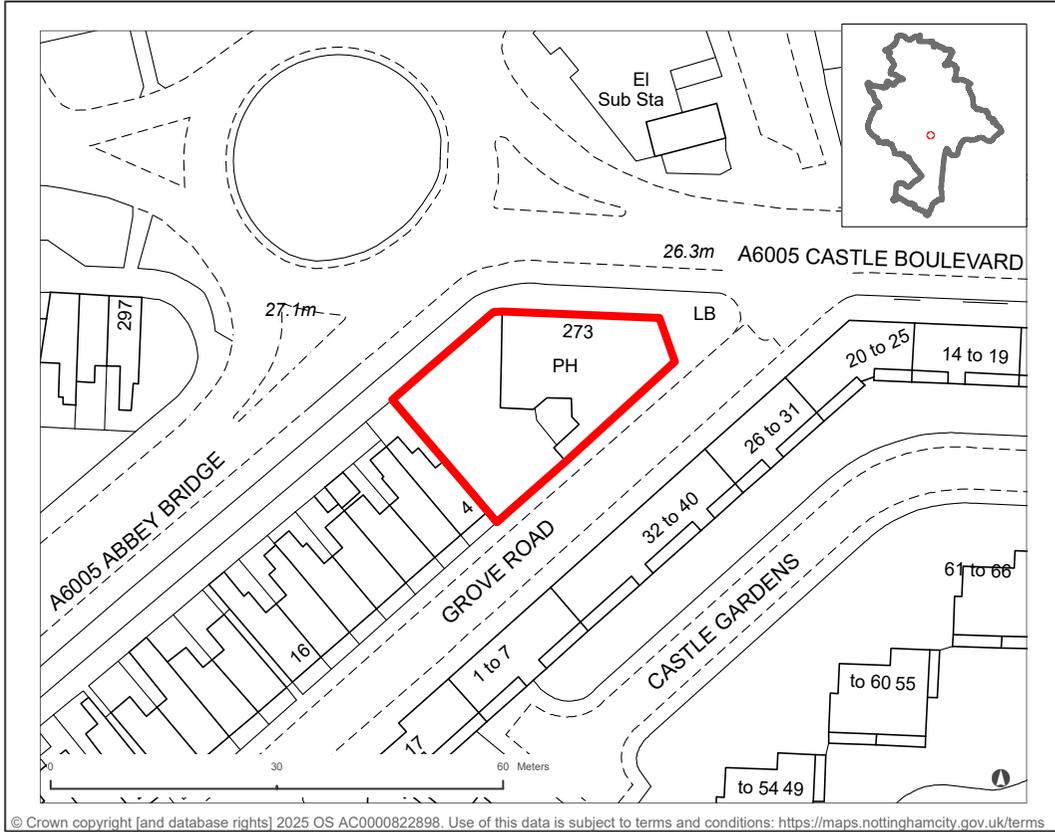
Overcoming non-standard constraints

Date first added to SHLAA:
17/03/2022

Easting: 456464 **Northing:** 342156

Last updated date: 31/03/2023

Site ID: 2590 273 Castle Boulevard Nottingham, NG7 1HA



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 14 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. NCC Development Management confirmed timescales.

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02298/PFUL3

LAPP Reference:

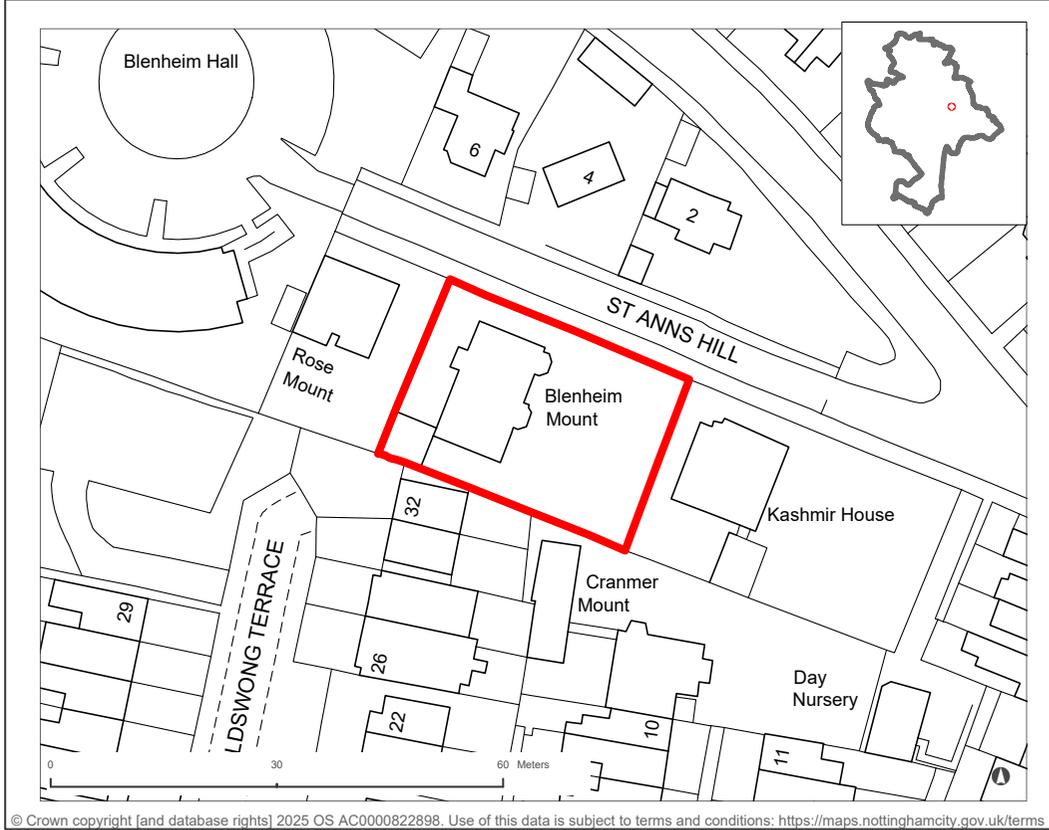
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 455773 **Northing:** 339112

Last updated date:

Site ID: 2591 Blenheim Mount, St Anns Hill, Nottingham



Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02374/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

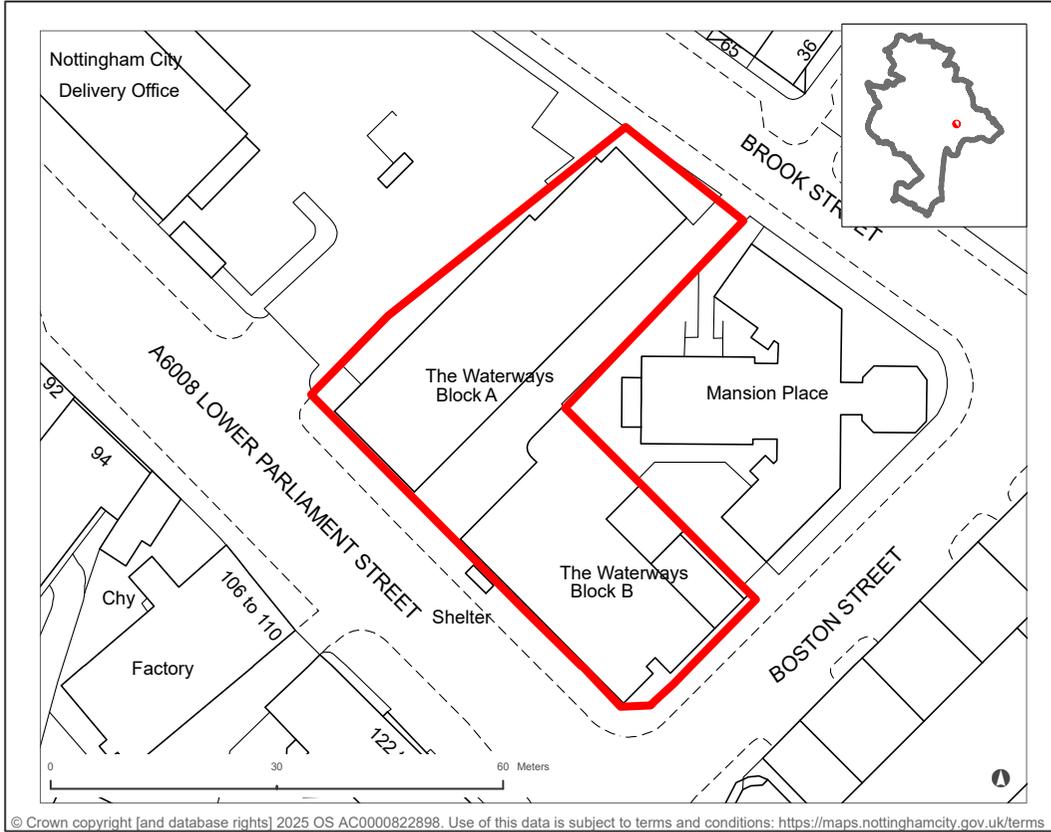
Recent permission

Date first added to SHLAA:

Easting: 457497 **Northing:** 341260

Last updated date:

Site ID: 2592 Site Of 135-137 Lower Parliament Street, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 191 dwelling/s

Proposed Yield 2024/29: 191 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01294/PFUL3

LAPP Reference:

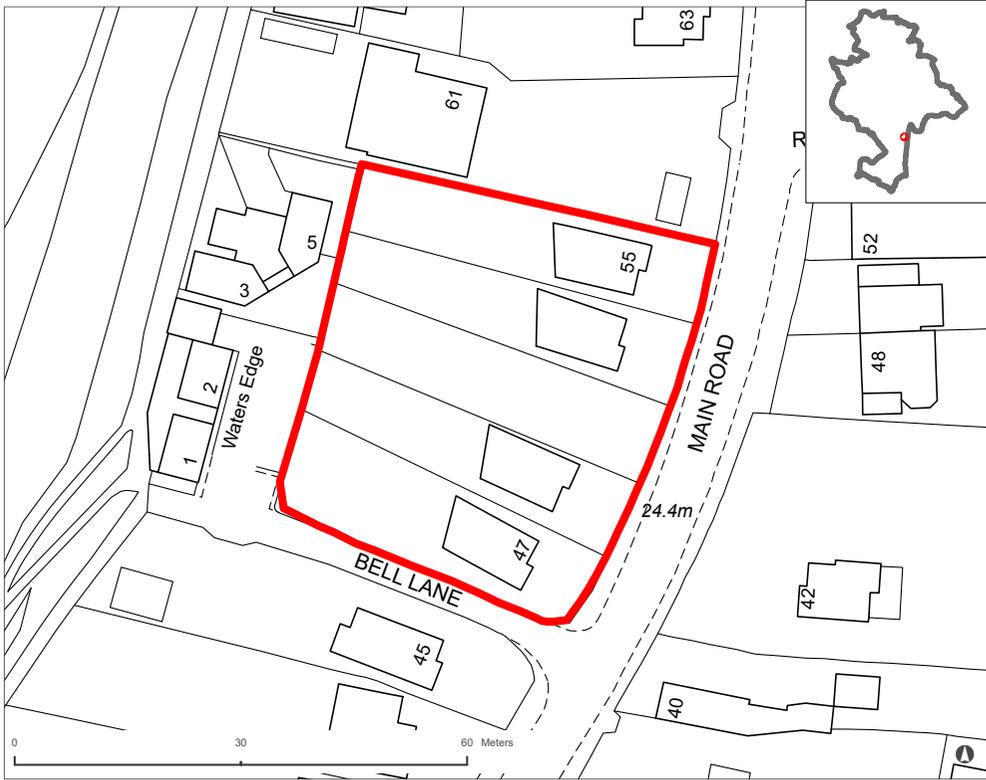
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457879 **Northing:** 339995

Last updated date:

Site ID: 2596 55 Main Road, Nottingham, NG11 7AP



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Overall Conclusion: Deliverable

Ward: Clifton West

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00981/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 5 dwelling/s

Proposed Yield 2024/29: 5 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

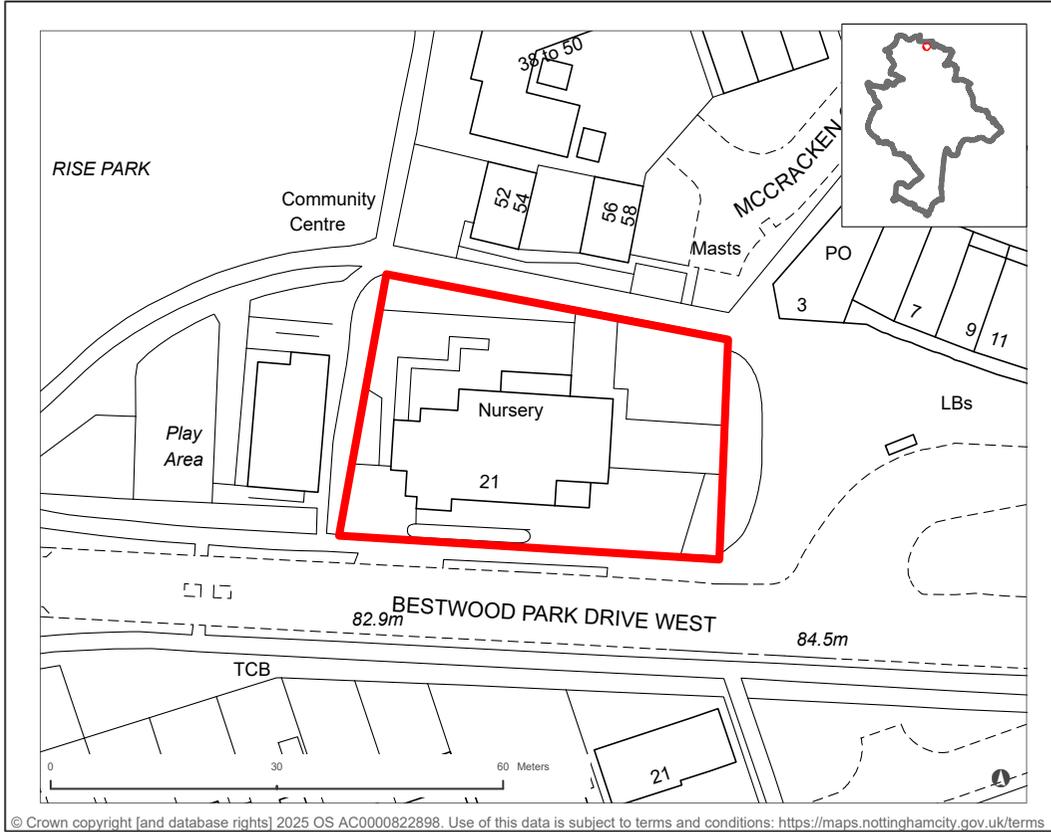
Date first added to SHLAA:

04/01/2023

Easting: 456574 **Northing:** 337036

Last updated date:

Site ID: 2597 21 Bestwood Park Drive West, Nottingham , NG5 5EJ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02723/PFUL3

LAPP Reference:

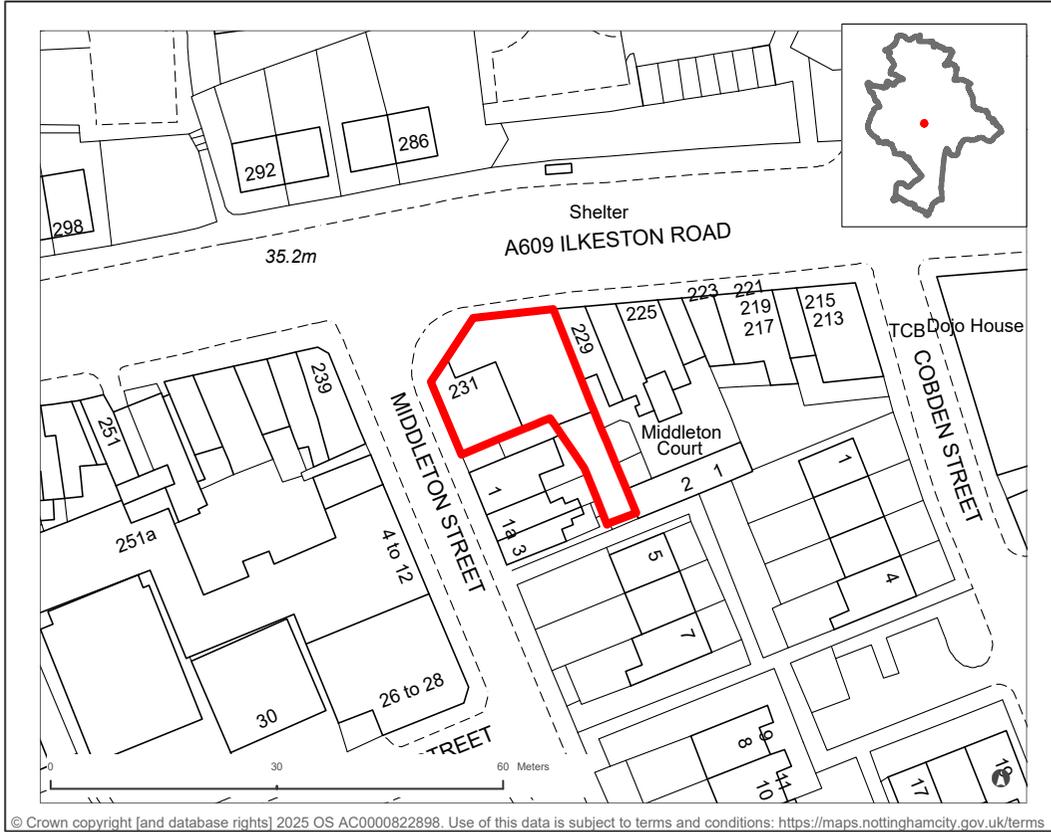
Overcoming non-standard constraints

Date first added to SHLAA:
04/01/2023

Easting: 455470 **Northing:** 346219

Last updated date:

Site ID: 2598 231 Ilkeston Road, Nottingham, NG7 3FX



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current outline permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01494/POUT

LAPP Reference:

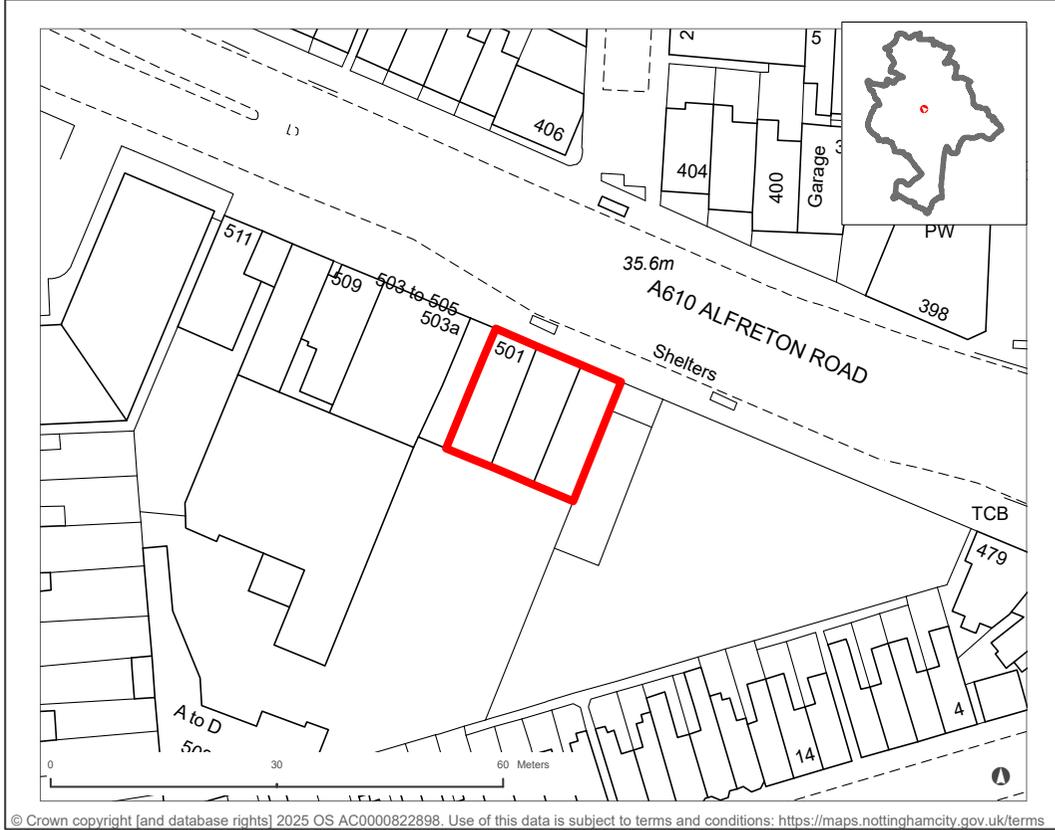
Overcoming non-standard constraints

Date first added to SHLAA:
04/01/2023

Easting: 455265 **Northing:** 340087

Last updated date:

Site ID: 2599 497-501 Alfreton Road Nottingham NG7 5NH



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Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02033/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 14 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

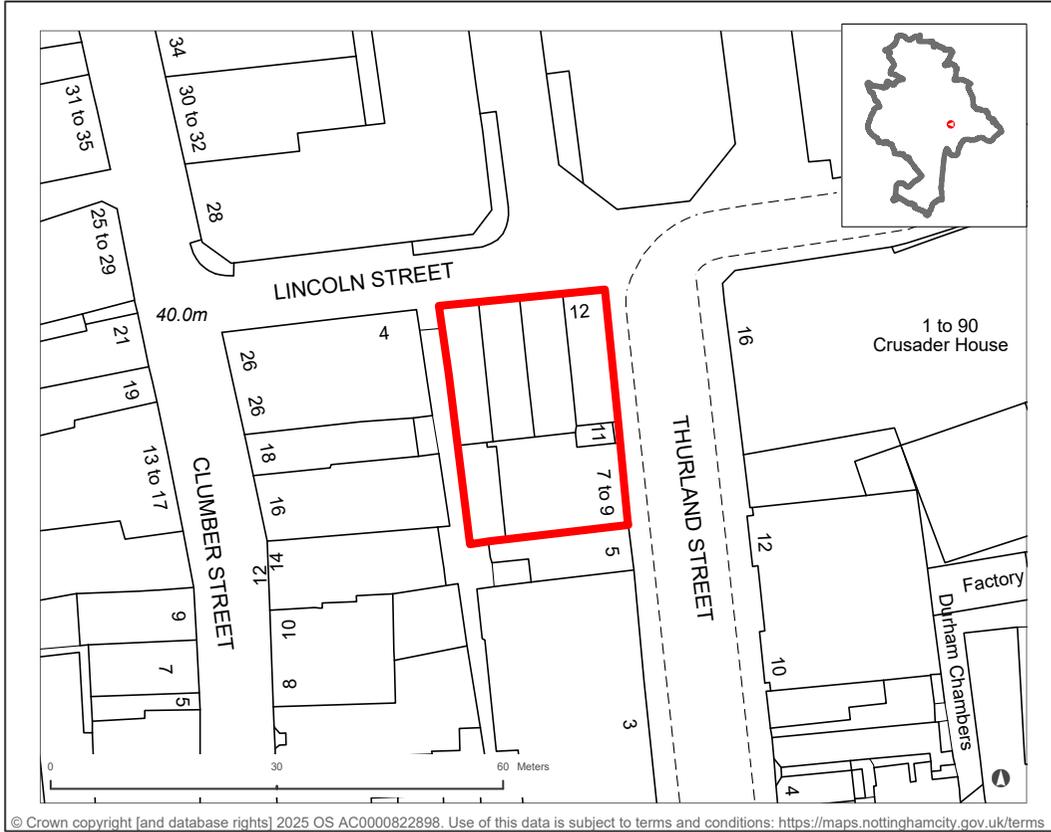
Date first added to SHLAA:

04/01/2023

Easting: 455257 **Northing:** 341064

Last updated date:

Site ID: 2600 11-13 First Floor, Thurland Street, Nottingham NG1 3DR



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 26 dwelling/s

Proposed Yield 2024/29: 26 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02741/PFUL3

LAPP Reference:

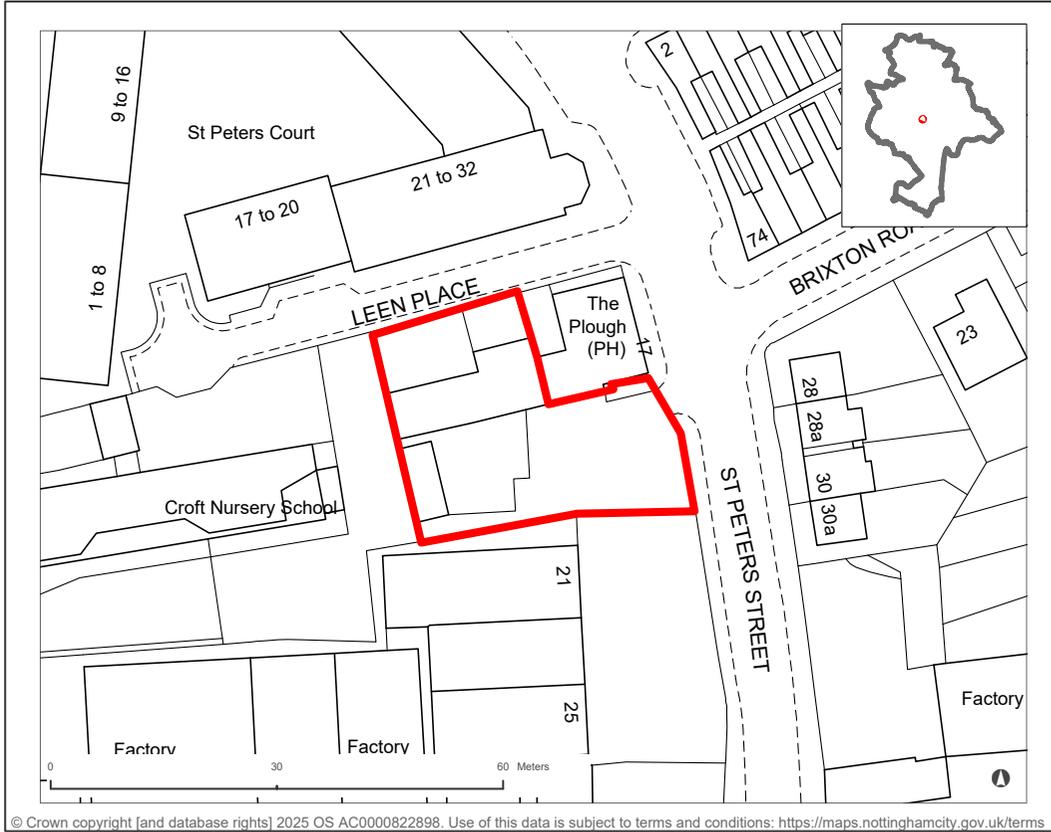
Overcoming non-standard constraints

Date first added to SHLAA:
04/01/2023

Easting: 457404 **Northing:** 339979

Last updated date:

Site ID: 2602 The Plough Inn, 17 St Peters Street Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 12 dwelling/s

Proposed Yield 2024/29: 12 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01510/PFUL3

LAPP Reference:

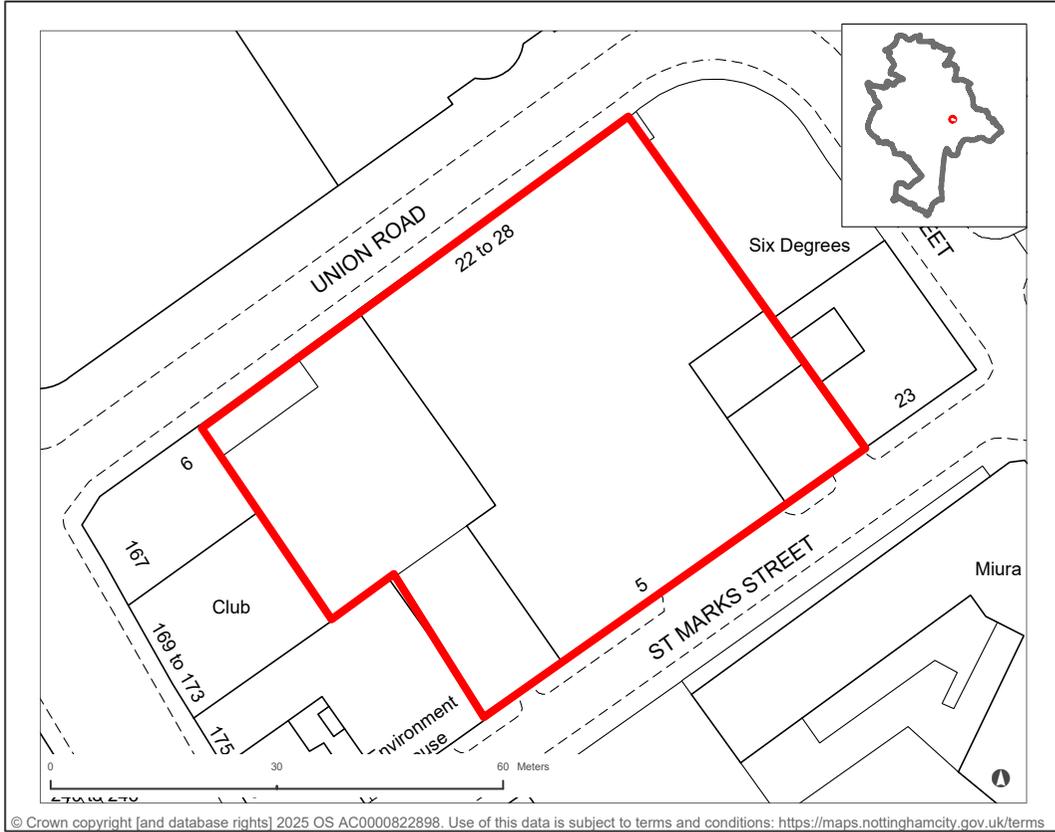
Overcoming non-standard constraints

Date first added to SHLAA:
04/01/2023

Easting: 455145 **Northing:** 340411

Last updated date:

Site ID: 2604 10 - 26 Union Road And 3 St Marks Street Nottingham, NG3 1FH



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 249 dwelling/s

Proposed Yield 2024/29: 249 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current outline permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00085/POUT

LAPP Reference:

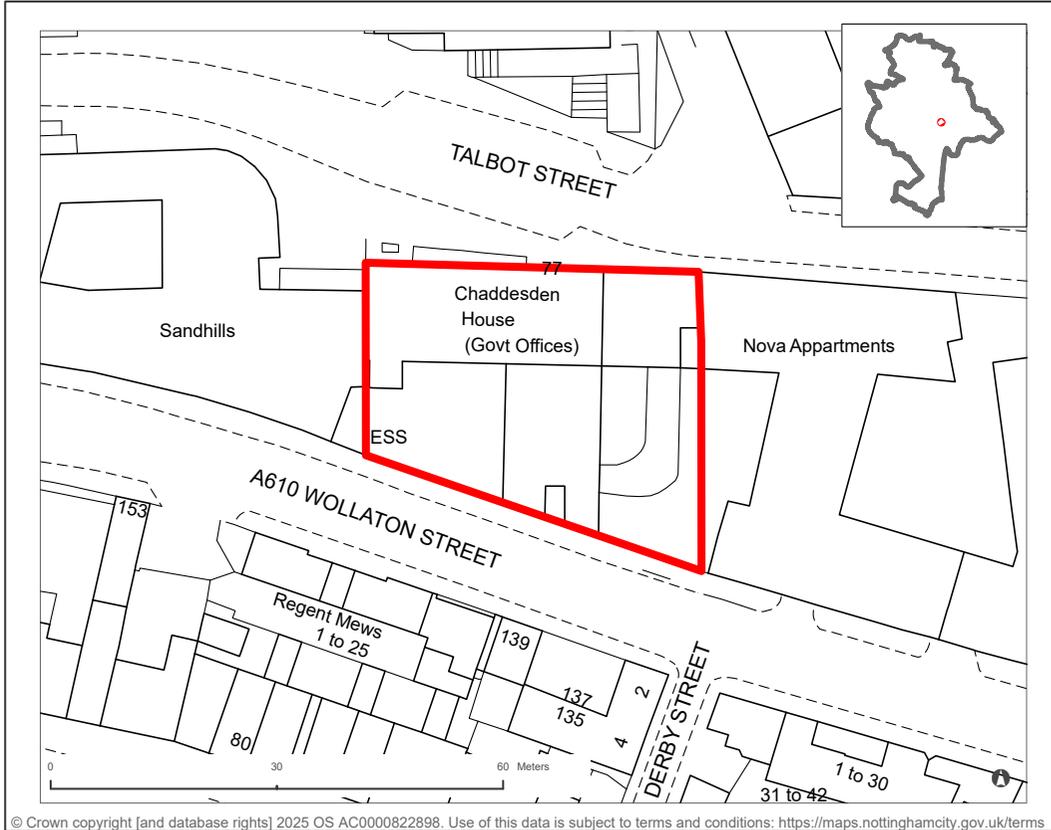
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 457601 **Northing:** 340415

Last updated date:

Site ID: 2605 Chaddesden House 77 Talbot Street, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 195 dwelling/s

Proposed Yield 2024/29: 195 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Agent and Development Management confirmed completion timescales

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02417/PFUL3

LAPP Reference:

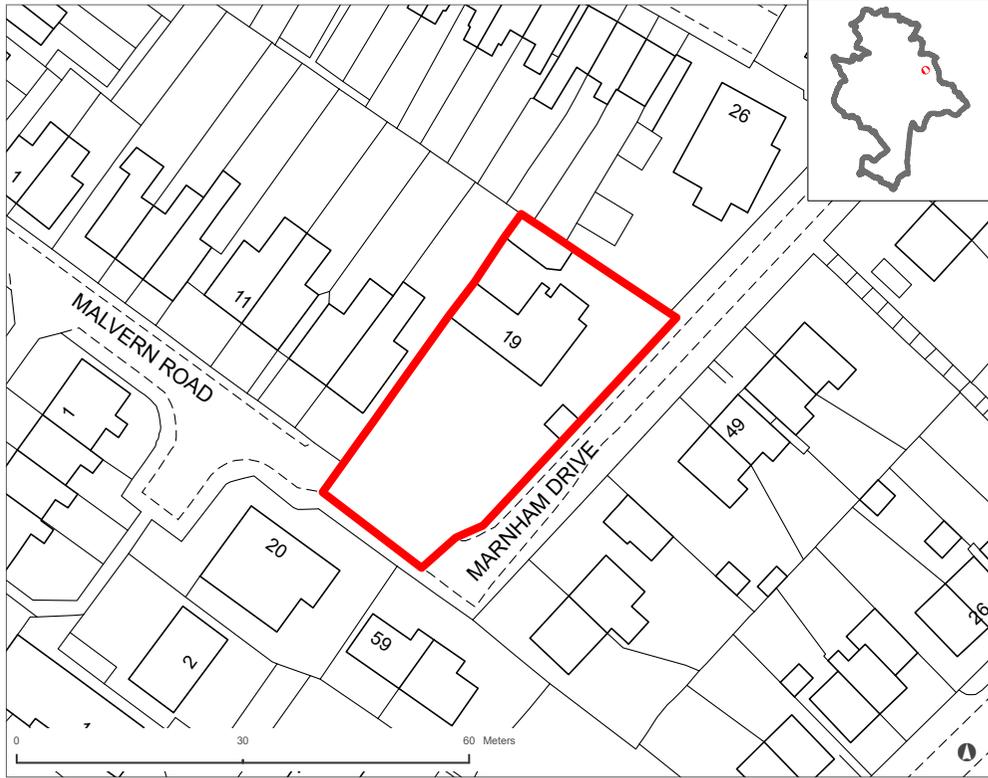
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 456670 **Northing:** 340173

Last updated date:

Site ID: 2606 19 Malvern Road, Nottingham, NG3 5GZ



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00780/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 3 dwelling/s

Proposed Yield 2024/29: 3 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

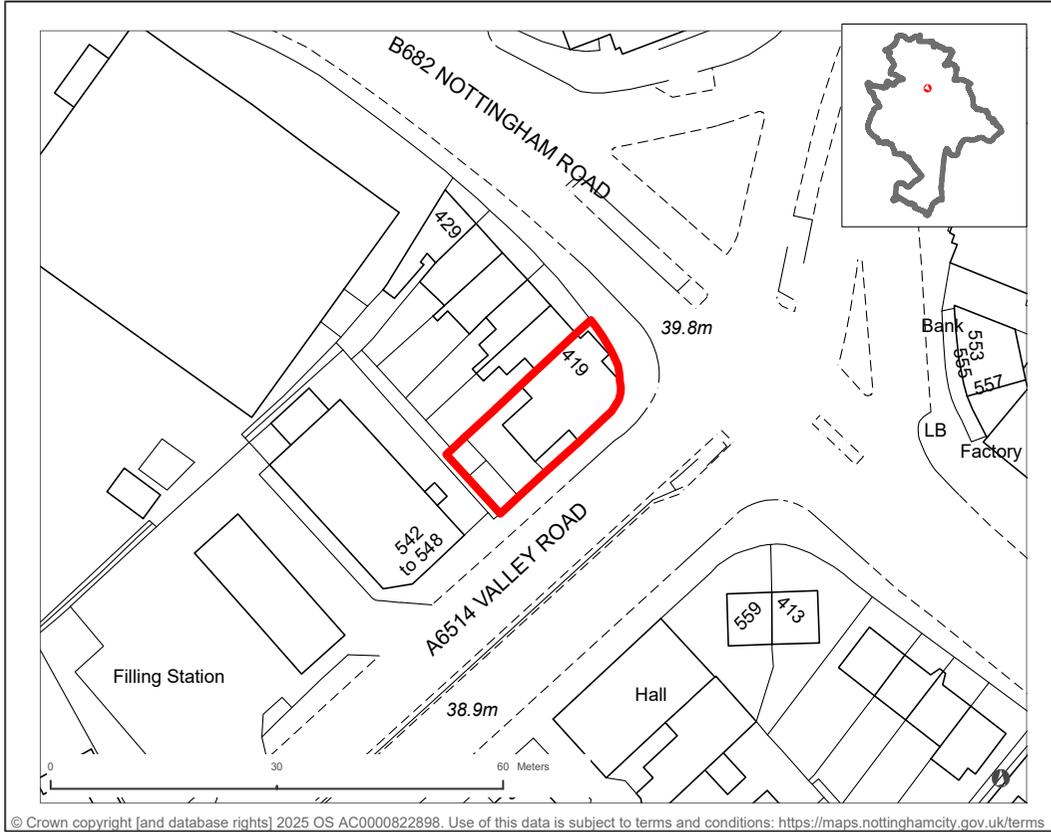
Recent permission

Date first added to SHLAA:
23/05/2023

Easting: 458114 **Northing:** 342237

Last updated date:

Site ID: 2607 419 Nottingham Road, Nottingham, NG6 0FB



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 4 dwelling/s

Proposed Yield 2024/29: 4 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01530/PFUL3

LAPP Reference:

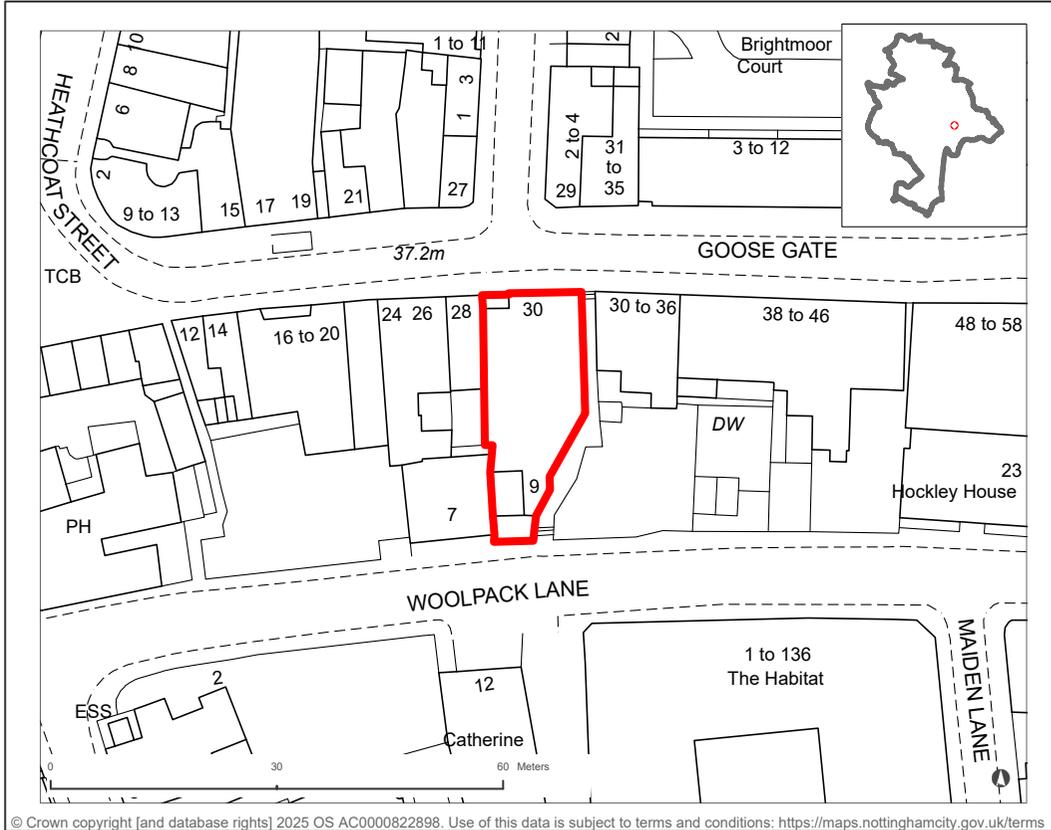
Overcoming non-standard constraints

Date first added to SHLAA: 23/05/2023

Easting: 455535 **Northing:** 342873

Last updated date:

Site ID: 2608 30-32 Goose Gate, Nottingham, NG1 1FF



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Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02586/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

- Scheduled Ancient Monument:** No
- Conservation Area:** Yes
- Listed Building :** No
- Historic Parks and Gardens :** No
- Archaeological Sites: :** Yes
- Local Interest Buildings:** Yes

Constraints (Ecology):

- SSSI:** No
- Open Space Network:** No
- Ancient Woodland:** No
- Local Nature Reserve:** No
- Local Wildlife Sites:** No
- TPOs:** No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 15 dwelling/s

Proposed Yield 2024/29: 15 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Date first added to SHLAA:
23/05/2023

Easting: 457705 **Northing:** 339899

Last updated date:



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 7 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Aspley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01833/PFUL3

LAPP Reference:

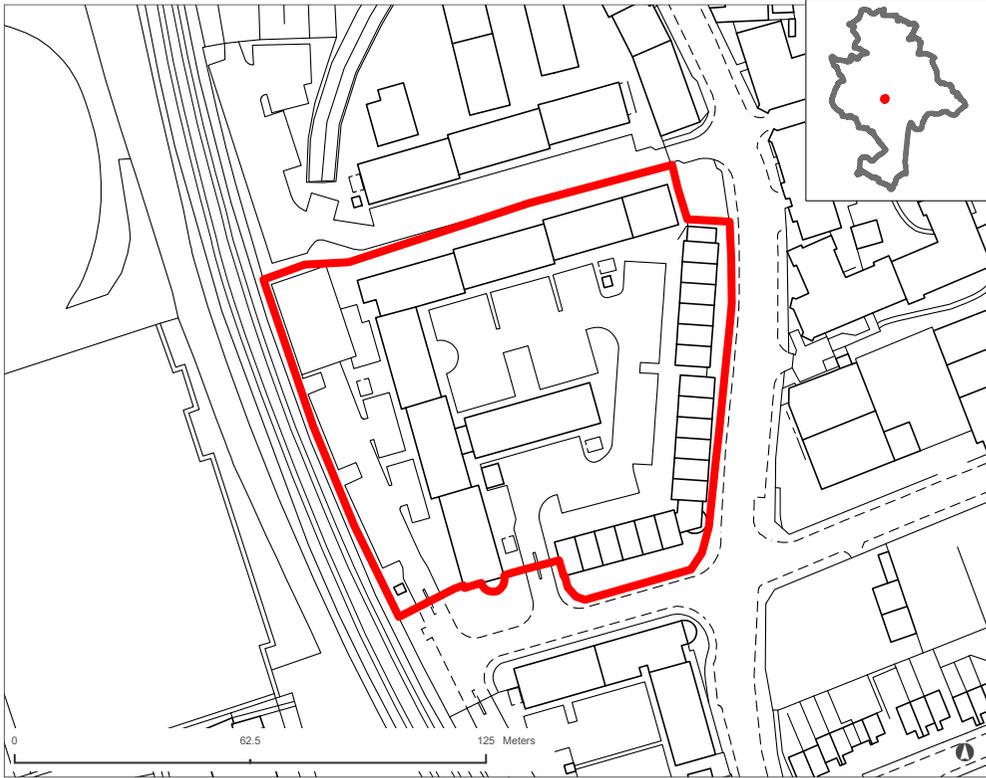
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 453072 **Northing:** 342410

Last updated date:

Site ID: 2611 Madison Court, Estates Office, Derwent Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 8 dwelling/s

Proposed Yield 2024/29: 8 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**22/01615/PFUL3

LAPP Reference:

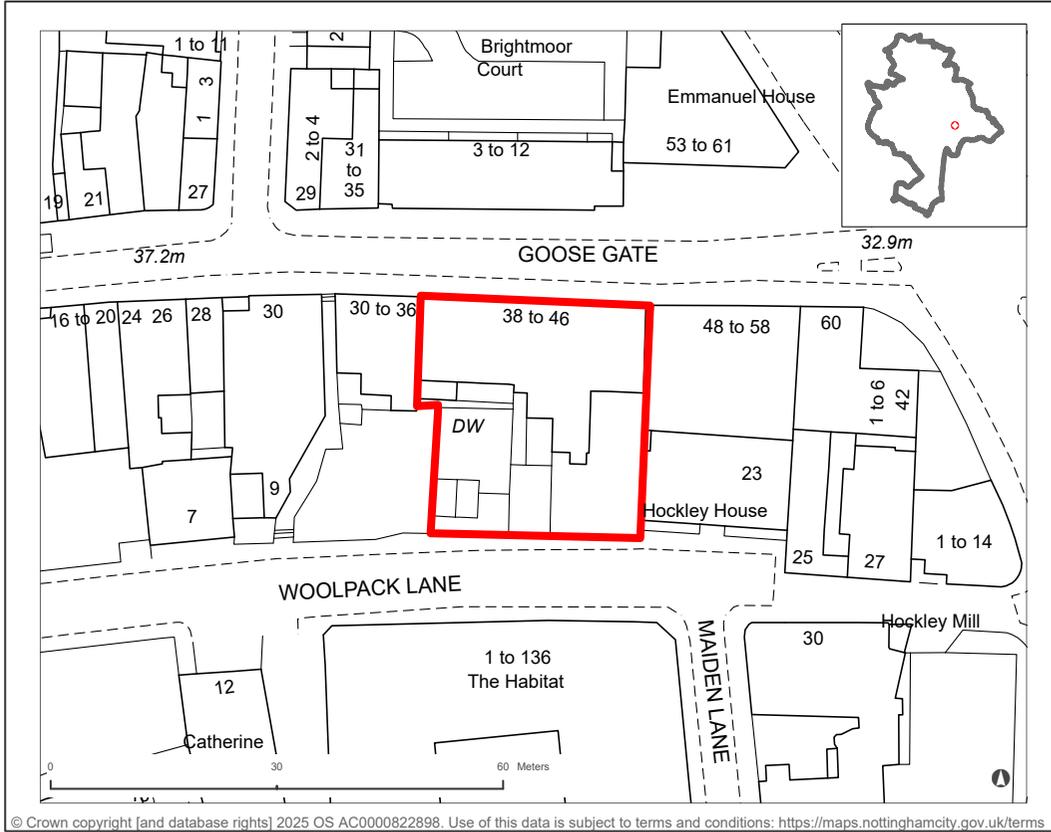
**Overcoming non-standard
constraints**

Date first added to SHLAA:
23/05/2023

Easting: 455039 **Northing:** 339918

Last updated date:

Site ID: 2612 38-46 Goose Gate, Nottingham, NG1 1FF



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 66 dwelling/s

Proposed Yield 2024/29: 66 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission, Timescales confirmed by Development Management

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01479/PFUL3

LAPP Reference:

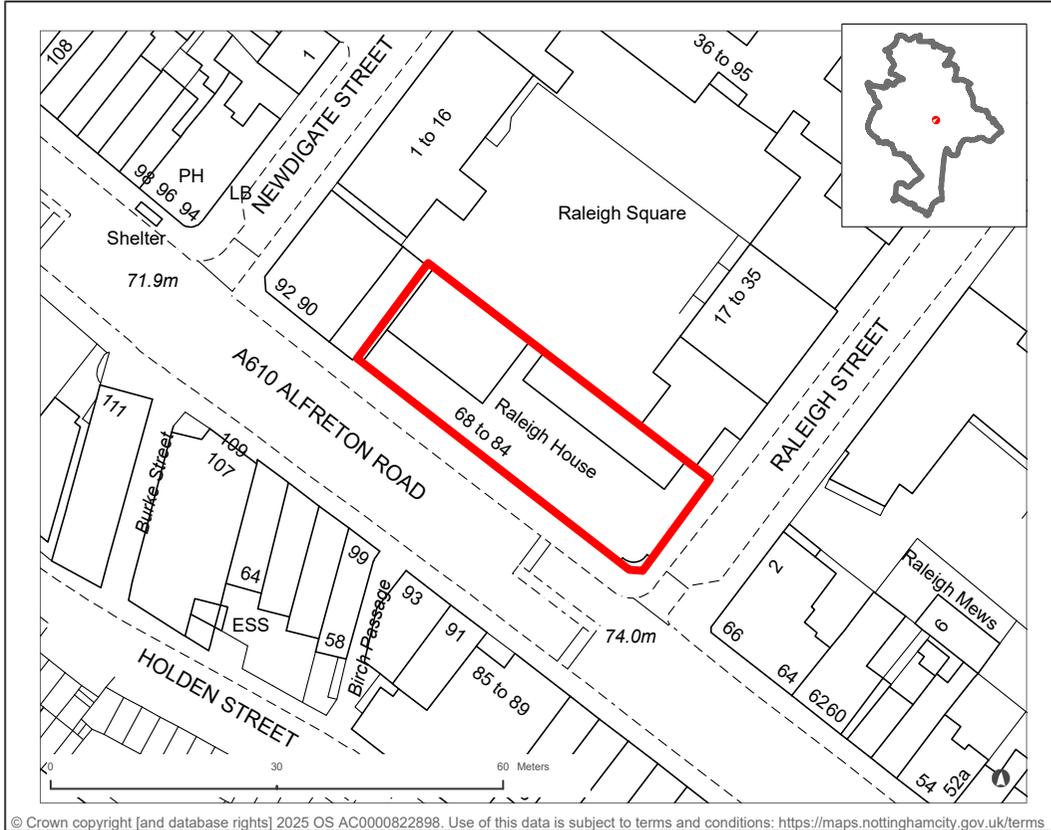
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 457755 **Northing:** 339930

Last updated date:

Site ID: 2614 Raleigh House, 68 - 84 Alferton Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 31 dwelling/s

Proposed Yield 2024/29: 31 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00899/PFUL3

LAPP Reference:

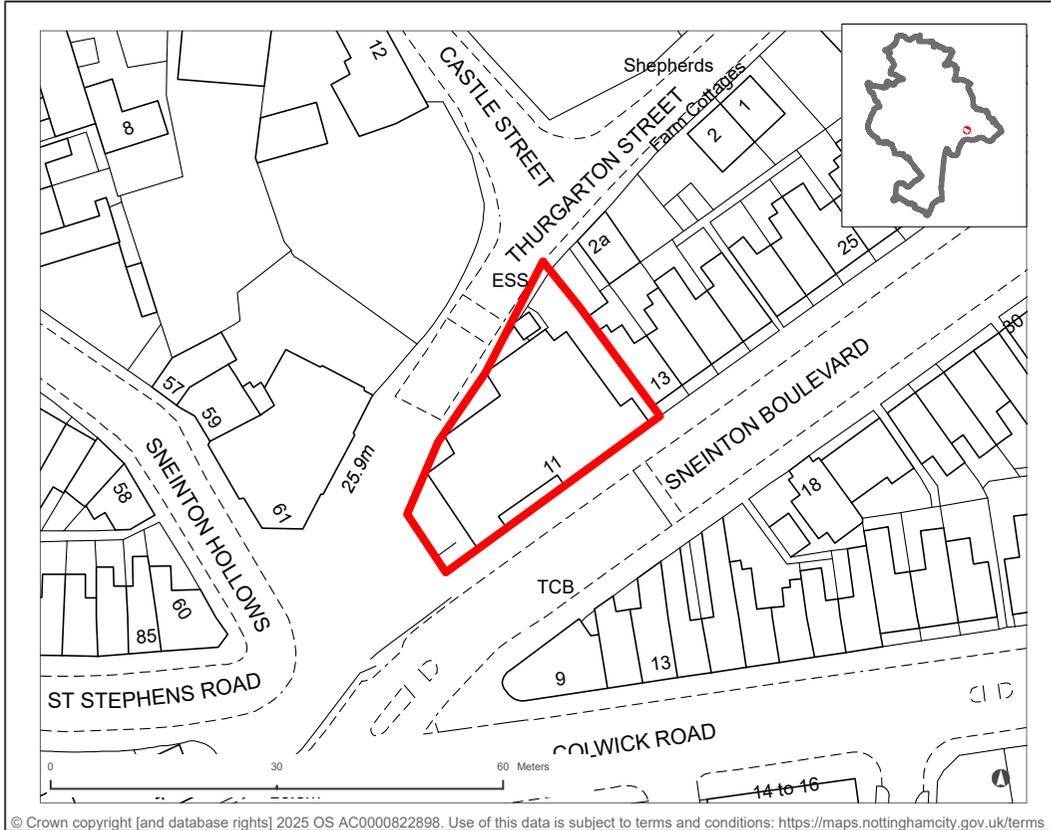
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 456235 **Northing:** 340343

Last updated date:

Site ID: 2618 11 Sneinton Boulevard, Nottingham, NG2 4FD



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Overall Conclusion: Deliverable

Ward: Dales

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00562/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 14 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

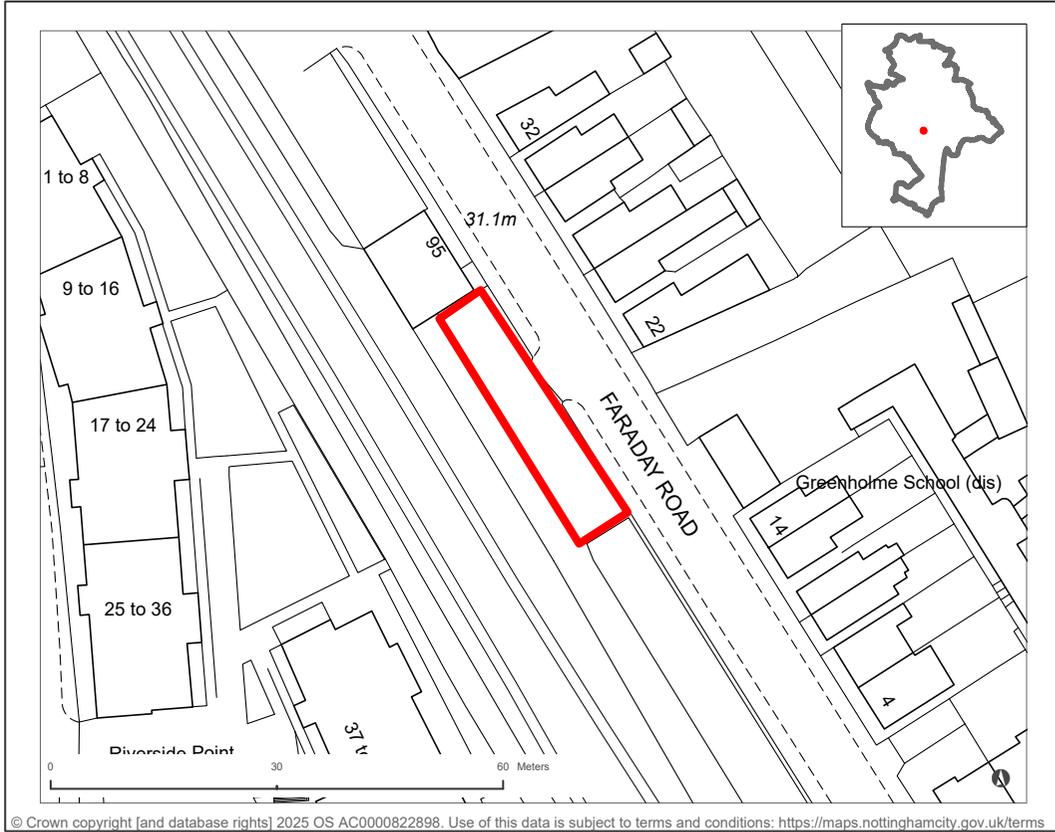
Date first added to SHLAA:

23/05/2023

Easting: 458725 **Northing:** 339526

Last updated date:

Site ID: 2619 Land South East Of 95 Faraday Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/01671/PFUL3

LAPP Reference:

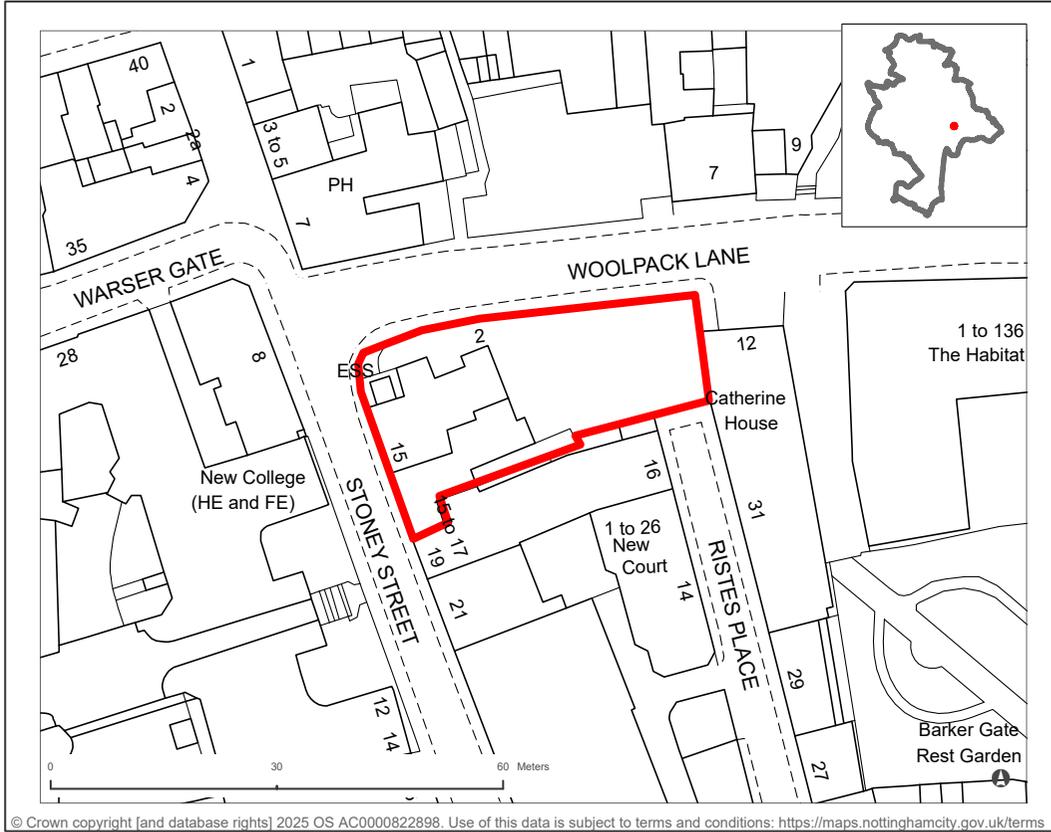
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 455227 **Northing:** 339483

Last updated date:

Site ID: 2620 15 - 17 Stoney Street, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 10 dwelling/s

Proposed Yield 2024/29: 10 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01446/PFUL3

LAPP Reference:

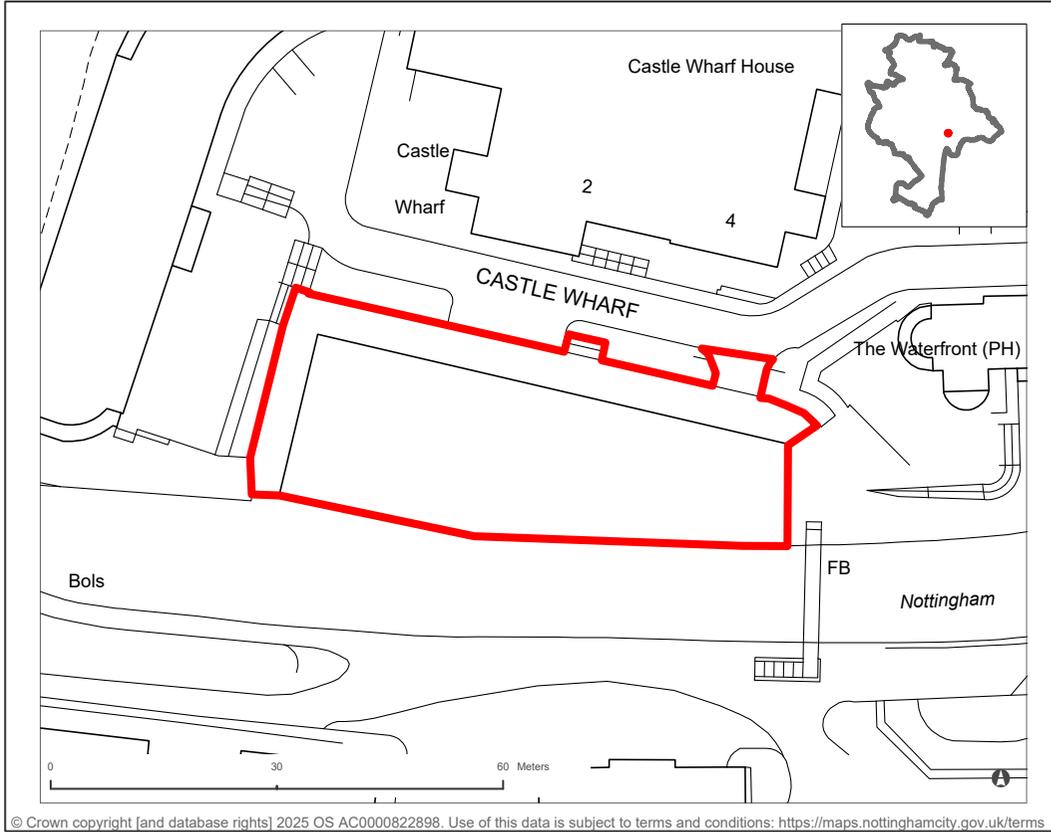
Overcoming non-standard constraints

Date first added to SHLAA:
23/05/2023

Easting: 457659 **Northing:** 339856

Last updated date:

Site ID: 2622 British Waterways Building Castle Wharf



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 95 dwelling/s

Proposed Yield 2024/29: 95 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: Under
Construction

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**21/02662/PFUL3

LAPP Reference:

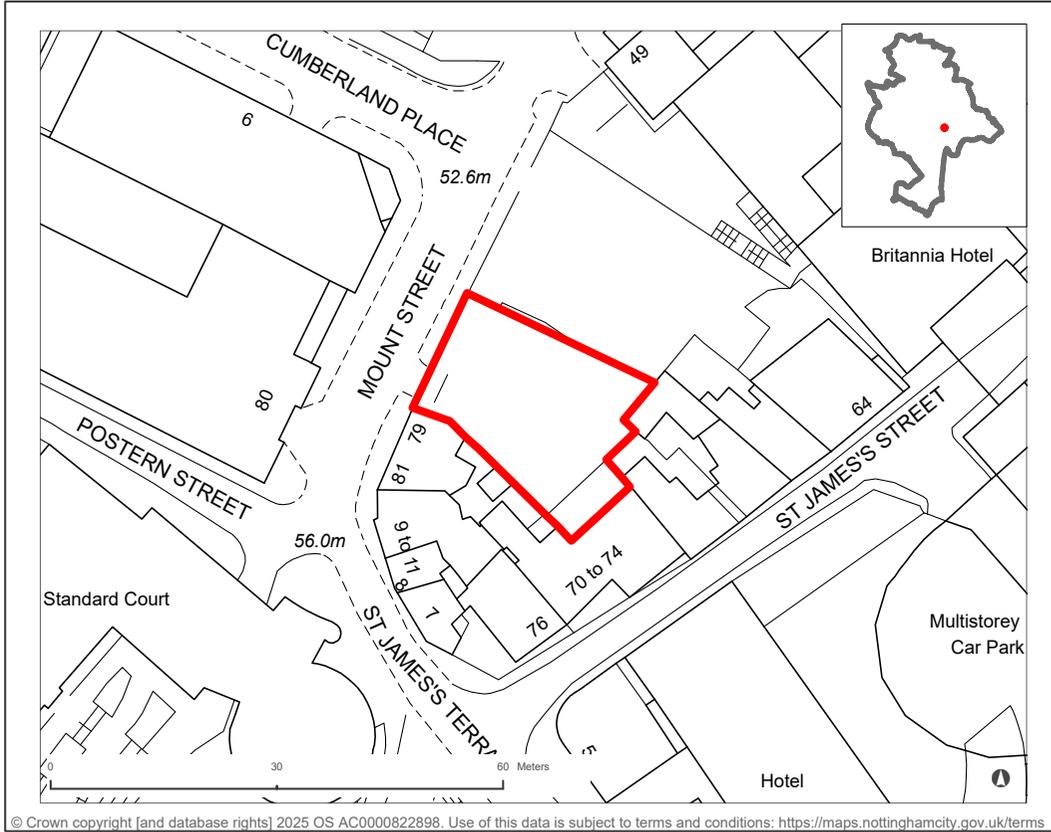
**Overcoming non-standard
constraints**

Date first added to SHLAA:

Easting: 457159 **Northing:** 339310

Last updated date:

Site ID: 2628 Rear of 70-74 St James's Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Permission for 11 dwellings

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/02458/PFUL3

LAPP Reference:

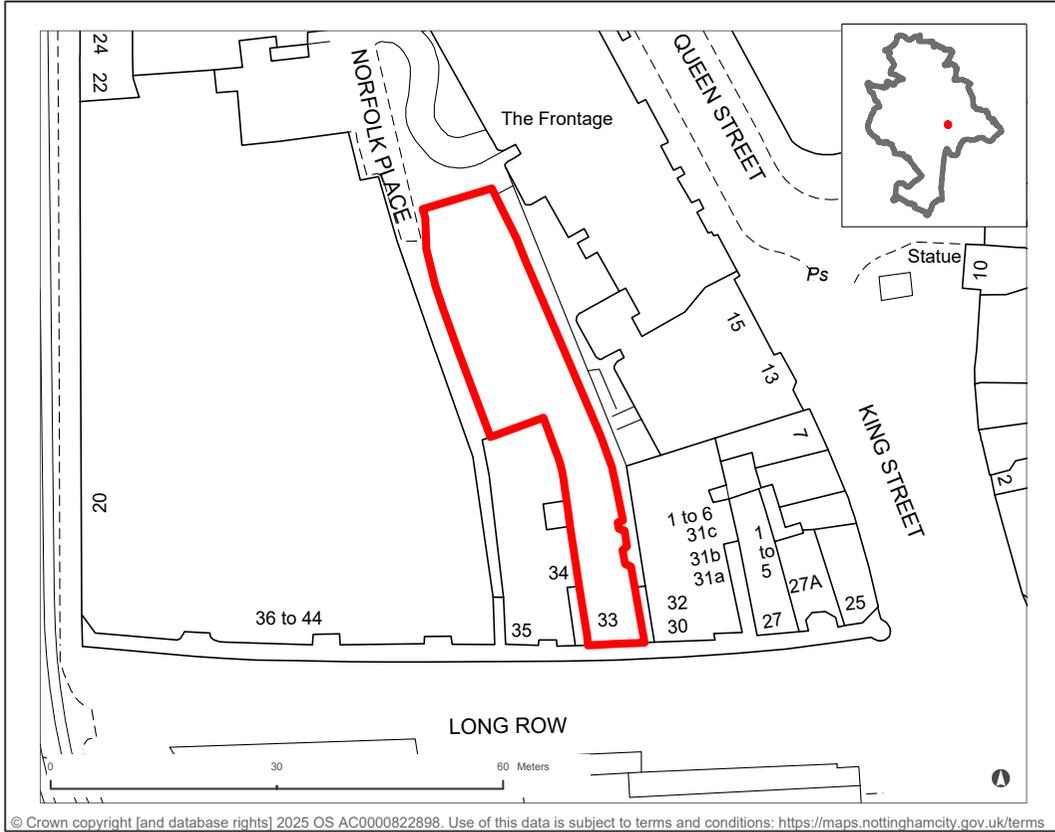
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 456879 **Northing:** 339762

Last updated date:

Site ID: 2630 33 First To Third Floors Over Long Row, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/02420/PFUL3

LAPP Reference:

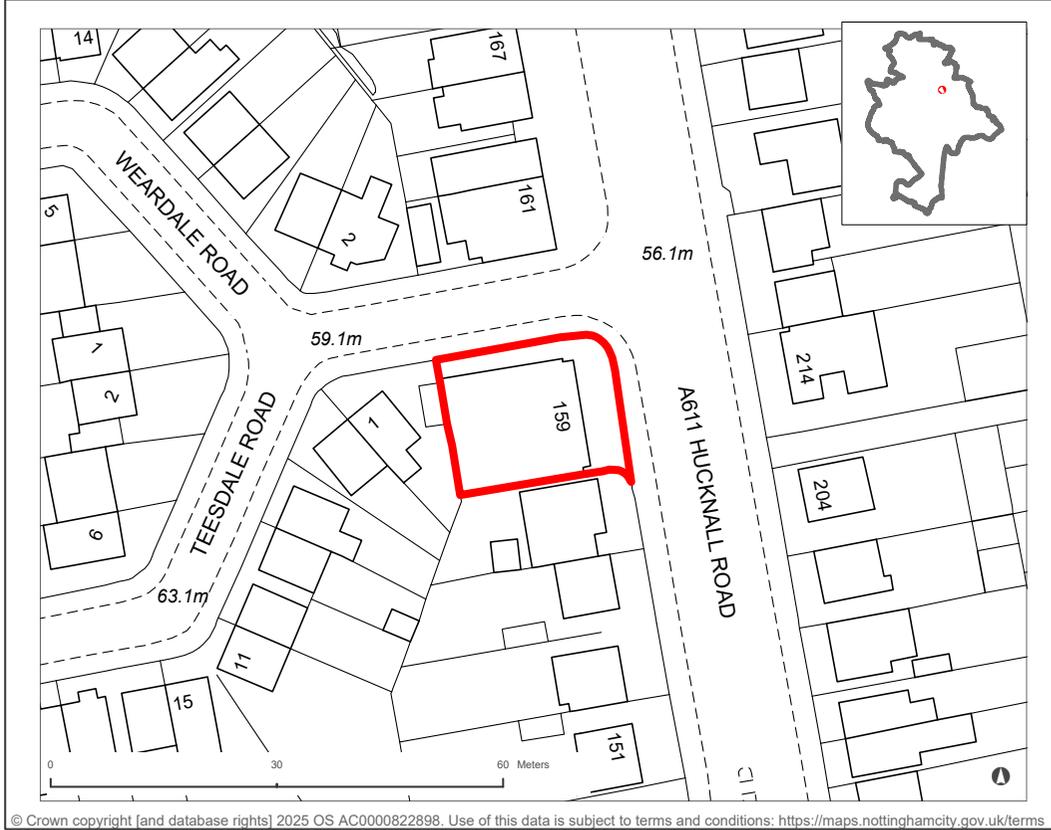
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457186 **Northing:** 339973

Last updated date:

Site ID: 2631 159 Hucknall Road, Nottingham, NG5 1FD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01525/PFUL3

LAPP Reference:

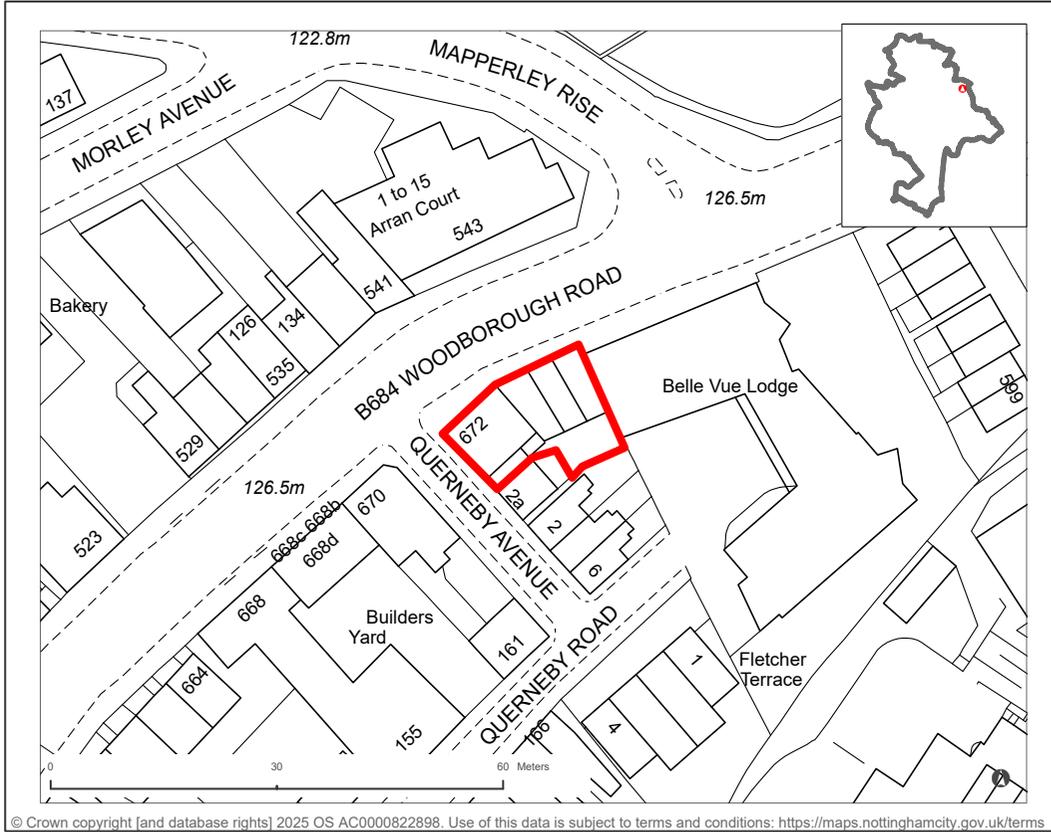
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 456717 **Northing:** 342605

Last updated date:

Site ID: 2632 672 - 678 Woodborough Road, Nottingham, NG3 5FS



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/00180/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 5 dwelling/s

Proposed Yield 2024/29: 5 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

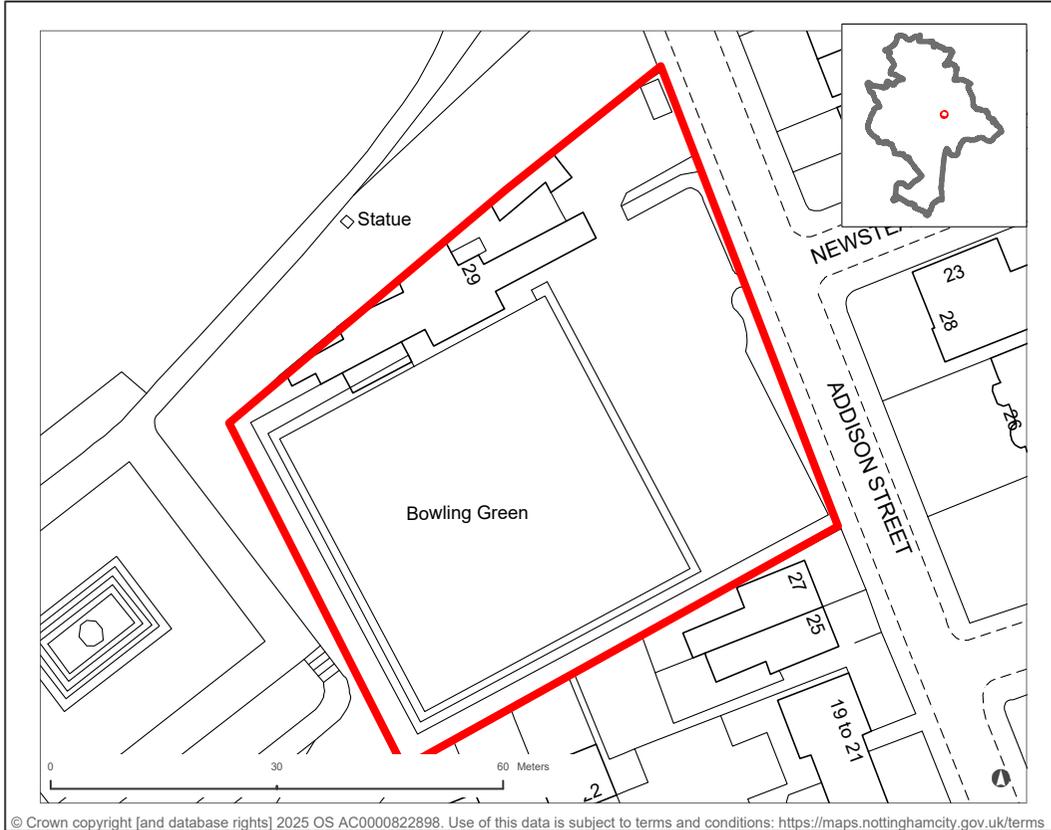
Reasoned Justification:

Date first added to SHLAA:

Easting: 458368 **Northing:** 342863

Last updated date:

Site ID: 2633 29 Addison Street, Nottingham, NG1 4HB



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 29 dwelling/s

Proposed Yield 2024/29: 29 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00779/PFUL3

LAPP Reference:

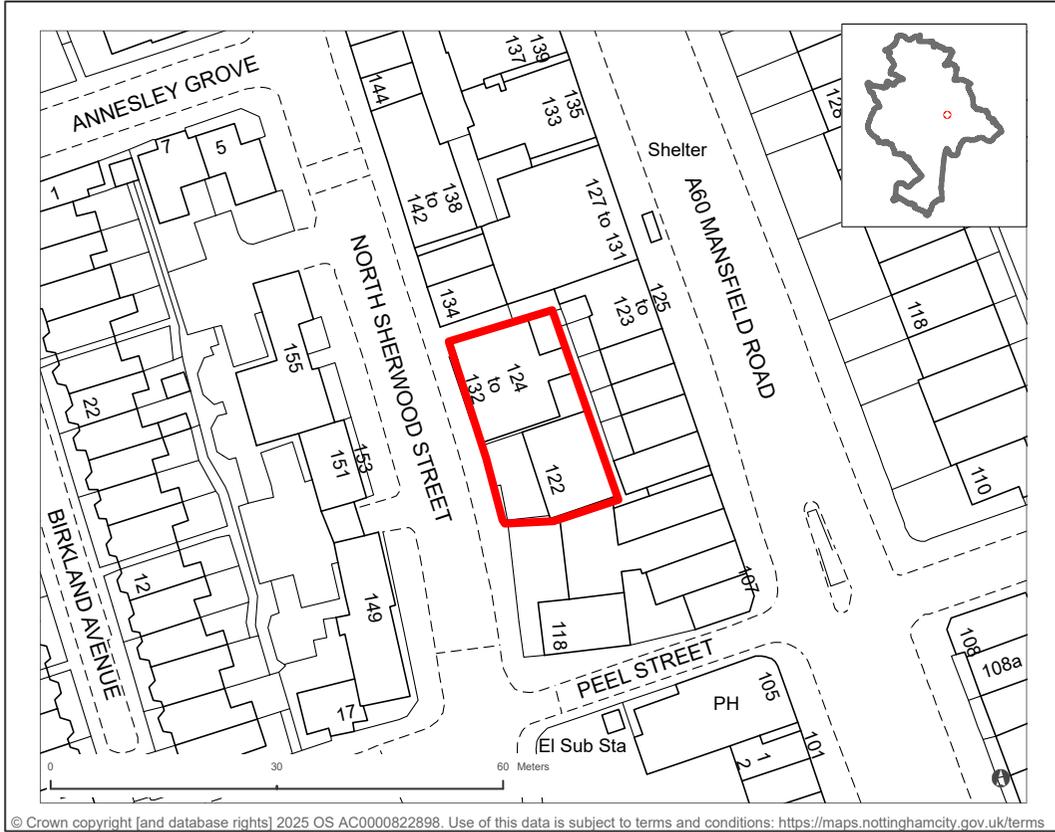
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 456921 **Northing:** 340775

Last updated date:

Site ID: 2634 122 - 132 North Sherwood Street, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 3 dwelling/s

Proposed Yield 2024/29: 3 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00214/PFUL3

LAPP Reference:

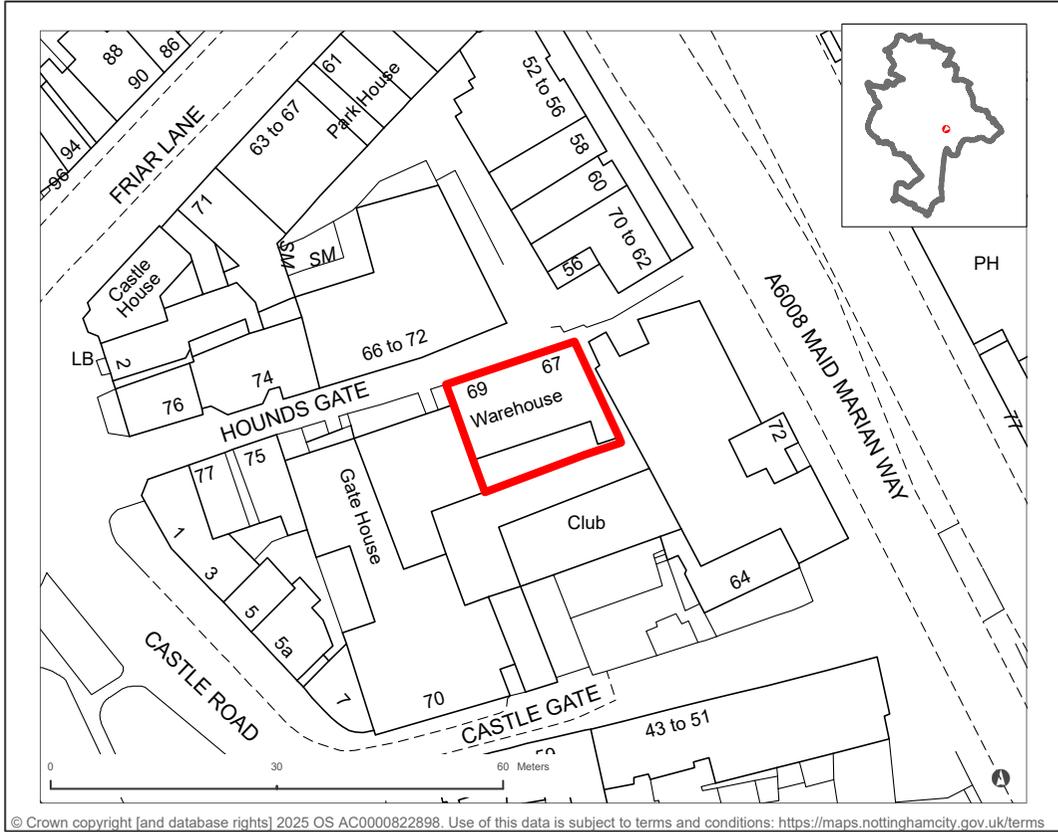
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457127 **Northing:** 340746

Last updated date:

Site ID: 2635 67 - 69 Hounds Gate, Nottingham, NG1 6BB



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status:

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02448/PFUL3

LAPP Reference:

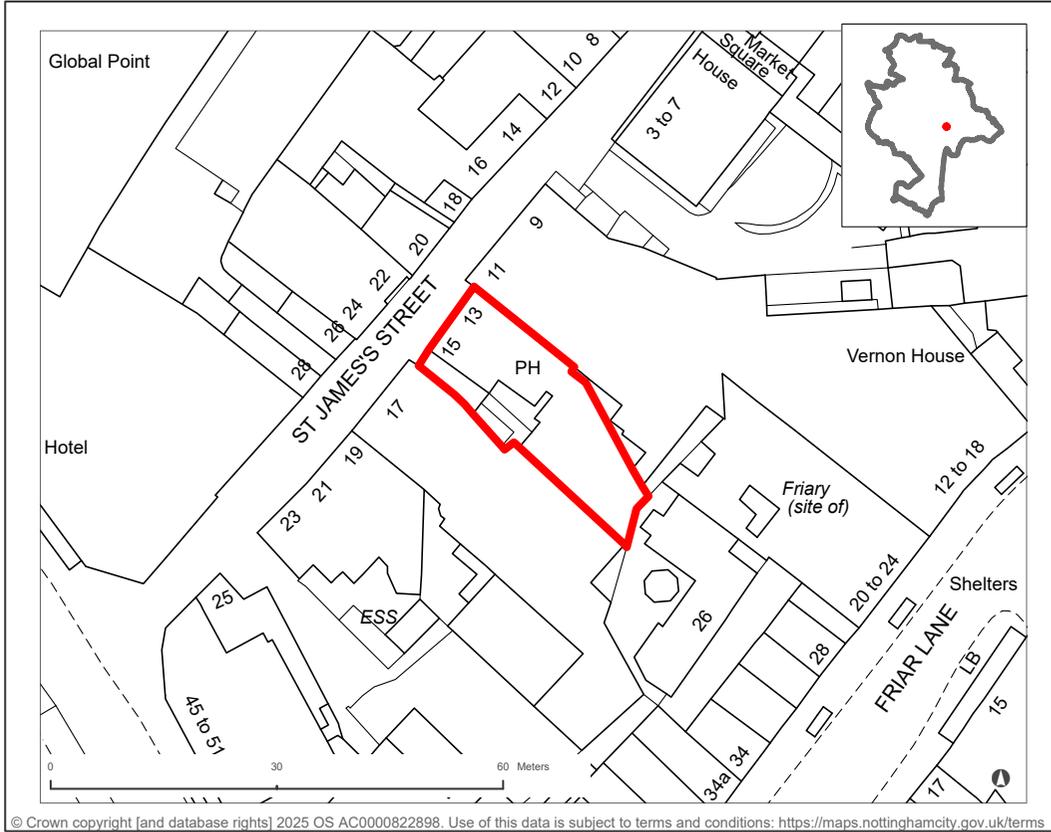
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457037 **Northing:** 339616

Last updated date:

Site ID: 2637 13-15 St James's Street, Nottingham, NG1 6FH



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 7 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00088/PFUL3

LAPP Reference:

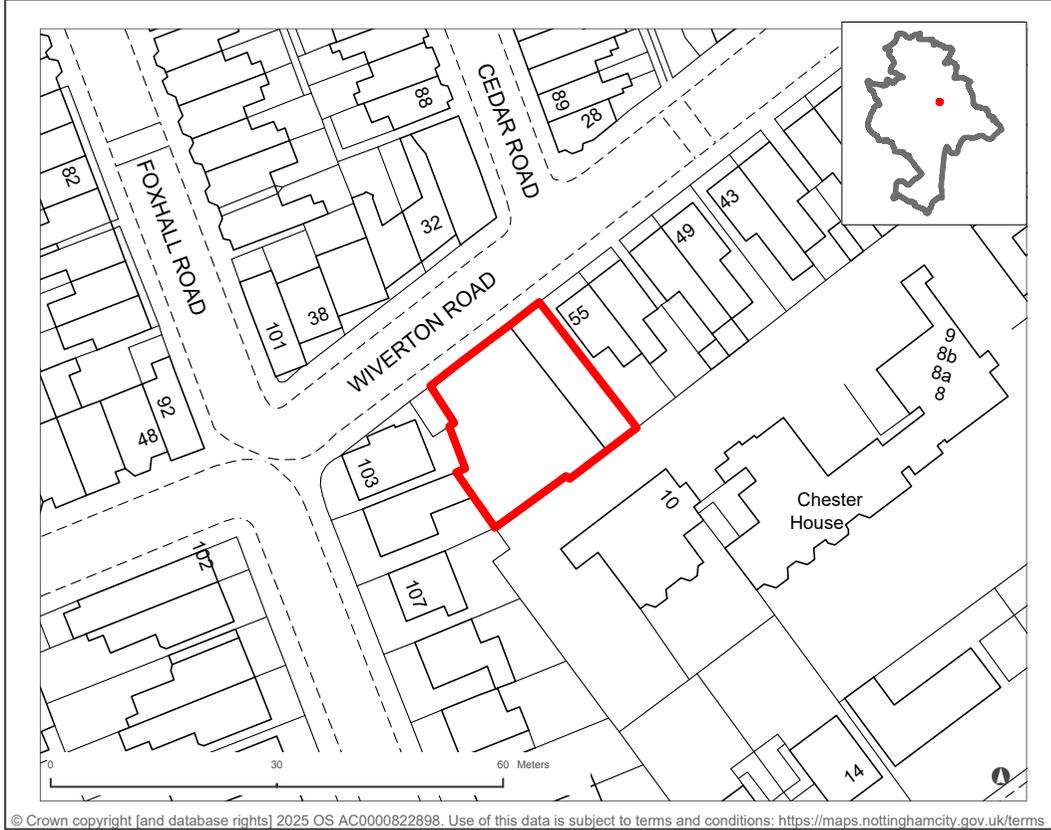
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457056 **Northing:** 339828

Last updated date:

Site ID: 2638 57 Wiverton Road, Nottingham, NG7 6NQ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00502/PFUL3

LAPP Reference:

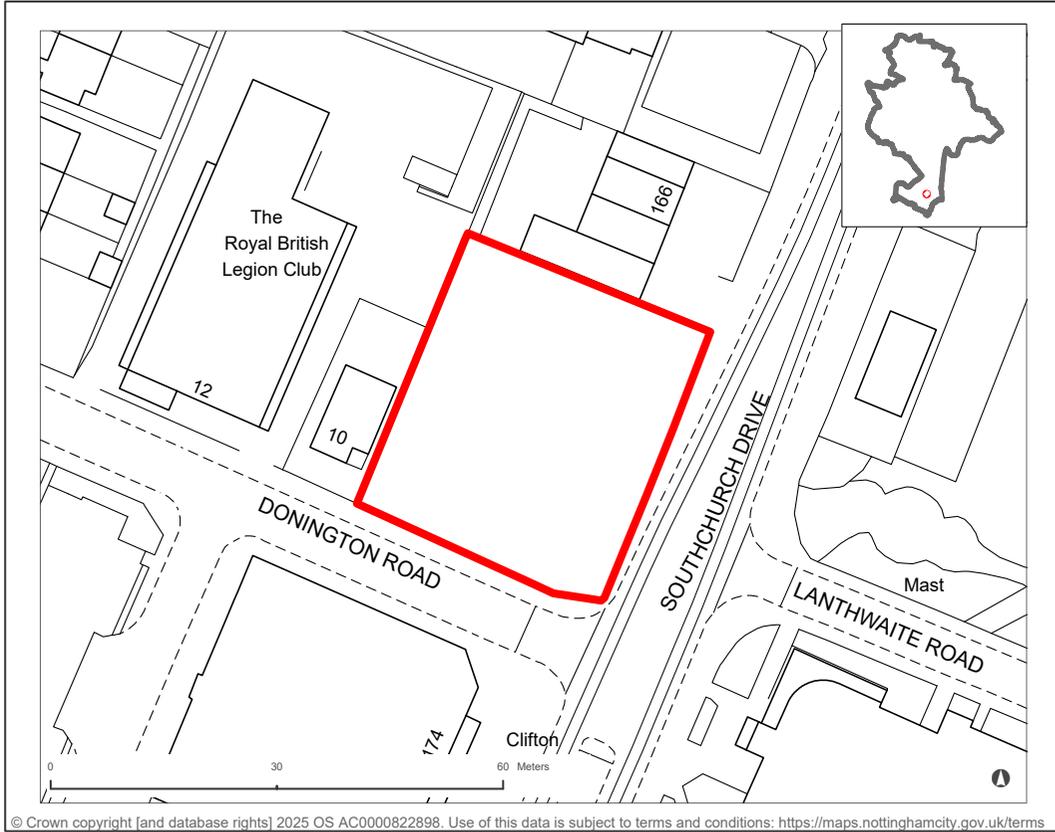
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 456514 **Northing:** 341621

Last updated date:

Site ID: 2639 172 Southchurch Drive, Nottingham NG11 8AD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Clifton East

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00997/PFUL3

LAPP Reference:

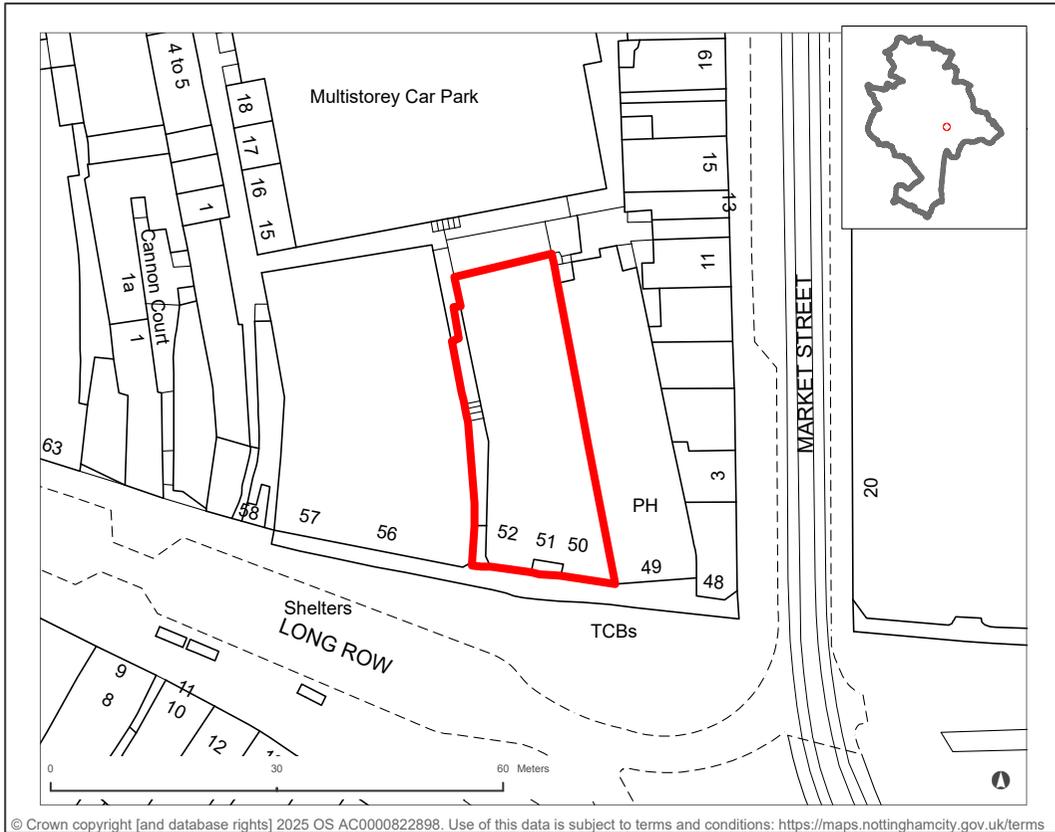
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 455470 **Northing:** 334398

Last updated date:

Site ID: 2640 Shell For 50 To 52 And 52A Long Row, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00411/PFUL3

LAPP Reference:

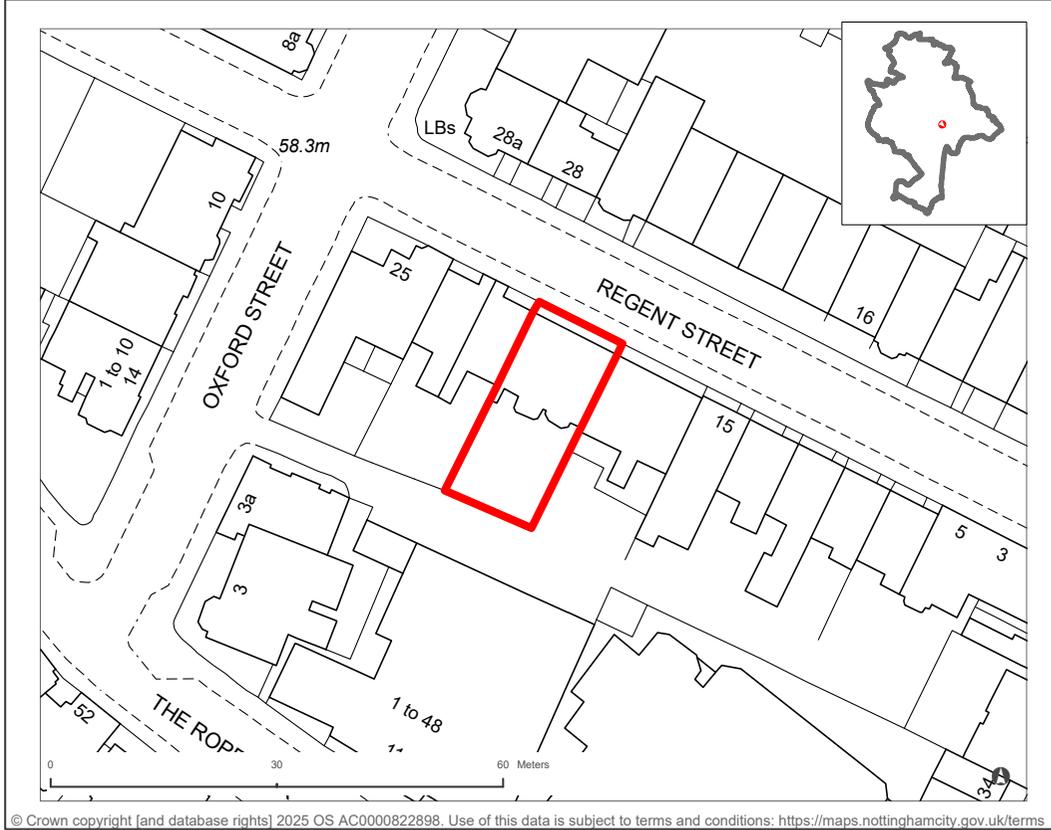
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457087 **Northing:** 339959

Last updated date:

Site ID: 2641 19 Regent Street, Nottingham NG1 5BS



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Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01259/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 6 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

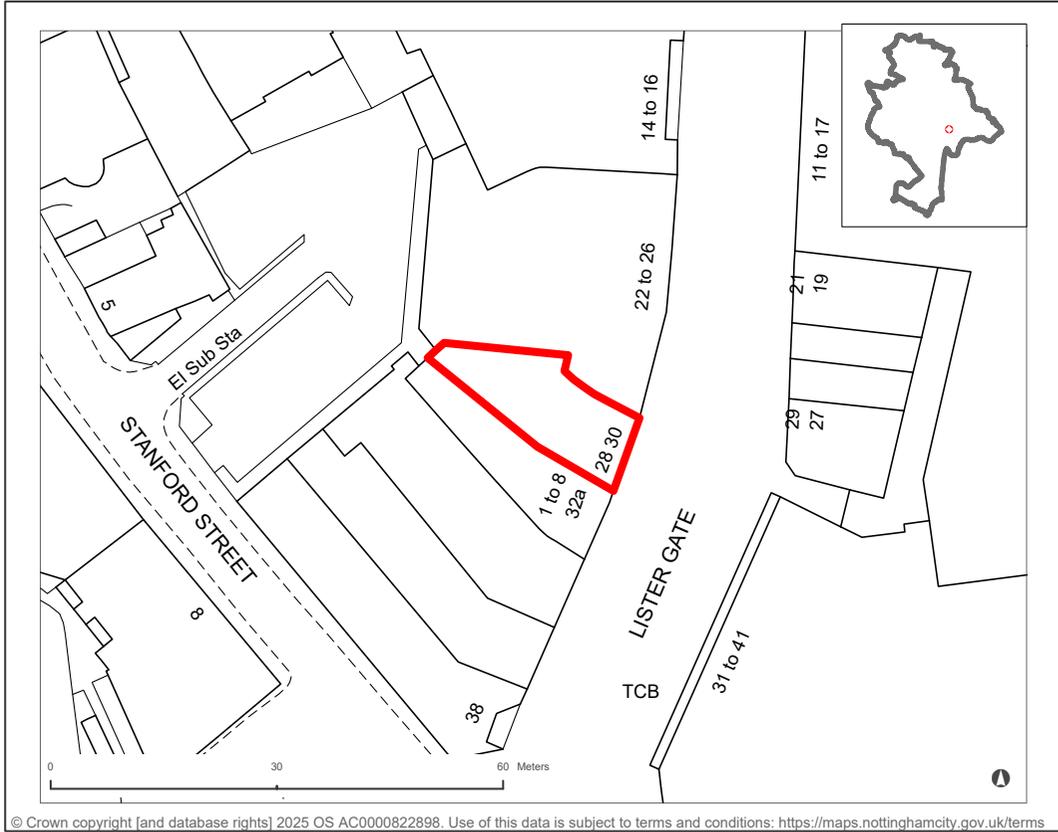
Reasoned Justification:

Date first added to SHLAA:

Easting: 456722 **Northing:** 339833

Last updated date:

Site ID: 2643 28-30 Unit 1 Lister Gate, Nottingham,NG1 7DD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 14 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01040/PFUL3

LAPP Reference:

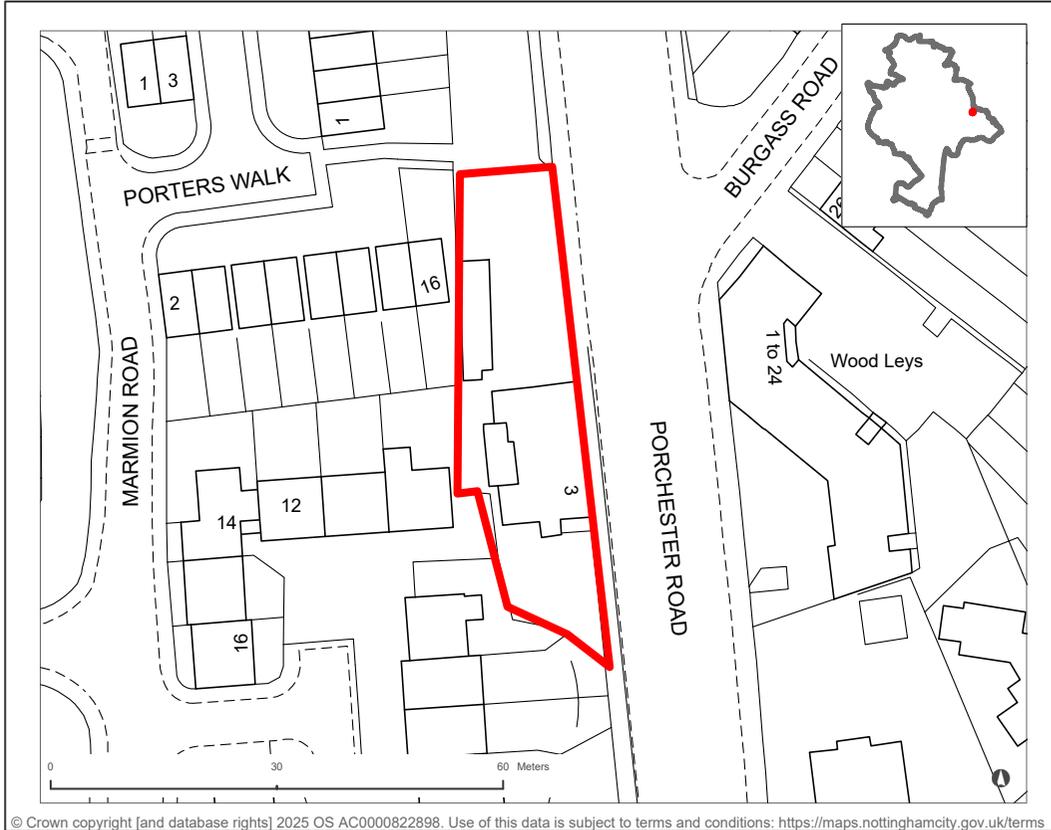
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457282 **Northing:** 339606

Last updated date:

Site ID: 2644 3 Porchester Road, Nottingham, NG3 6JH



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 8 dwelling/s

Proposed Yield 2024/29: 8 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01654/PFUL3

LAPP Reference:

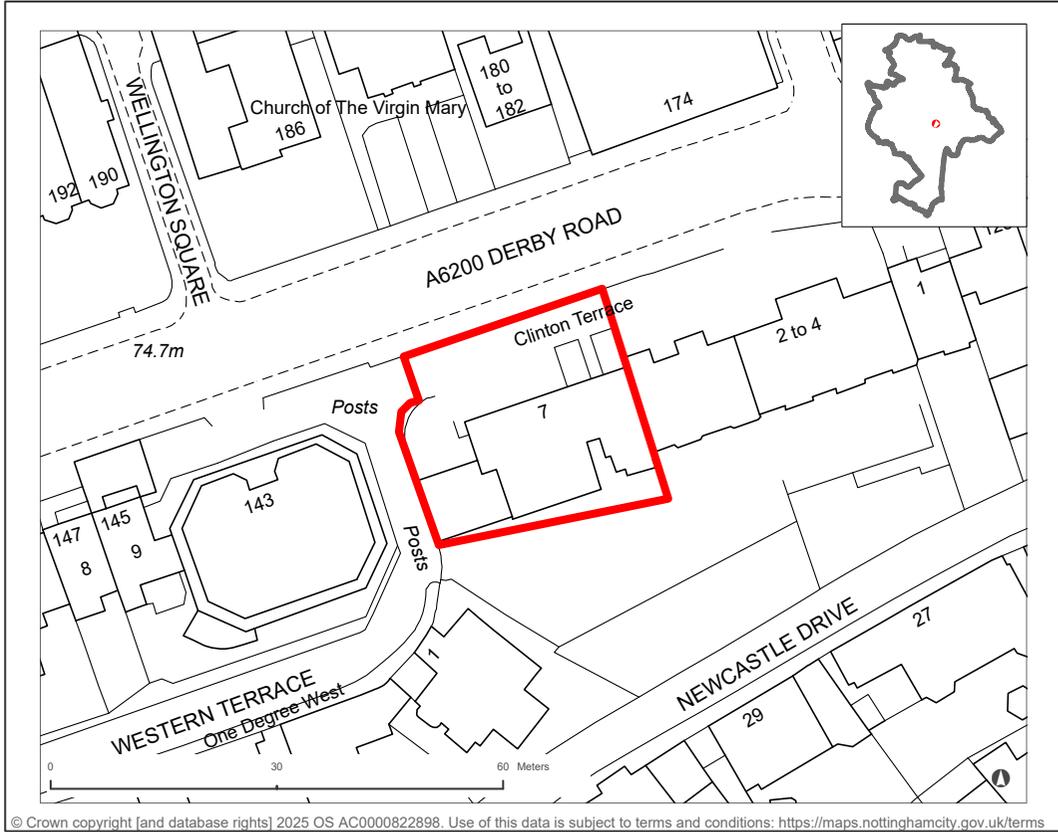
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 459174 **Northing:** 341035

Last updated date:

Site ID: 2645 8 Clinton Terrace, Derby Road, Nottingham, NG7 1LY



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 15 dwelling/s

Proposed Yield 2024/29: 15 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00587/PFUL3

LAPP Reference:

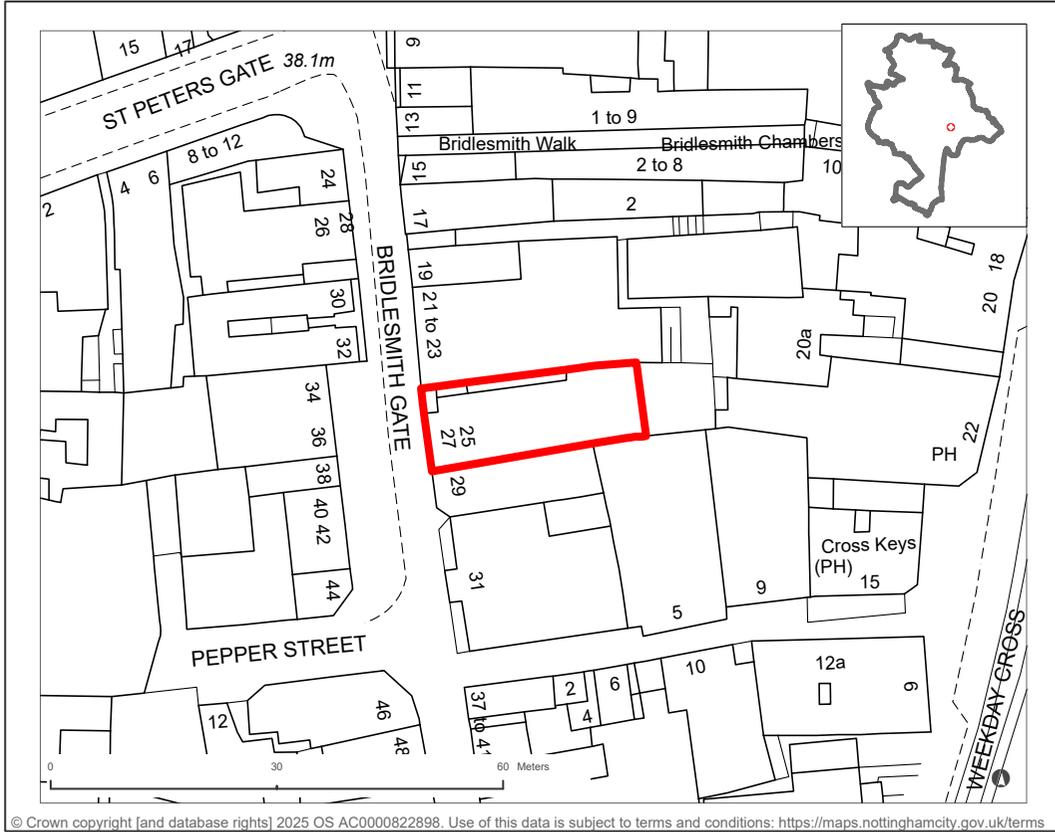
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 456228 **Northing:** 340040

Last updated date:

Site ID: 2646 25 Bridlesmith Gate, Nottingham, NG1 2GR



Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2024/29: 9 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00816/PFUL3

LAPP Reference:

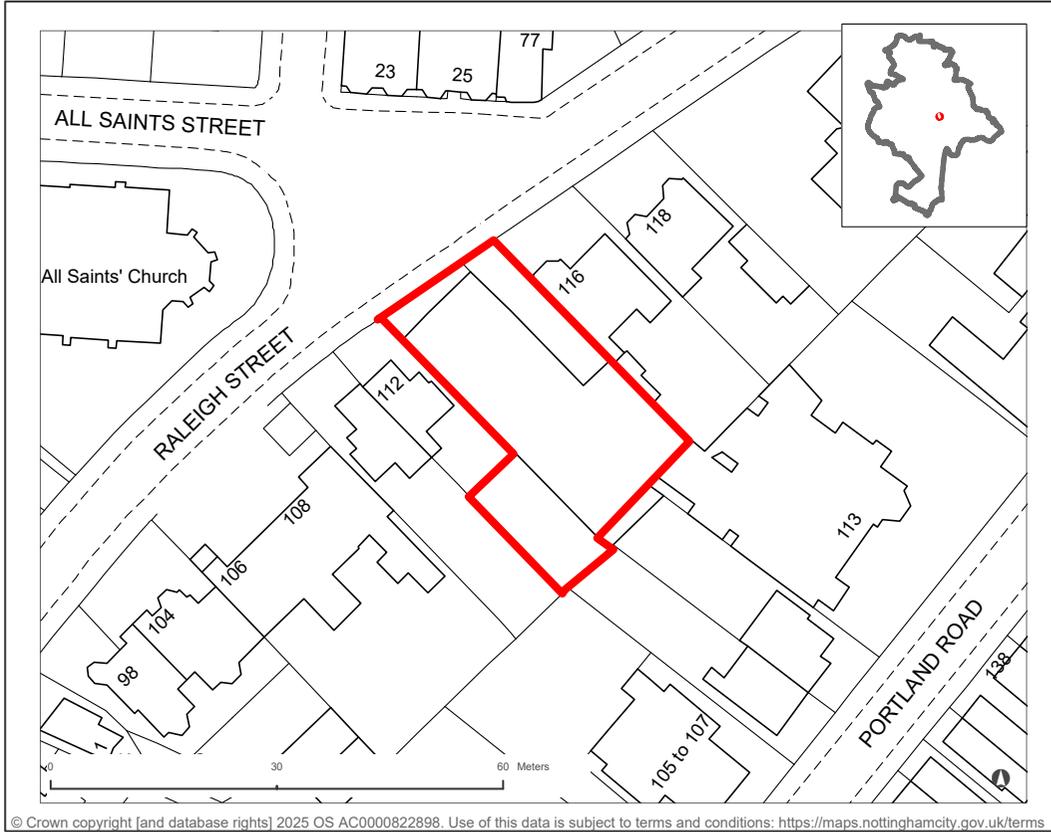
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 457419 **Northing:** 339768

Last updated date:

Site ID: 2648 114 Raleigh Street, Nottingham, NG7 4DJ



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Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00790/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 17 dwelling/s

Proposed Yield 2024/29: 17 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

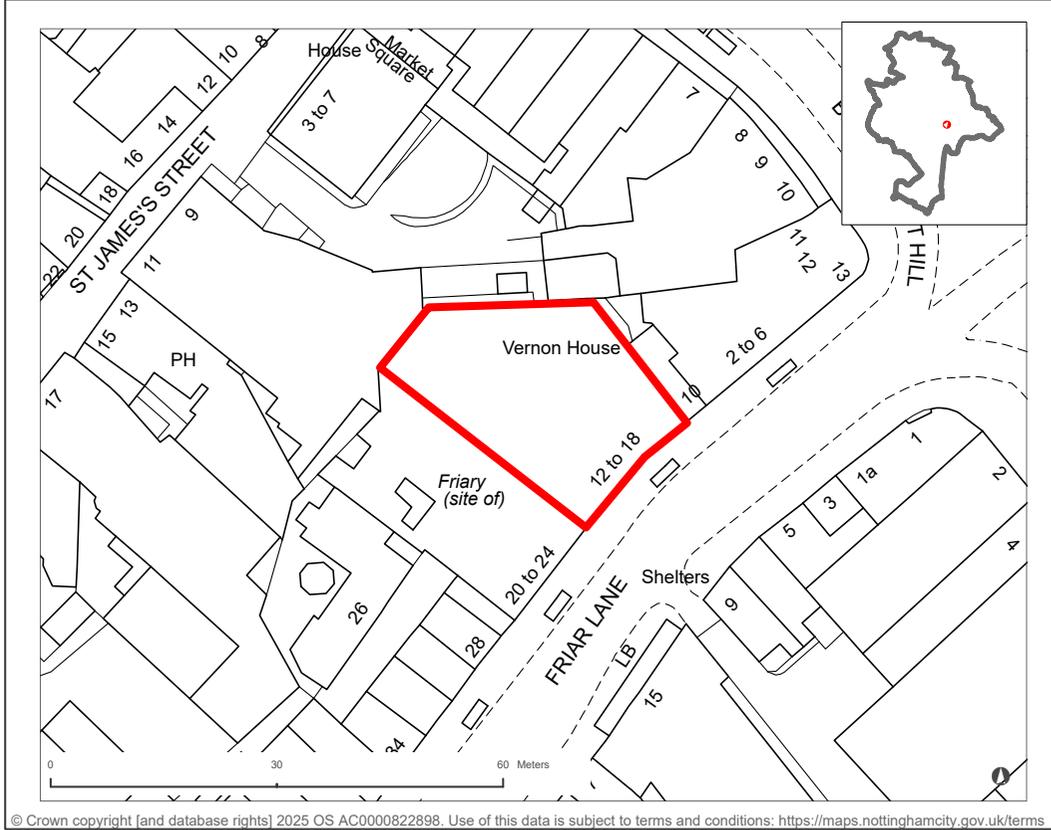
Date first added to SHLAA:

26/09/2024

Easting: 456498 **Northing:** 340642

Last updated date:

Site ID: 2649 12 - 18 Friar Lane, Nottingham, NG1 6DQ



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 10 dwelling/s

Proposed Yield 2024/29: 10 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Prior Approval

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**21/01752/PACPD

LAPP Reference:

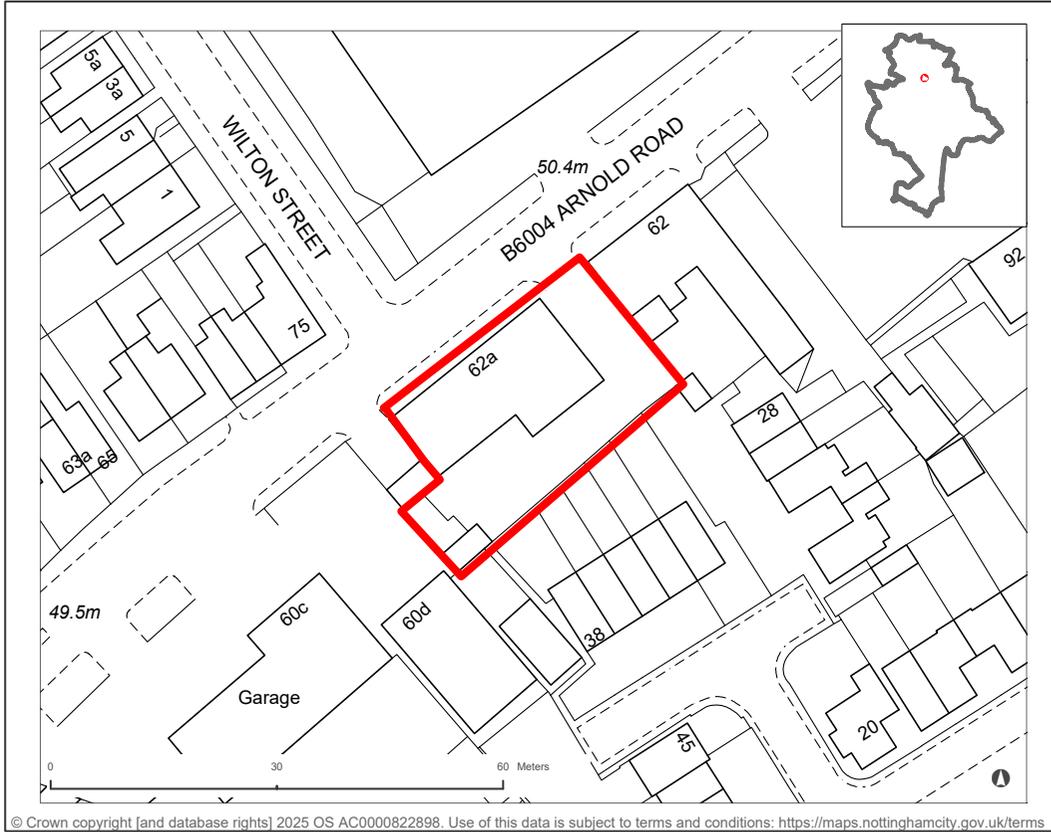
**Overcoming non-standard
constraints**

Date first added to SHLAA:
26/09/2024

Easting: 457109 **Northing:** 339817

Last updated date:

Site ID: 2650 62A Arnold Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 7 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/
PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

**Current or Previous Application
Ref:**23/00575/PFUL3

LAPP Reference:

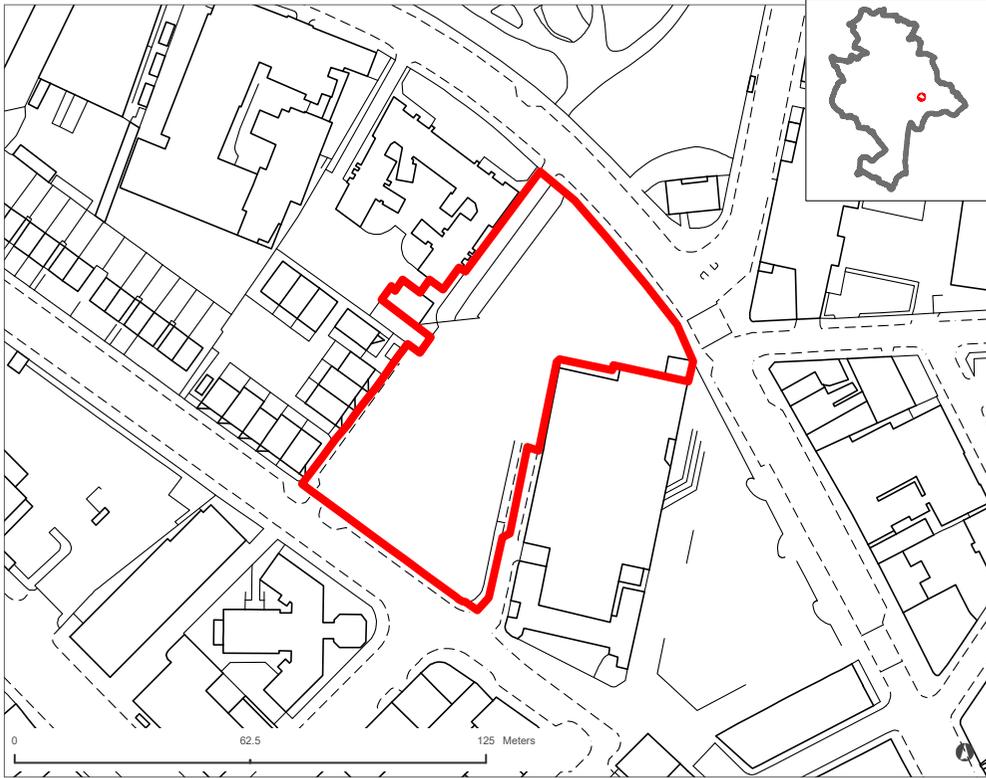
**Overcoming non-standard
constraints**

Date first added to SHLAA:
02/10/2024

Easting: 455302 **Northing:** 343724

Last updated date:

Site ID: 2651 Land Southeast Of Park View Court, Bath Street,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 26 dwelling/s

Proposed Yield 2024/29: 26 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01379/PFUL3

LAPP Reference:

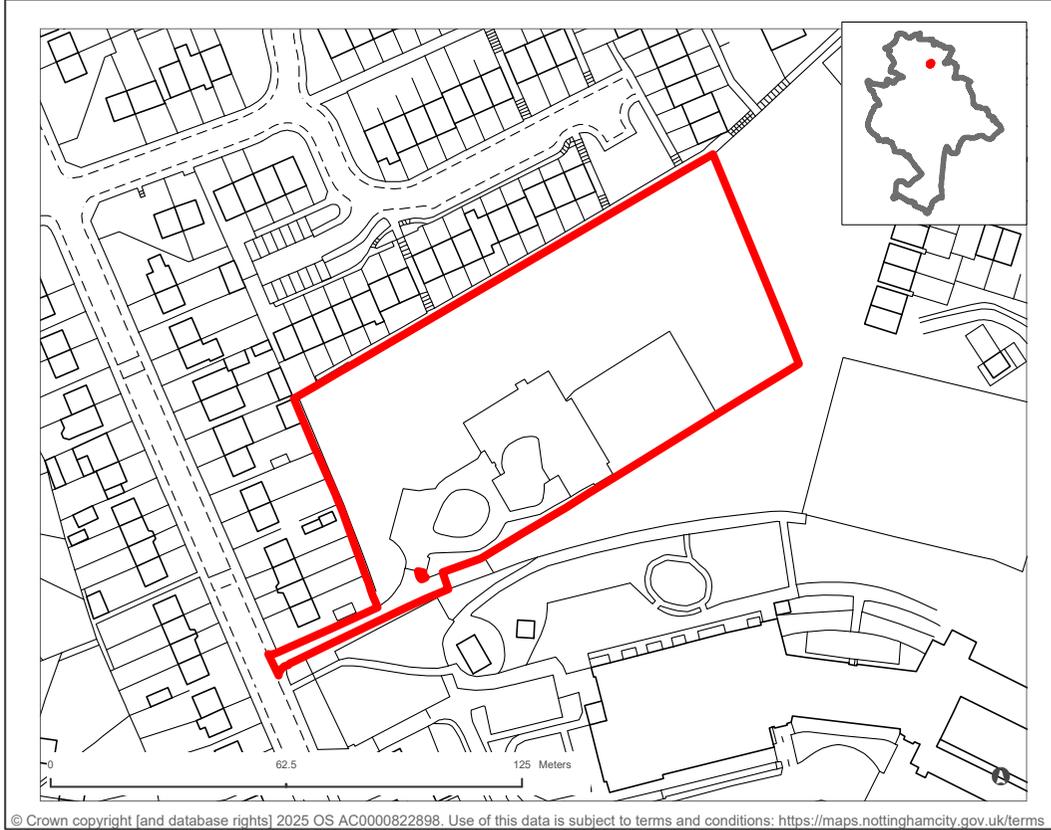
Overcoming non-standard constraints

Date first added to SHLAA:
02/10/2024

Easting: 457979 **Northing:** 340138

Last updated date:

Site ID: 2652 Site Of St Matthew On The Hill Church, Padstow Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 15 dwelling/s

Proposed Yield 2024/29: 15 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01745/PFUL3

LAPP Reference:

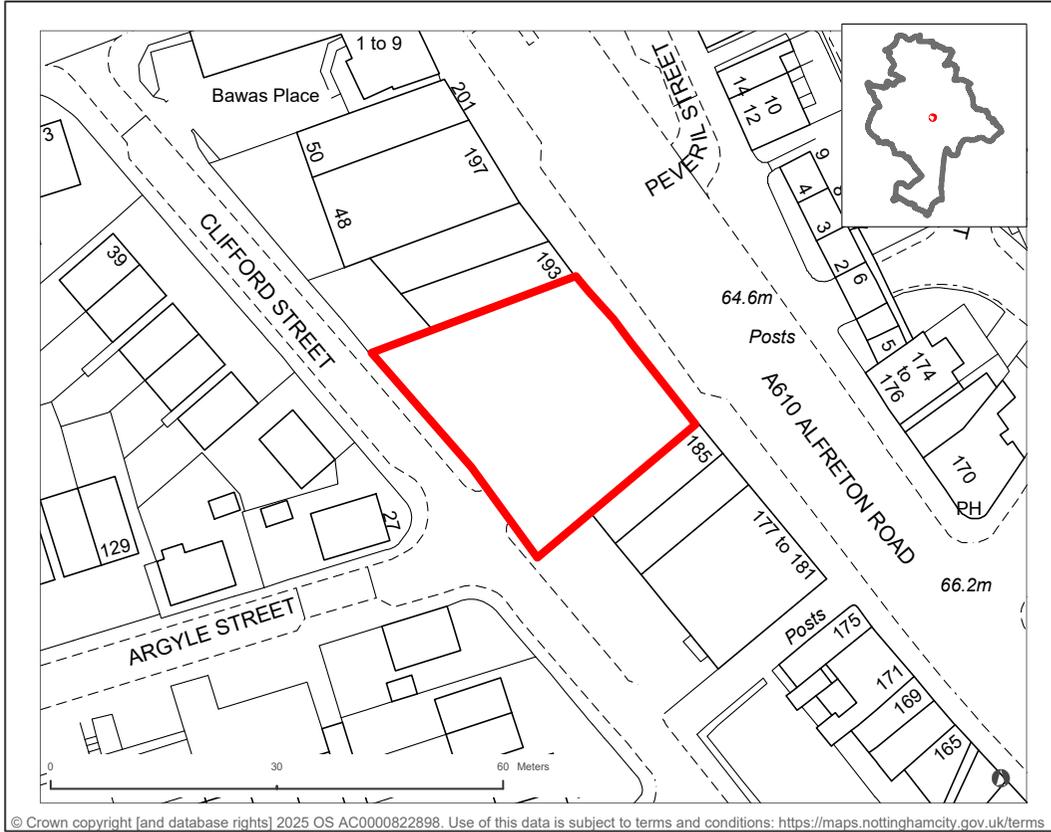
Overcoming non-standard constraints

Date first added to SHLAA:
02/10/2024

Easting: 455764 **Northing:** 344662

Last updated date:

Site ID: 2653 The Douglas Bar, 191 Alfreton Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 25 dwelling/s

Proposed Yield 2024/29: 25 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01976/PFUL3

LAPP Reference:

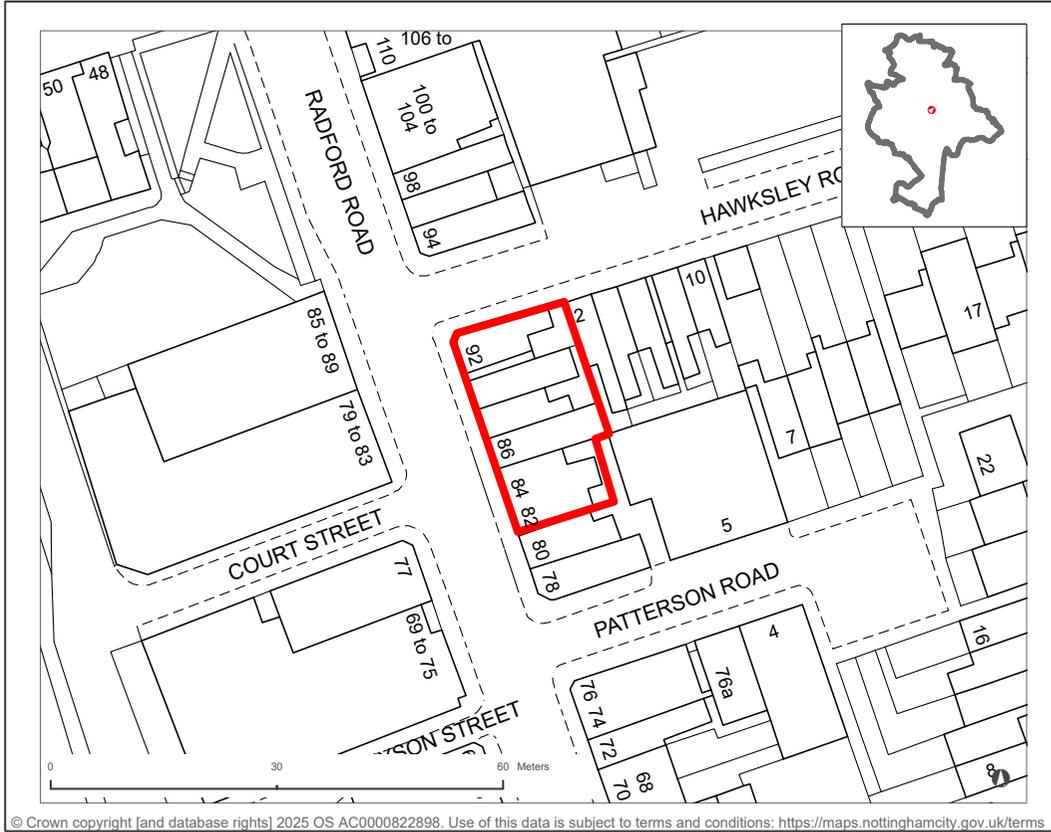
Overcoming non-standard constraints

Date first added to SHLAA:
02/10/2024

Easting: 455976 **Northing:** 340540

Last updated date:

Site ID: 2654 86 And Flat Over Radford Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 11 dwelling/s

Proposed Yield 2024/29: 11 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00964/PFUL3

LAPP Reference:

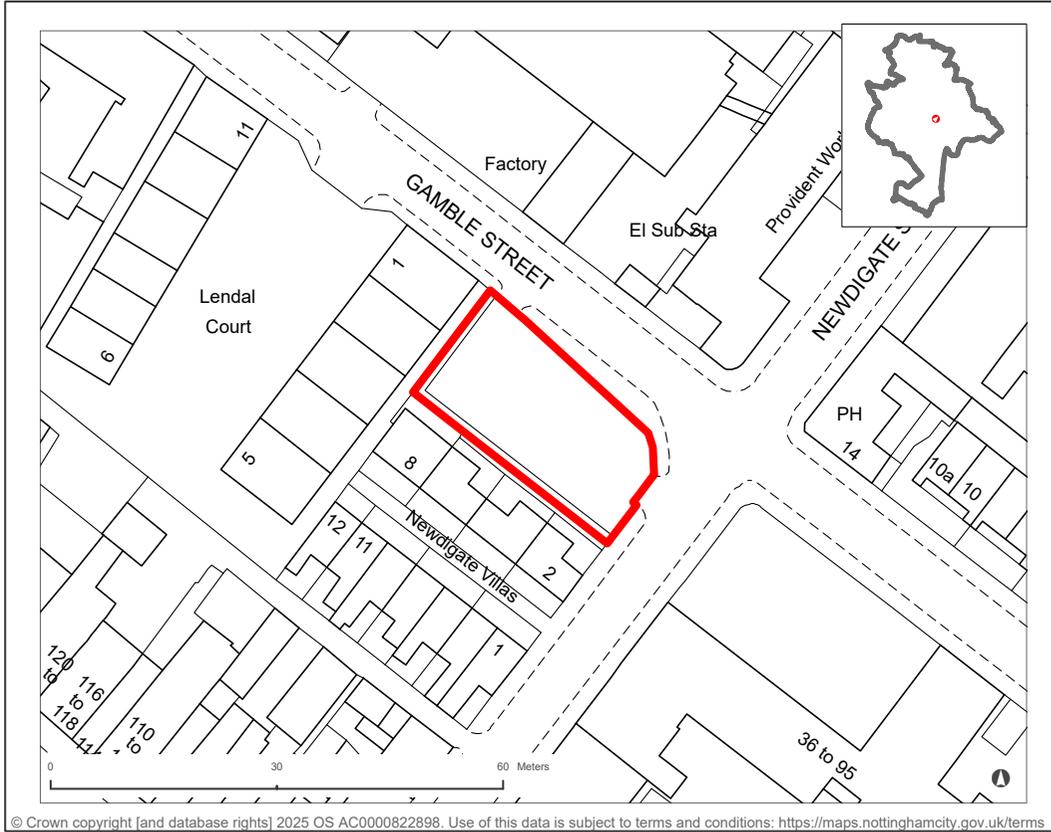
Overcoming non-standard constraints

Easting: 455872 **Northing:** 341133

Date first added to SHLAA:
02/10/2024

Last updated date:

Site ID: 2655 Car Park At Western Junction Of Gamble Street, Nottingham



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Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/02435/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 10 dwelling/s

Proposed Yield 2024/29: 10 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

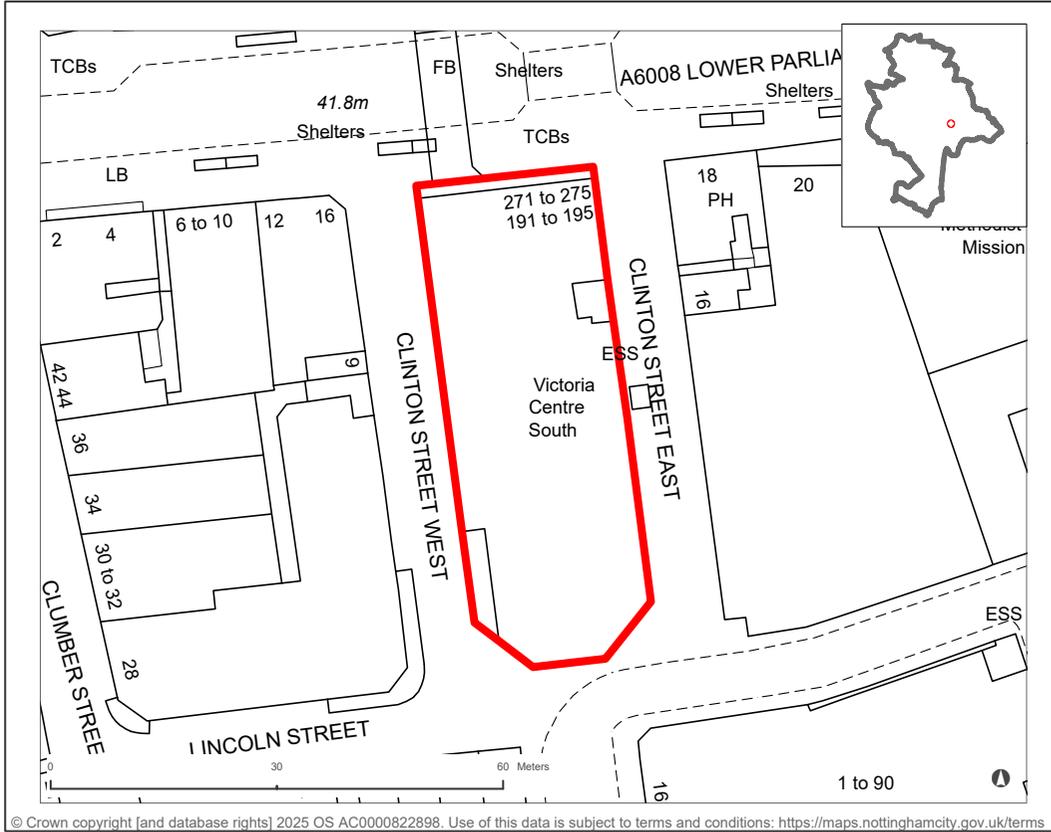
Date first added to SHLAA:

02/10/2024

Easting: 456207 **Northing:** 340428

Last updated date:

Site ID: 2656 16B Lower Parliament Street (Peacocks/Poundland)



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 72 dwelling/s

Proposed Yield 2024/29: 72 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00889/PFUL3

LAPP Reference:

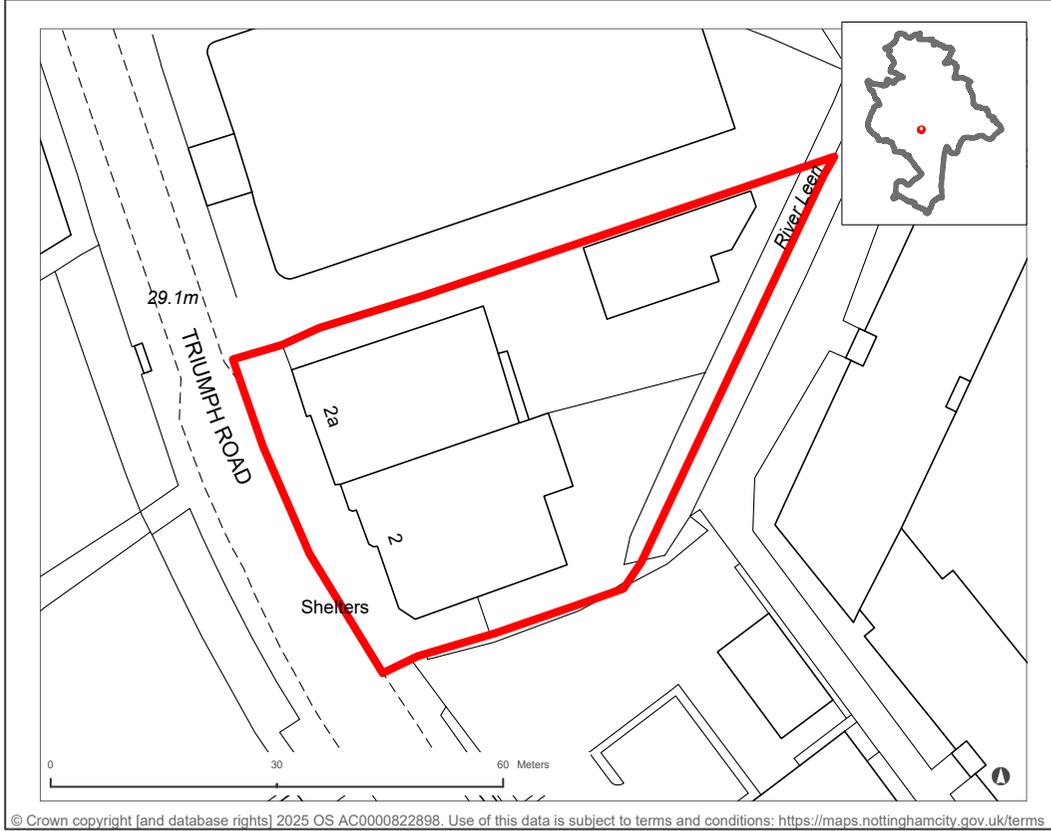
Overcoming non-standard constraints

Date first added to SHLAA:
02/10/2024

Easting: 457431 **Northing:** 340024

Last updated date:

Site ID: 2657 2A Triumph Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 88 dwelling/s

Proposed Yield 2024/29: 88 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00001/PFUL3

LAPP Reference:

Overcoming non-standard constraints

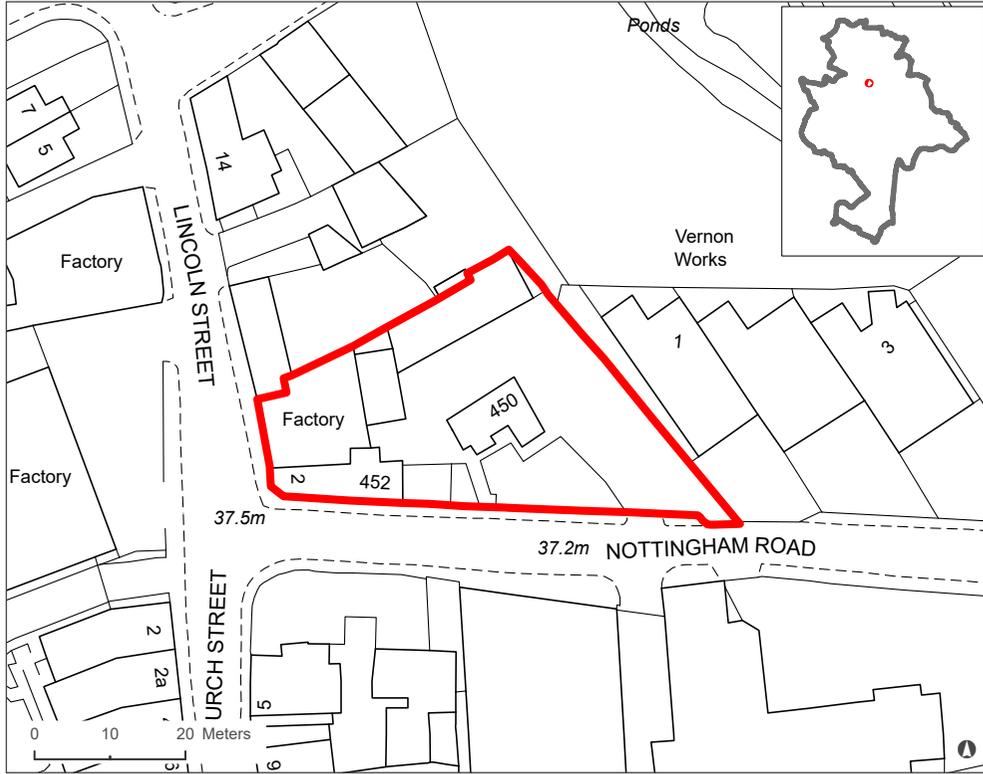
Easting: 455022 **Northing:** 339380

Date first added to SHLAA: 02/10/2024

Last updated date:

Developable Sites

Site ID: 96 Corner of Nottingham Rd, Lincoln St, 450-452 Nottingham Road Old Basford



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 30 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 30 dwelling/s

Reasoned Justification:

Developable but there may be viability issues. NCC Development Management confirmed timescales.

Overall Conclusion: **Developable**

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: NCRELS recommends consider for release, commenting on the partial release of land west of Percy St

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/01382/PFUL3

LAPP Reference:

Overcoming non-standard constraints

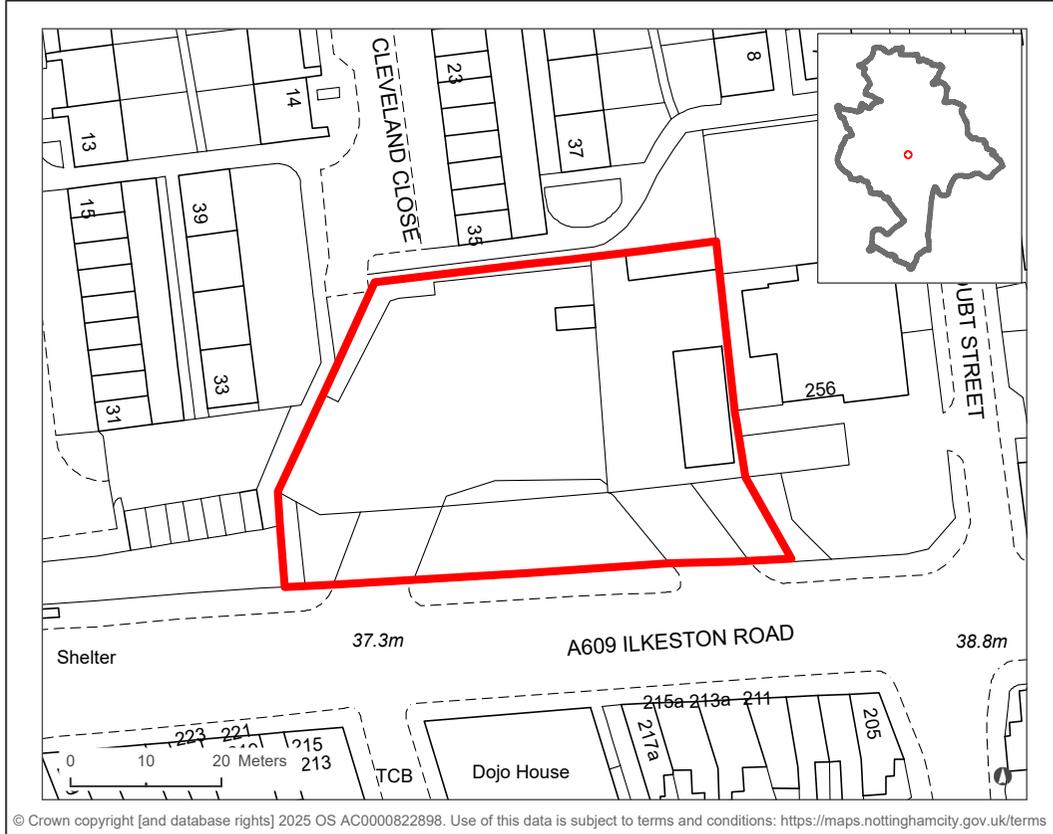
Easting: 455157 **Northing:** 343028

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 138 Disused garage, Ilkeston Road, Opposite Cobden St



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Constraints (Heritage Assets):

- Scheduled Ancient Monument: No
- Conservation Area: No
- Listed Building : No
- Historic Parks and Gardens : No
- Archaeological Sites: : No
- Local Interest Buildings: No

Constraints (Ecology):

- SSSI: No
- Open Space Network: No
- Ancient Woodland: No
- Local Nature Reserve: No
- Local Wildlife Sites: No
- TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 30 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 30 dwelling/s

Reasoned Justification:

City Council owned. Cleared site with temporary permission for vehicle related uses that lapsed in Dec'17, which is not therefore a significant barrier to bringing forward permanent development of the site. Recent application for student accommodation. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: Vacant site cleared - former pfs

Land Type: Brownfield

Planning Status: Not permitted

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Easting: 455298

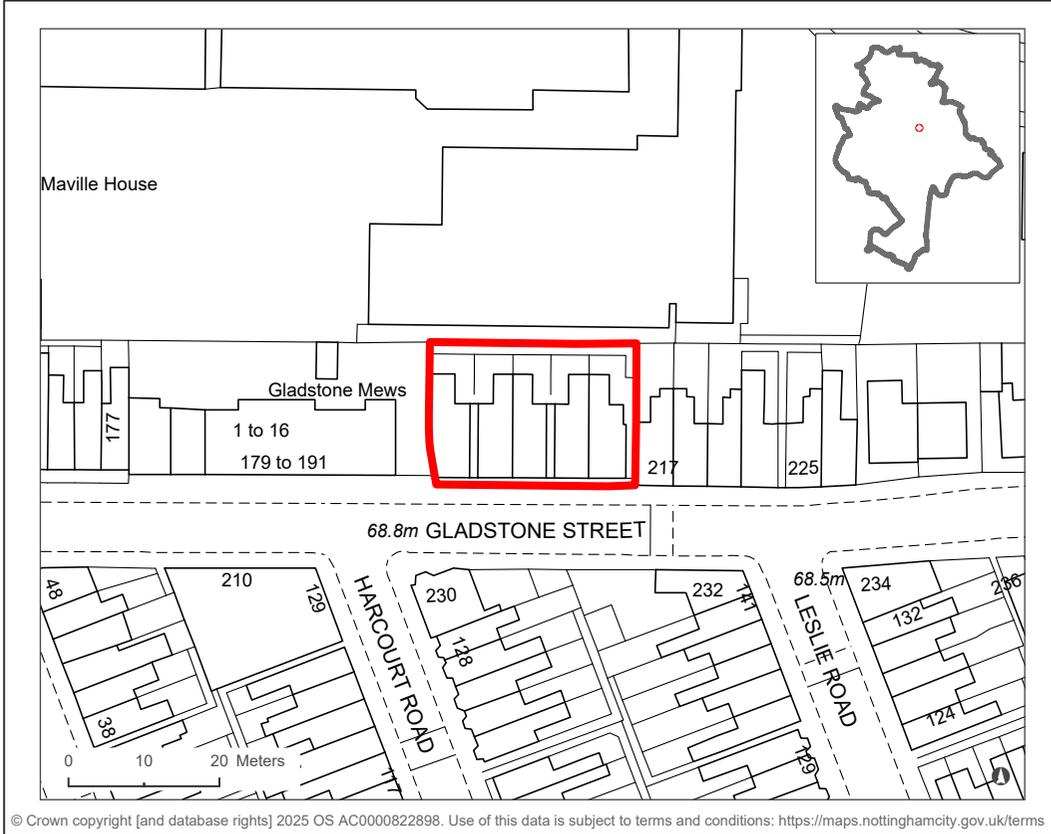
Northing: 340123

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 160 P J Towey Construction, 197 Gladstone Street, NG7 6HX



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 5 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 5 dwelling/s

Reasoned Justification:

Lapsed Permission

Overall Conclusion: **Developable**

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Site/SHLAA Survey

Existing Use: Active employment: construction offices and materials storage

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/02892/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:

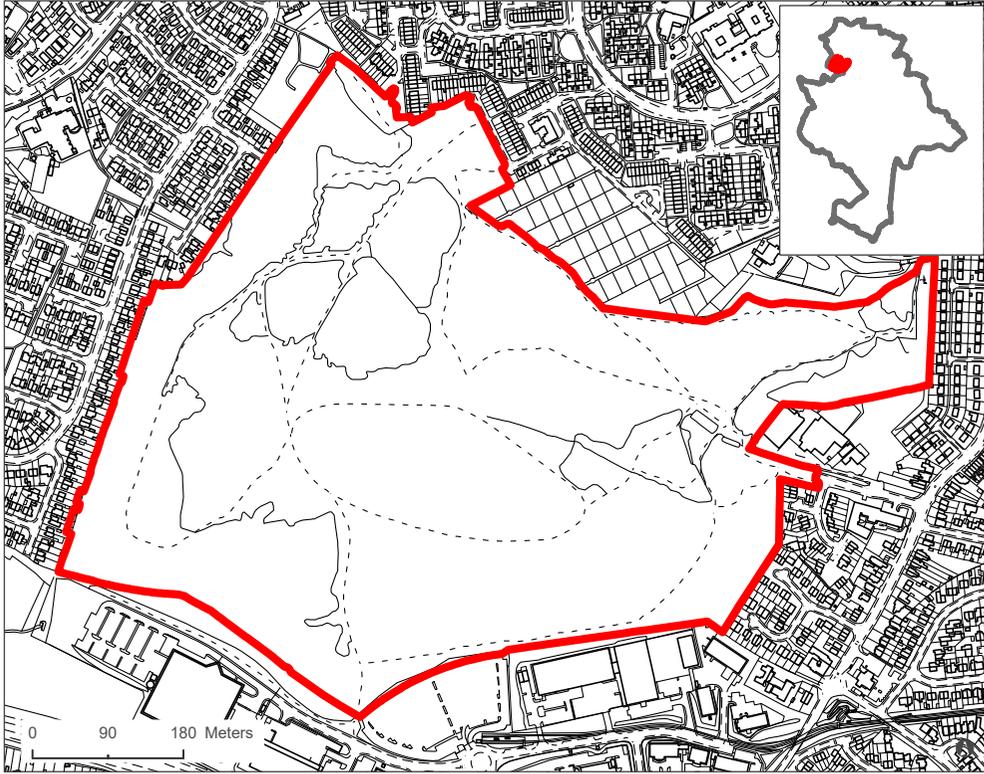
14/12/2017

Easting: 456168

Northing: 341902

Last updated date: 31/03/2023

Site ID: 254 Stanton Tip - Hemphill Vale



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: Yes
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 500 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 500 dwelling/s

Reasoned Justification:

Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City Council. Development likely to start in the next 6 years. due to contamination and profile of the site. Met with Development Management, Property & Regeneration

Overall Conclusion: Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant. used for lower level recreational purposes/open space

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 42.62 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR11

Overcoming non-standard constraints

Date first added to SHLAA:

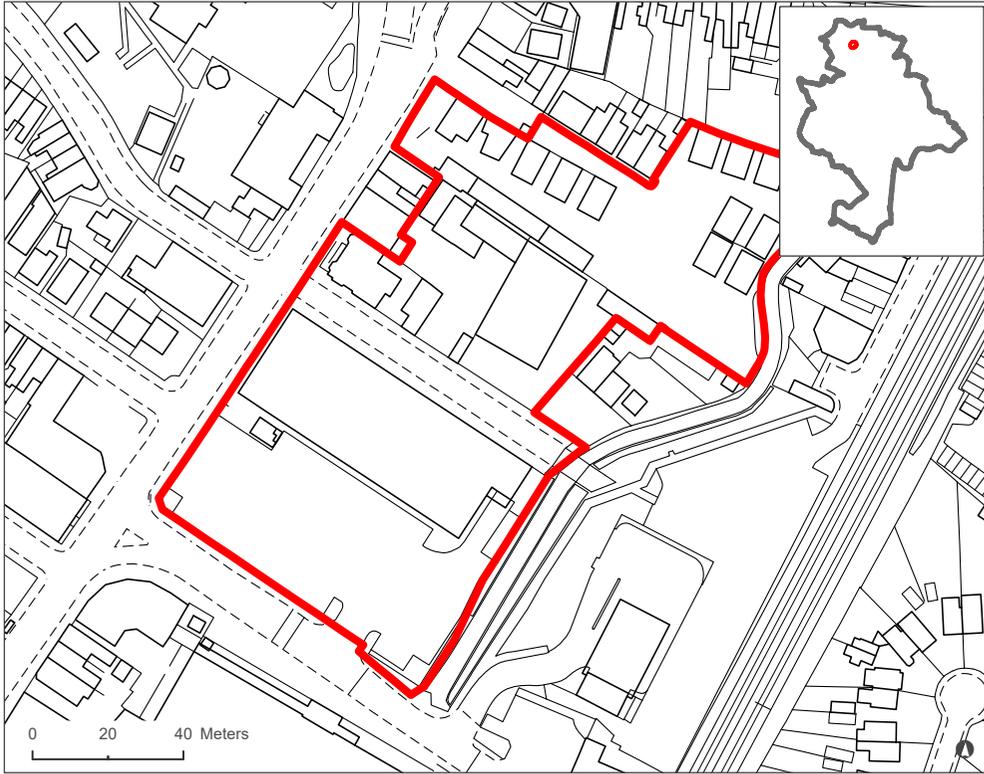
14/12/2017

Easting: 453607

Northing: 344296

Last updated date: 31/03/2023

Site ID: 256 Area between Linby Street and Filey street and to Main Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 13 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

Residential uses are dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in agreement with the EA, the estimated dwelling numbers of 13 for this site are not included in the overall housing figures for plan period.

Overall Conclusion: Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: VACANT LAND

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 1.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR04

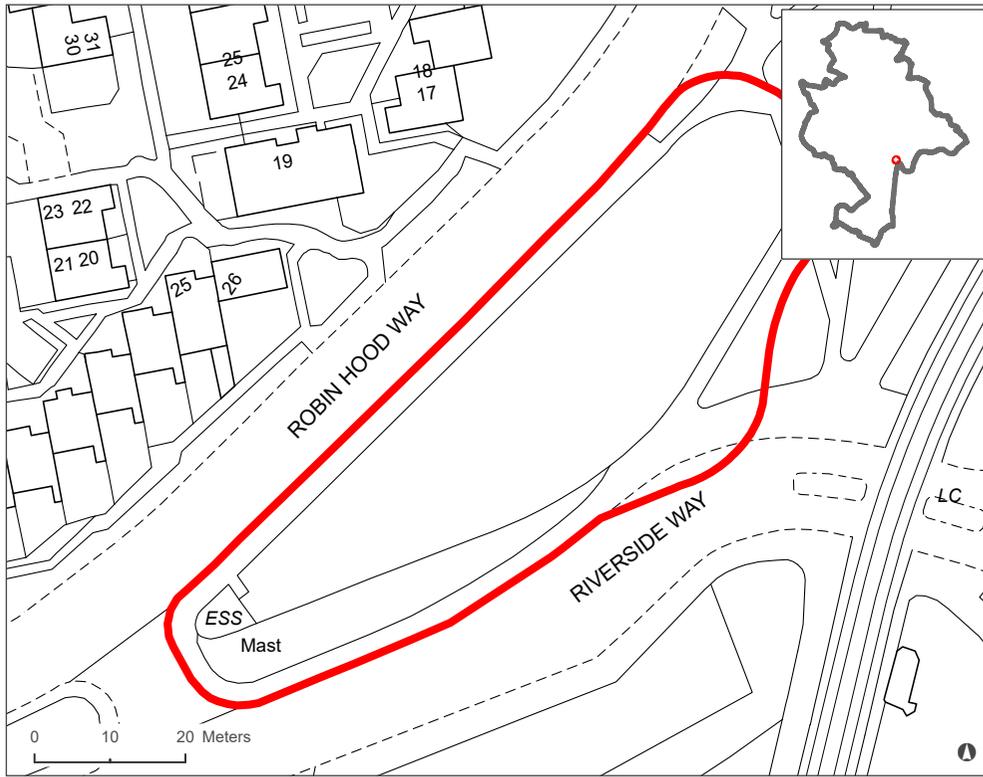
Overcoming non-standard constraints

Date first added to SHLAA: 14/12/2017

Easting: 454306 **Northing:** 345528

Last updated date:

Site ID: 279 Eagle Press island site, Robin Hood Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 42 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 42 dwelling/s

Reasoned Justification:

Brownfield site close to residential area. Stalled but delivery anticipated to start in the next 6 years. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant print works

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/00937/PFUL3

LAPP Reference:

Overcoming non-standard constraints

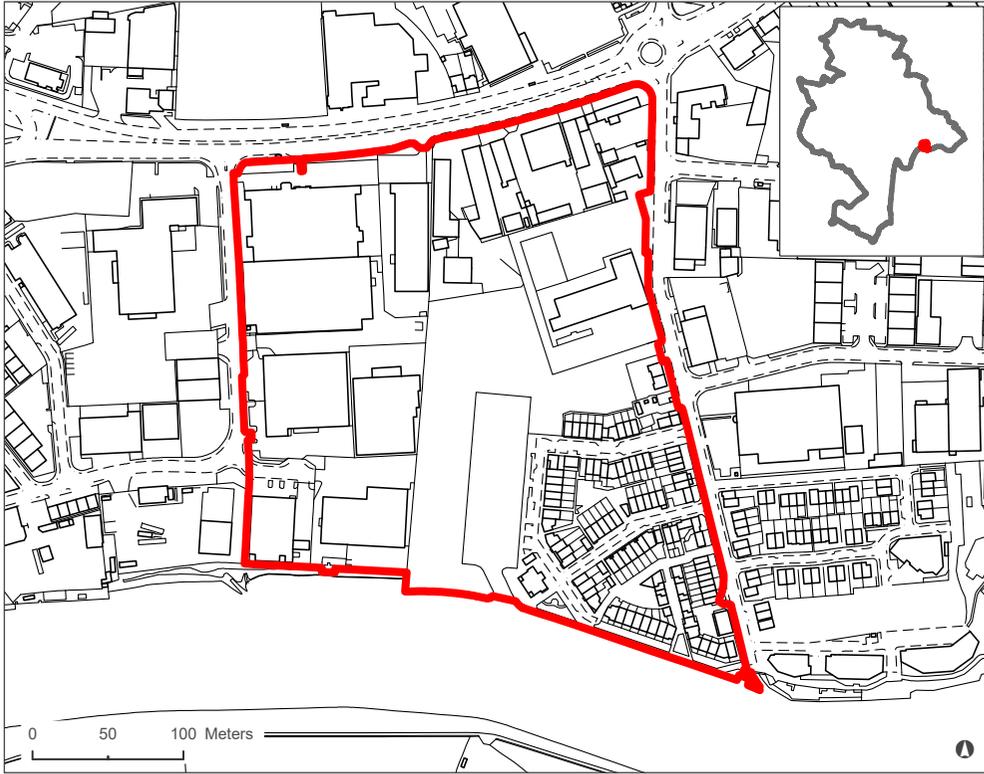
Easting: 456905 **Northing:** 338237

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 326 Waterside - Daleside Road, Trent Lane Basin,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 350 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 350 dwelling/s

Reasoned Justification:

Phase 2 under constuction. Met with Development Management, Property & Regeneration Oct 19.

Overall Conclusion: **Developable**

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 8.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 16/01542/PRES4

LAPP Reference: SR73

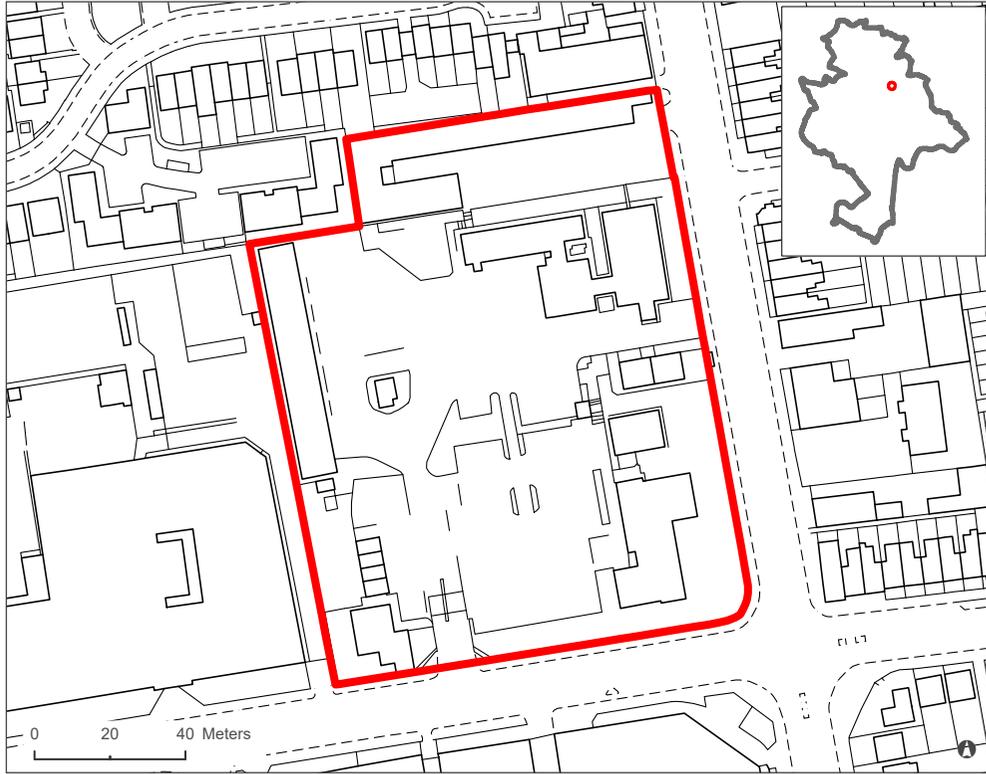
Overcoming non-standard constraints

Date first added to SHLAA: 14/12/2017

Easting: 459002 **Northing:** 339130

Last updated date: 31/03/2023

Site ID: 380 Haydn Rd/Hucknall Rd - Severn Trent Water Depot



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 70 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 70 dwelling/s

Reasoned Justification:

Site suitable for residential development with willing owners. Developable. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: severn trent offices/ depot

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 1.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR17

Overcoming non-standard constraints

Easting: 456658

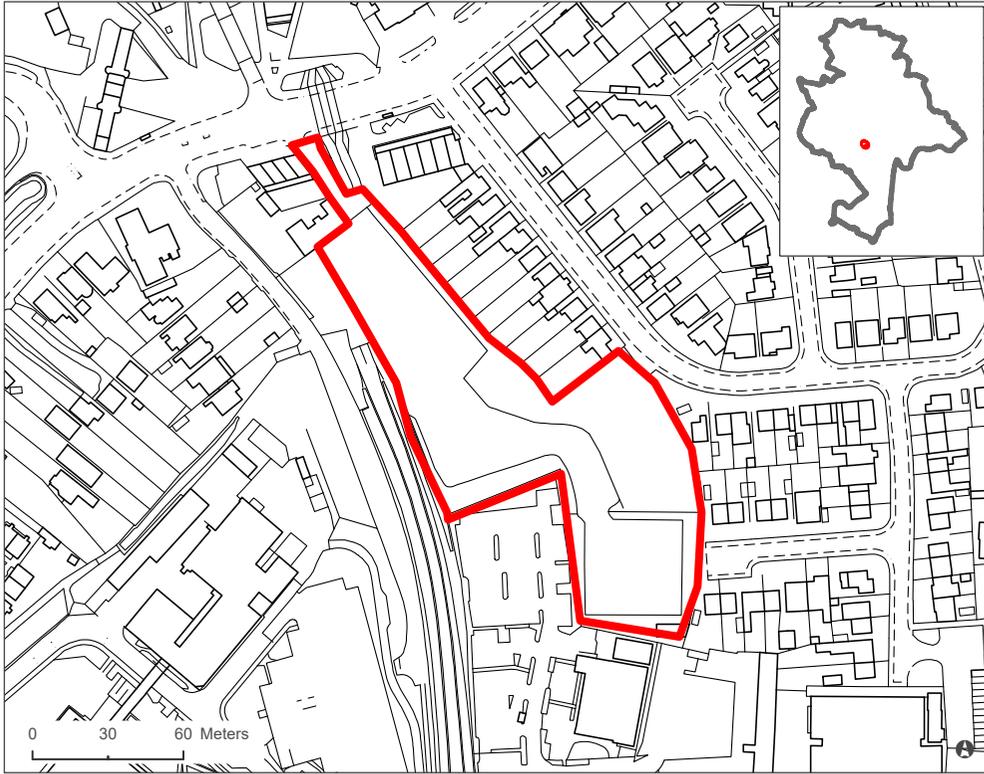
Northing: 342931

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 382 Derby Road - Former Hillside Club, Leengate



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 40 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 40 dwelling/s

Reasoned Justification:

Principle of residential use established. Site is suitable and delivery anticipated to start in the next 6 years. However, PBSA or potentially even PRS (on the basis that 1-2 bed flats could also be occupied by students) is not realistic.

Overall Conclusion: Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: active social club -with car parking and scrubby grass to rear

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 1.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR39

Overcoming non-standard constraints

Easting: 454920

Northing: 339165

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 390 Salisbury Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 21 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 21 dwelling/s

Reasoned Justification:

Outline Planning permission. Agent confirmed higher density scheme likely to come forward

Overall Conclusion: Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: Vacant car park

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.52 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 16/00815/POUT

LAPP Reference: SR36

Overcoming non-standard constraints

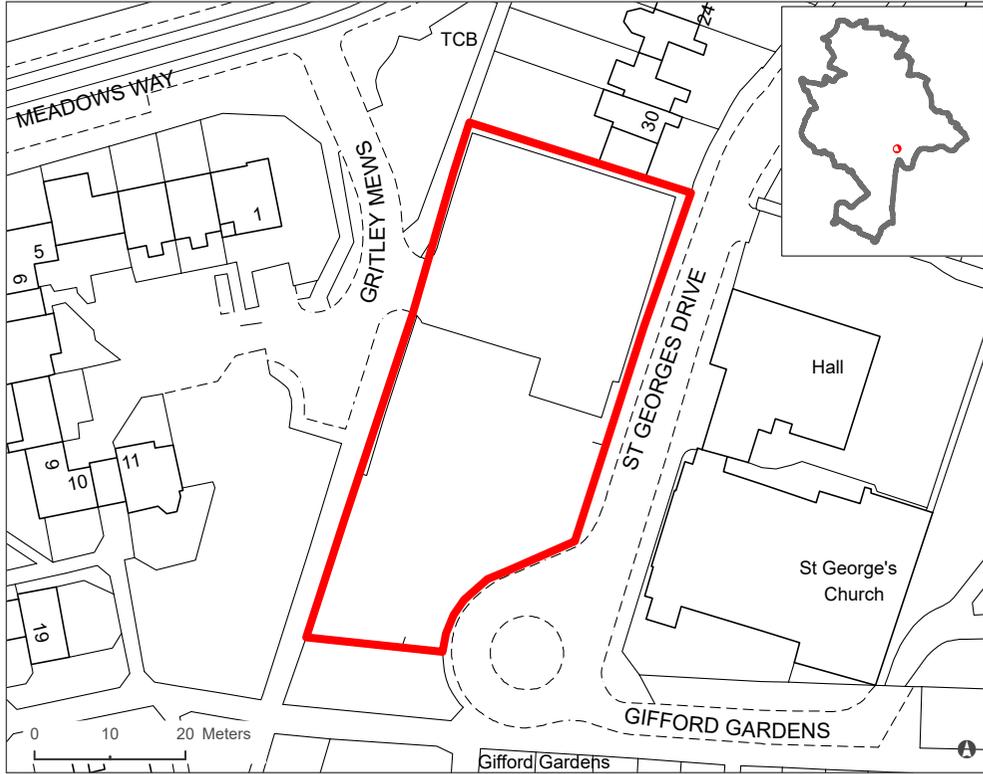
Easting: 455061 **Northing:** 339877

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 407 Site of the Wilford Public House, Gritley Mews



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 15 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 15 dwelling/s

Reasoned Justification:

Vacant and cleared site. Principle for residential remains appropriate in this residential environment. Development Mangement confirmed timescales.

Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant pub and car park

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Easting: 456958

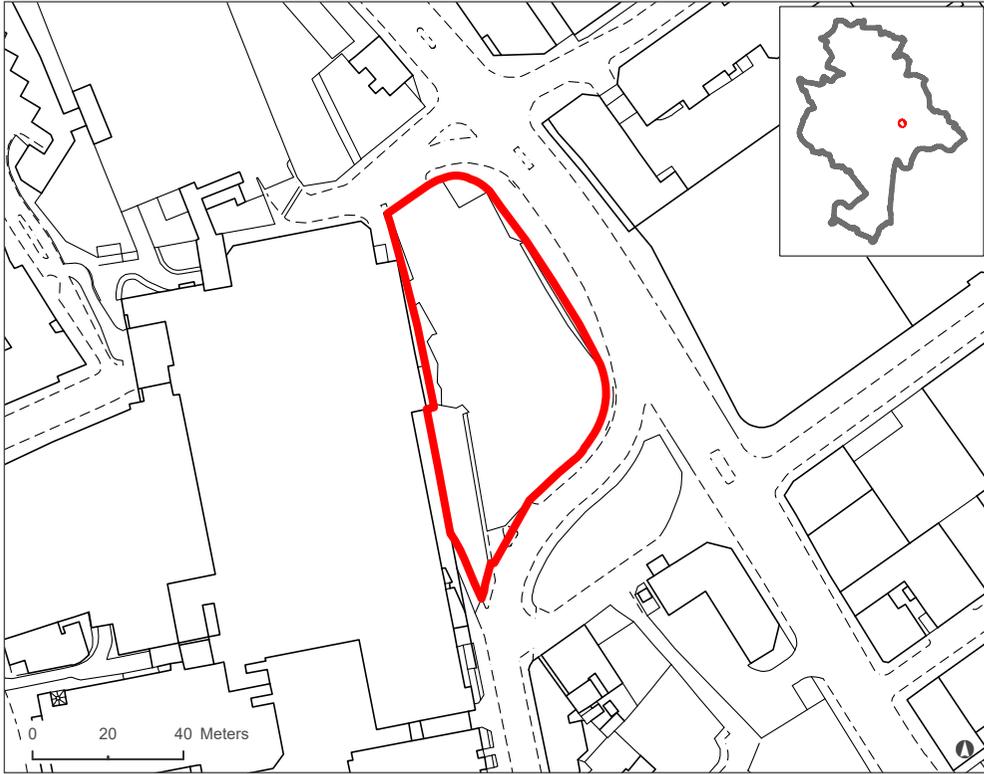
Northing: 338744

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 429 Victoria Works, Cairns Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 350 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 350 dwelling/s

Reasoned Justification:

Active pre-app discussions. Brownfield City Centre site capable of some residential development. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Active community use. redevelopment therefore subject to policy. active base 51

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/02062/PFUL3

LAPP Reference:

Overcoming non-standard constraints

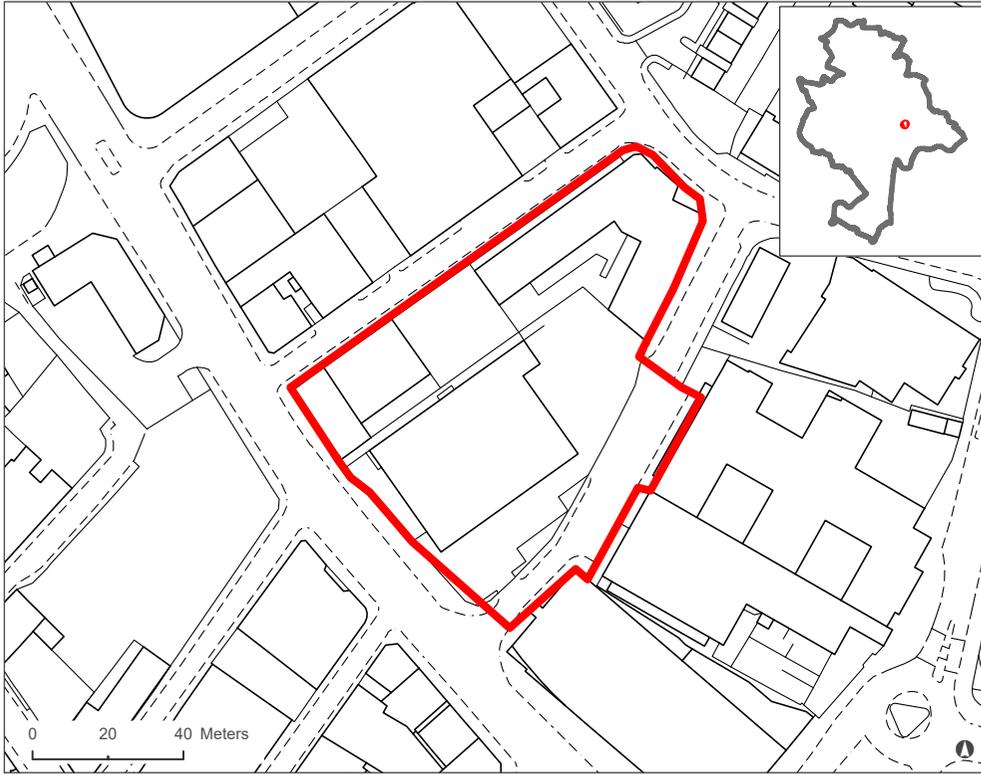
Easting: 457417 **Northing:** 340380

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 430 31 Curzon Street/185-191 Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 58 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 58 dwelling/s

Reasoned Justification:

Lapsed permission, no significant other constraints, site is regarded as suitable, achievable and available and therefore delivery is expected to commence within a 5 year period.

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Retail and a number of industrial units

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/02337/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Easting: 457638

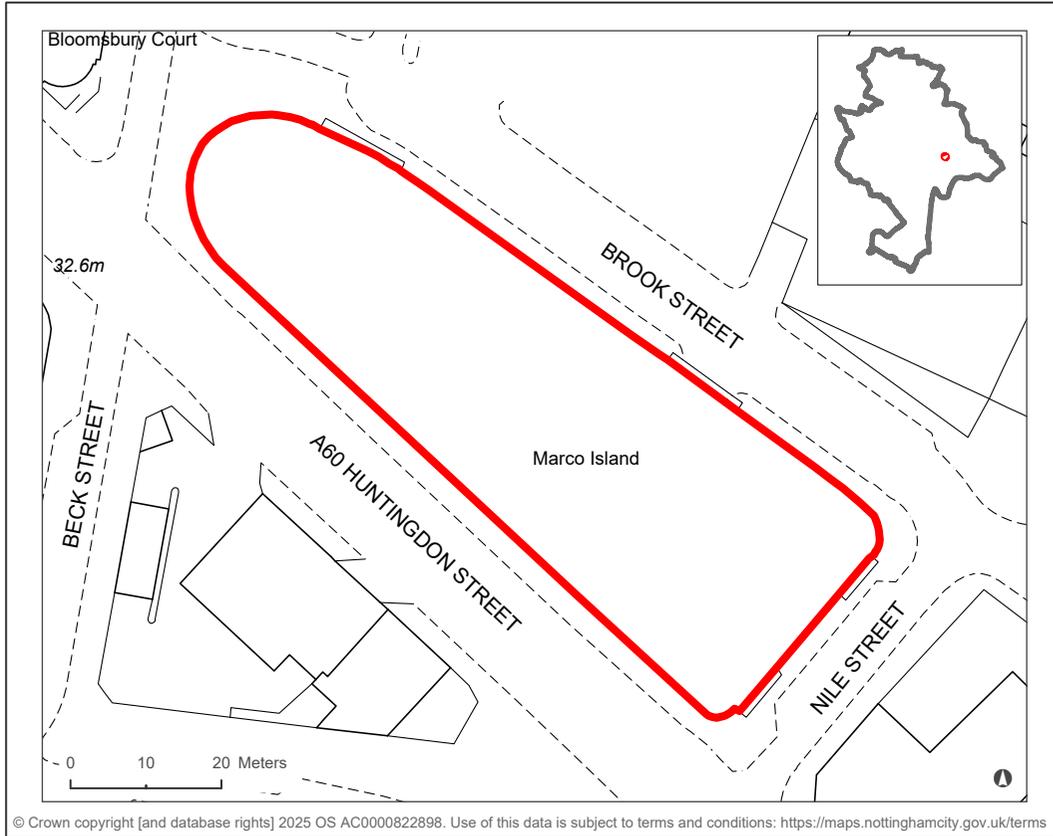
Northing: 340349

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 431 Marco Island, Huntingdon Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 25 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 25 dwelling/s

Reasoned Justification:

Brownfield City Centre site capable of further residential development. NCC Development Management confirmed timescales. Delivery anticipated to start in the next 6 years

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Perm. awaiting Sect. 106

Site Source: Site / SHLAA Survey

Existing Use: active residential, floor currently used for storage

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 17/00893/PFUL3

LAPP Reference:

Overcoming non-standard constraints

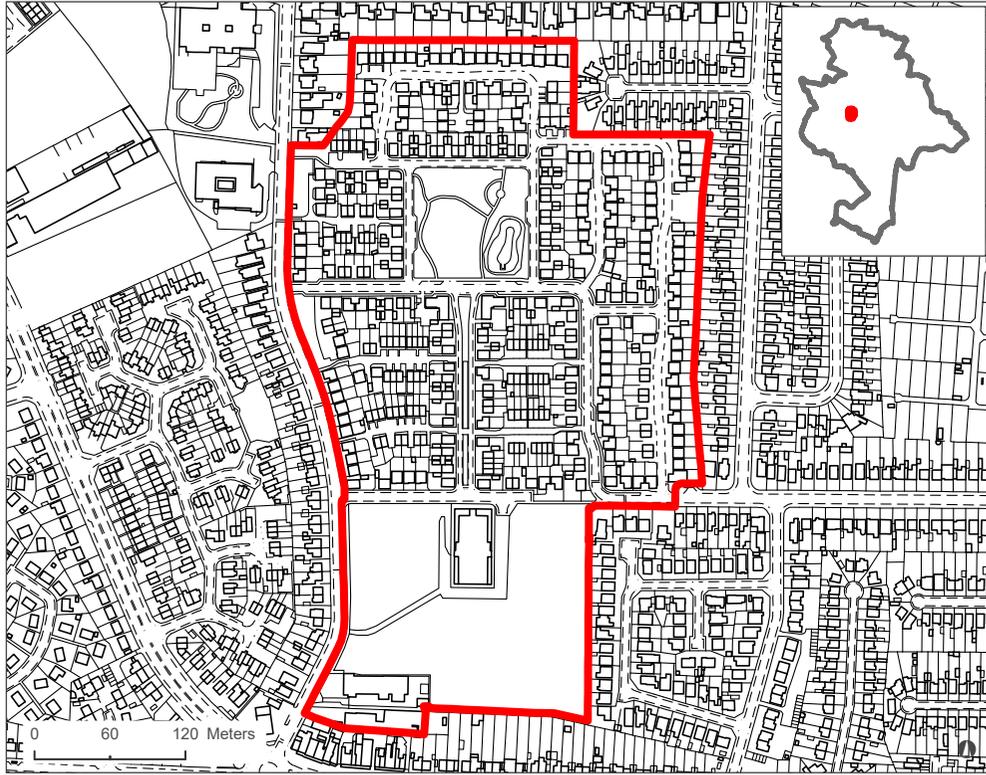
Easting: 457708

Northing: 340188

Date first added to SHLAA: 14/12/2017

Last updated date: 31/03/2023

Site ID: 507 Chalfont Drive - Former Government Buildings



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Constraints (Heritage Assets):

- Scheduled Ancient Monument:** No
- Conservation Area:** No
- Listed Building :** No
- Historic Parks and Gardens :** No
- Archaeological Sites :** No
- Local Interest Buildings:** No

Constraints (Ecology):

- SSSI:** No
- Open Space Network:** No
- Ancient Woodland:** No
- Local Nature Reserve:** No
- Local Wildlife Sites:** No
- TPOs:** No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 104 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 104 dwelling/s

Reasoned Justification:

south of chalfont dr still available

Overall Conclusion: Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 13.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 09/02049/POUT

LAPP Reference: SR27

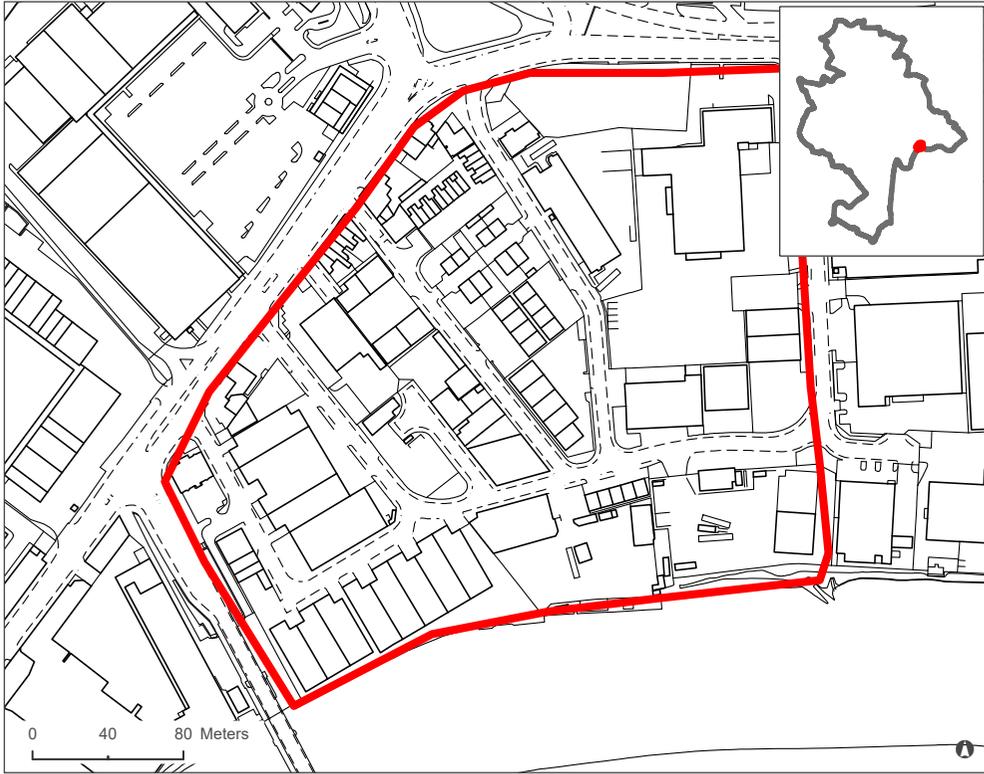
Overcoming non-standard constraints

Date first added to SHLAA: 14/12/2017

Easting: 453871 **Northing:** 341331

Last updated date: 31/03/2023

Site ID: 516 Waterside - Freeth Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 425 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 425 dwelling/s

Reasoned Justification:

Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development.

Overall Conclusion: Developable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Majority employment uses industrial - majority active use, some vacancies

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 8.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR72

Overcoming non-standard constraints

Date first added to SHLAA:

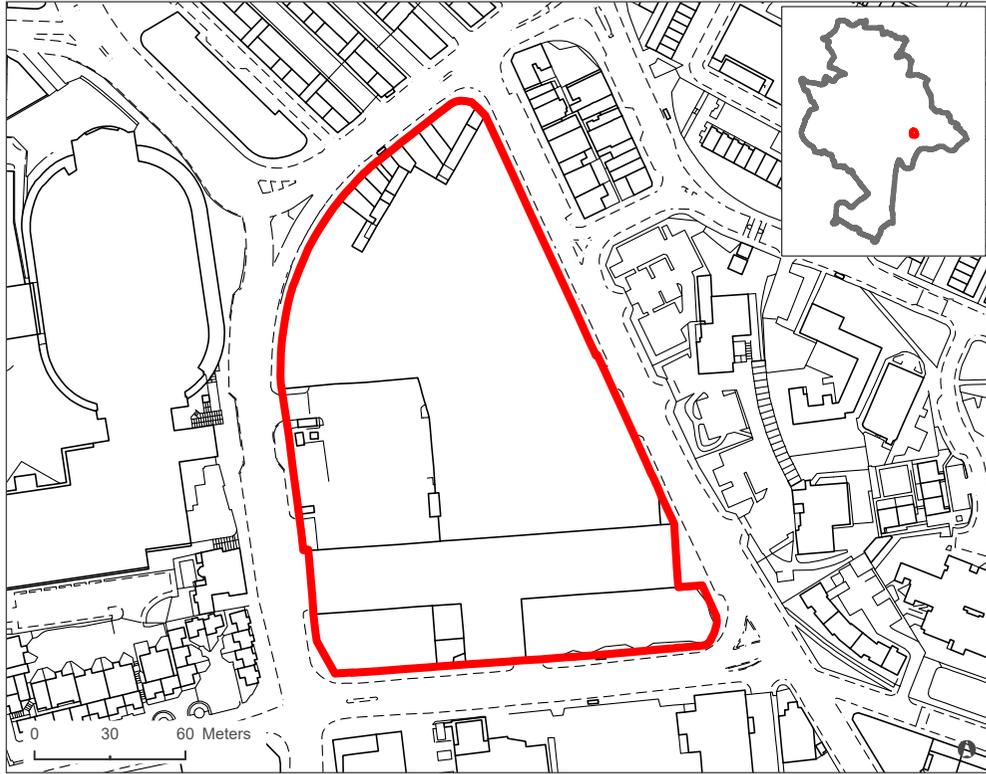
14/12/2017

Easting: 458520

Northing: 338810

Last updated date: 31/03/2023

Site ID: 540 Creative Quarter - Bus Depot, Lower Parliament St



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 135 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 135 dwelling/s

Reasoned Justification:

Part NCC owned subject to proactive regeneration proposals by NCC. Requires relocation of existing businesses therefore delivery anticipated to start in the next 6 years. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: active - bus depot

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 2.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR56

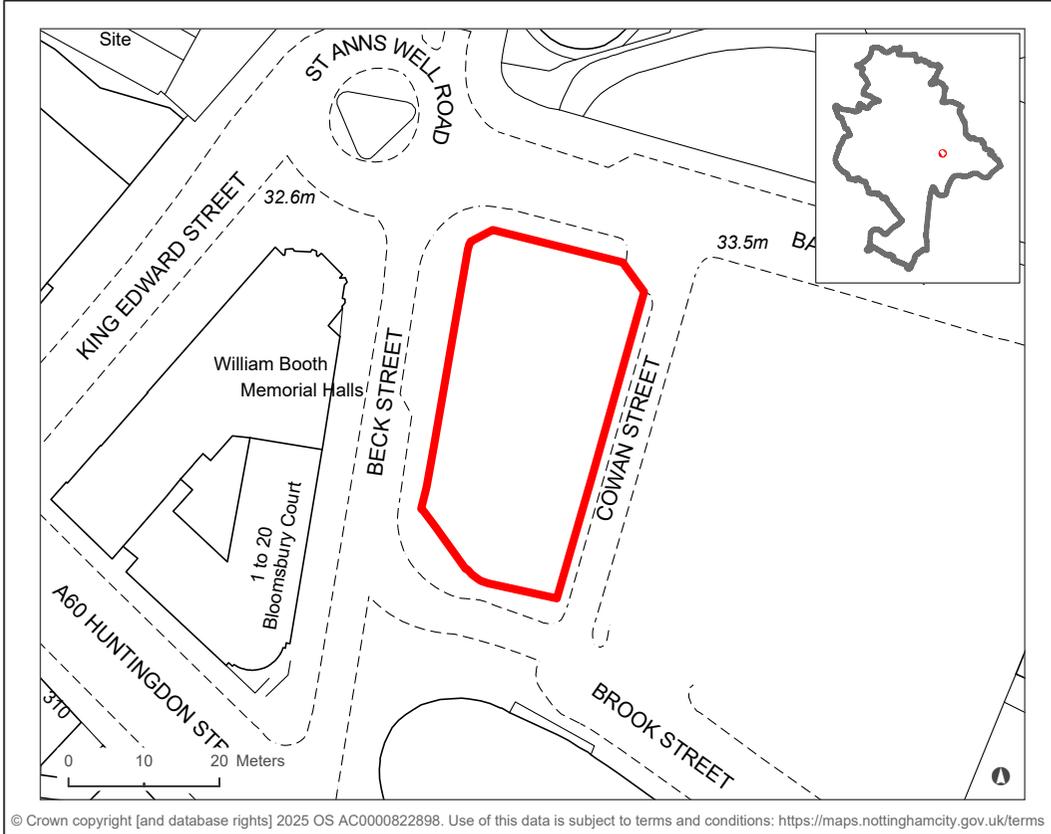
Overcoming non-standard constraints

Easting: 458043 **Northing:** 339908

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 543 Between Cowan Street and Beck Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 36 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 36 dwelling/s

Reasoned Justification:

Extant mixed use allocation. Site is suitable for residential. No real constraint to delivery, in low level usage, assume may come forward following development of 1 Brook Street adjacent to the site. Therefore deliverable. Owner has indicated willingness to develop. 18/00565/OUT for 42 FLATS/91 STUDENT BEDS

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: low level use as car parking

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/00565/POUT

LAPP Reference:

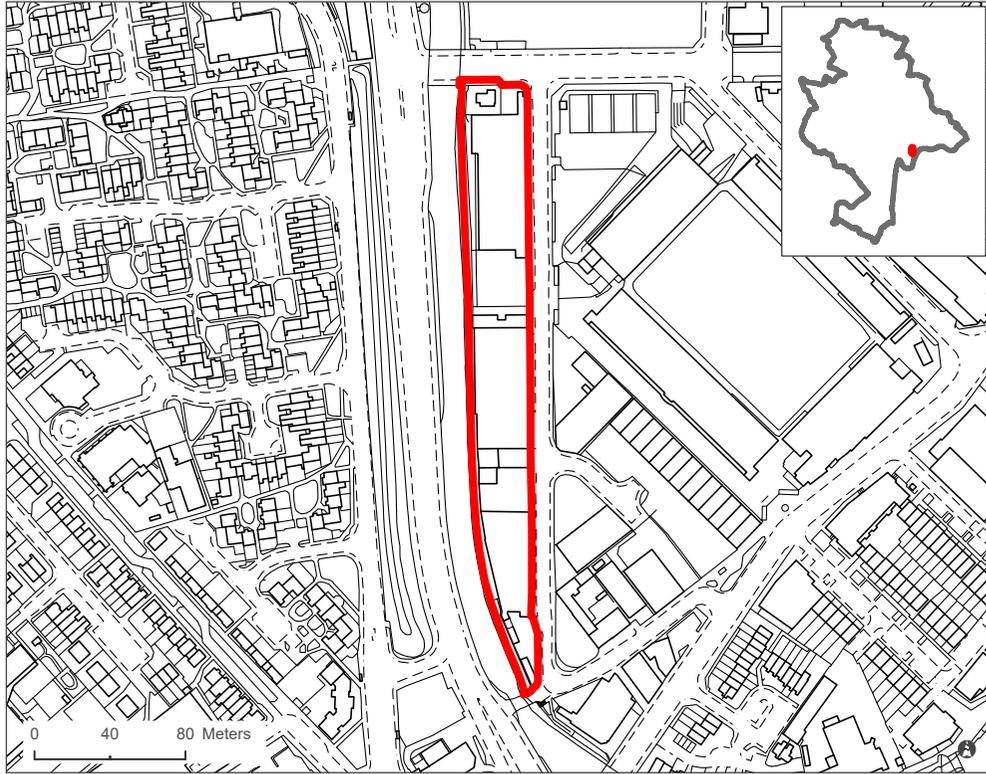
Overcoming non-standard constraints

Date first added to SHLAA: 14/12/2017

Easting: 457722 **Northing:** 340218

Last updated date: 31/03/2023

Site ID: 545 Waterside - Iremonger Road, London Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 125 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 125 dwelling/s

Reasoned Justification:

Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development

Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Wholesale and ind/retail/wholesale businesses

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR69

Overcoming non-standard constraints

Easting: 457947

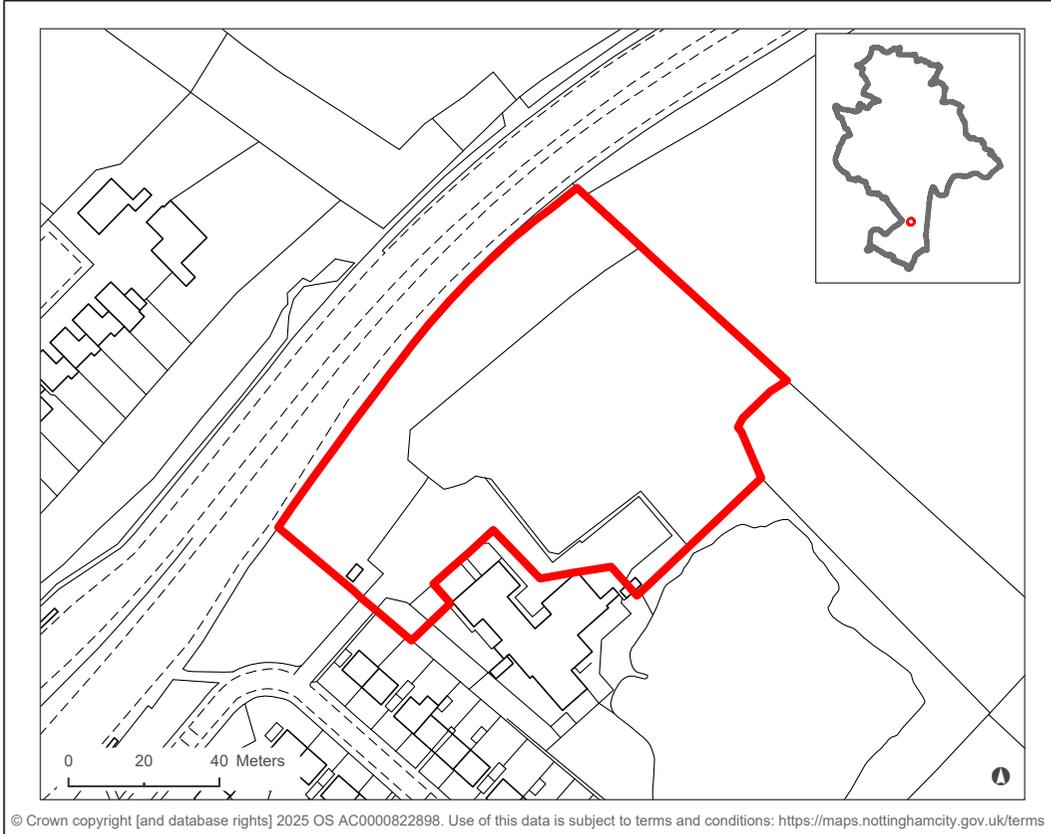
Northing: 338829

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 702 Sturgeon Avenue - The Spinney



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 36 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 36 dwelling/s

Reasoned Justification:

Residential permission has now expired. However, the principle of residential development has already been established and agreed. Application for 36 dw. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant land

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.85 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR48

Overcoming non-standard constraints

Easting: 455638

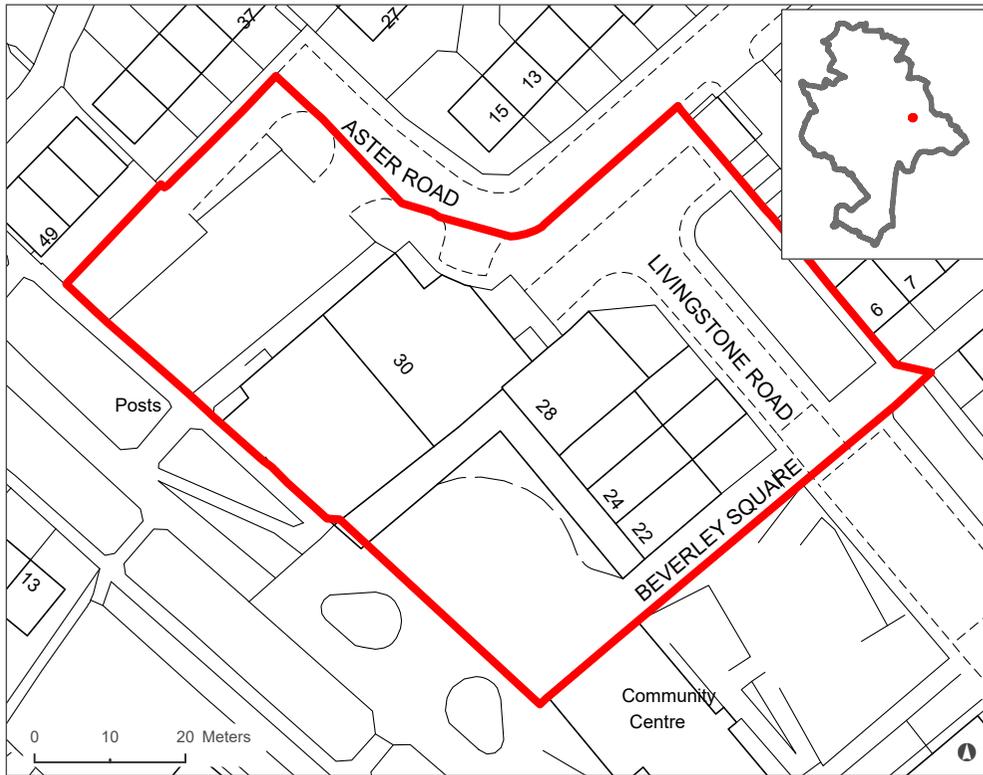
Northing: 335759

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 1579 Robin Hood Chase, St Ann's Well Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 14 dwelling/s

Reasoned Justification:

Annual update from Development Management, Property & Regeneration

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.47 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR31

Overcoming non-standard constraints

Easting: 457996

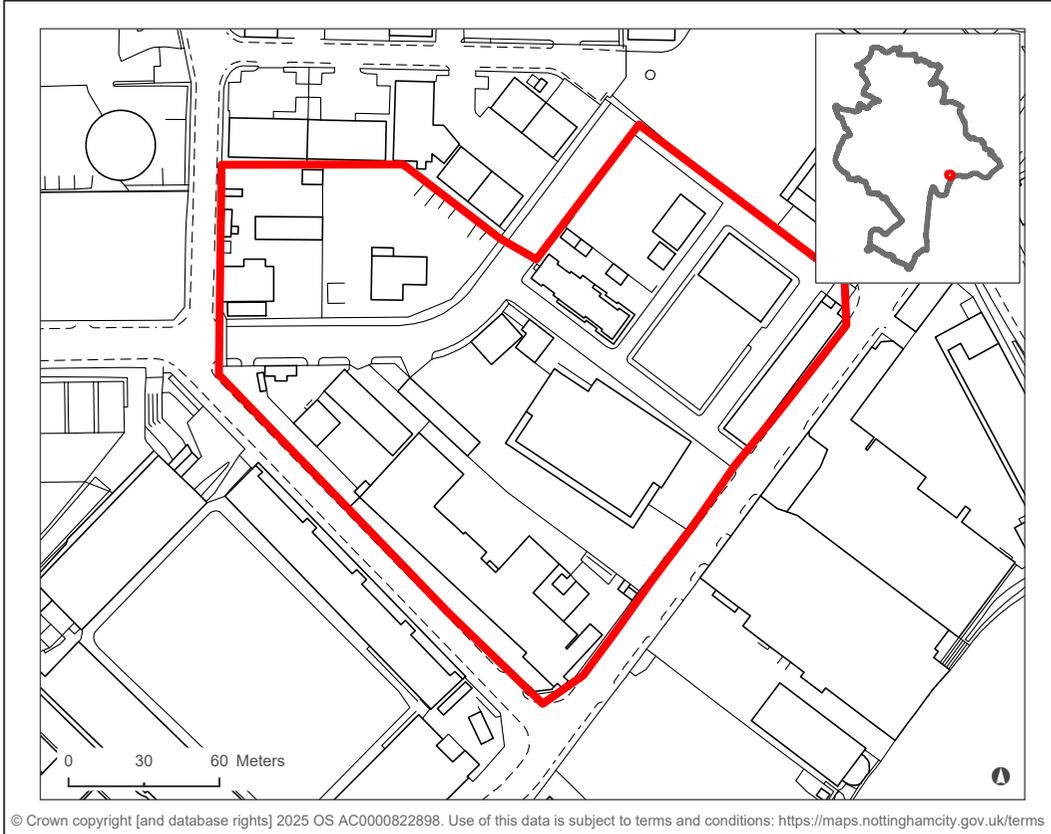
Northing: 340942

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 1638 Waterside - Cattle Market, Cattle Market Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 65 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 65 dwelling/s

Reasoned Justification:

Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for an element of residential development. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: auction area and ind uses

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 3.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR70

Overcoming non-standard constraints

Easting: 458068

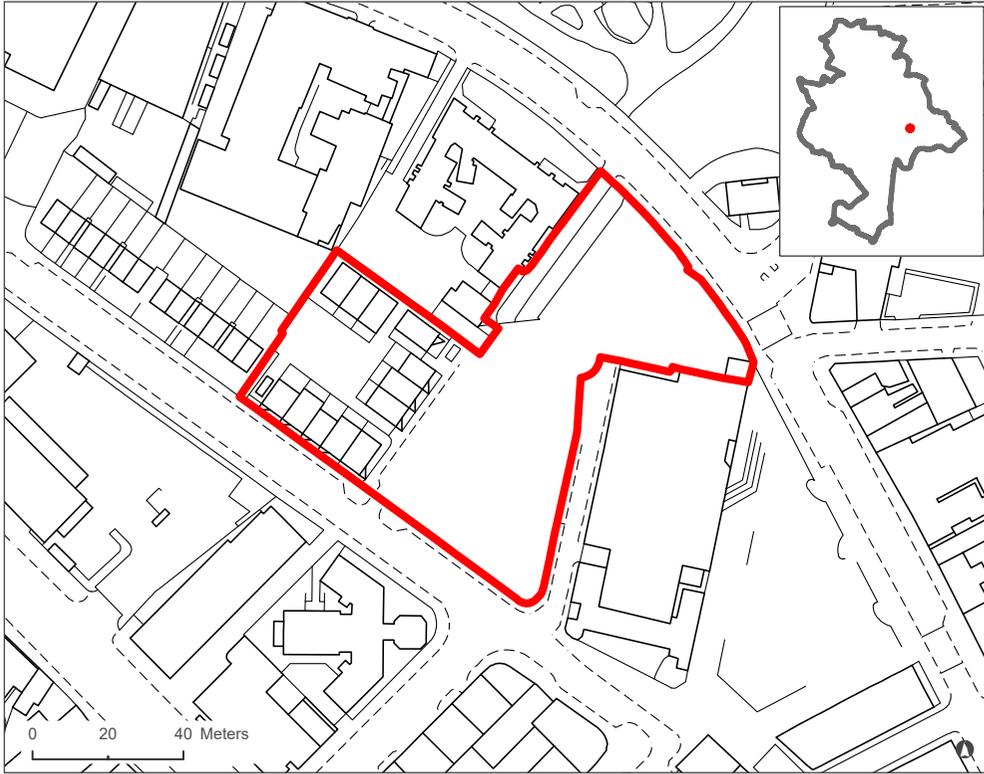
Northing: 338908

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 1961 Creative Quarter - Brook Street East



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 41 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 41 dwelling/s

Reasoned Justification:

NCC site to be progressed by development partners Blueprint. Expression of interest invited for custom build element. Agent confirmed completion timescales

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.65 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/00018/PRES4

LAPP Reference: SR54

Overcoming non-standard constraints

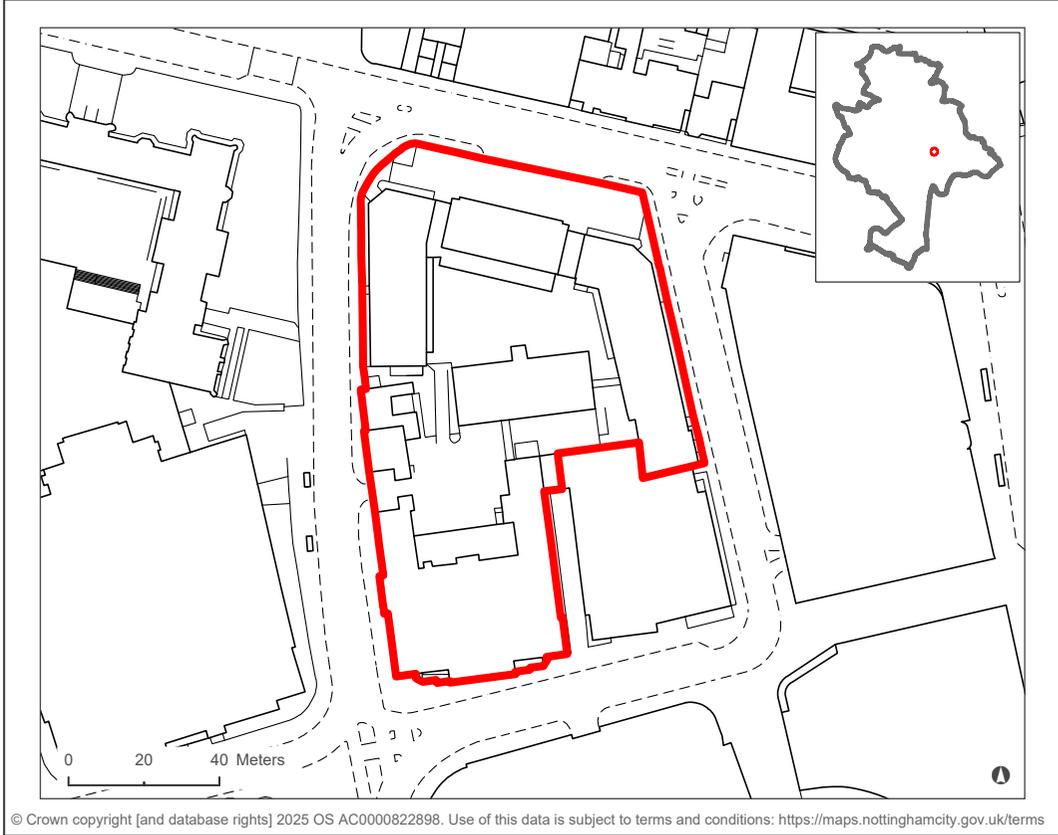
Easting: 457891 **Northing:** 340136

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 1963 Royal Quarter - Burton St, Guildhall, Police Station and Fire Station



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 400 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 400 dwelling/s

Reasoned Justification:

Site owned by NCC. Met with Development Management, Property & Regeneration. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant offices /police station / fire station

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.89 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 24/00826/PREAPP

LAPP Reference: SR53

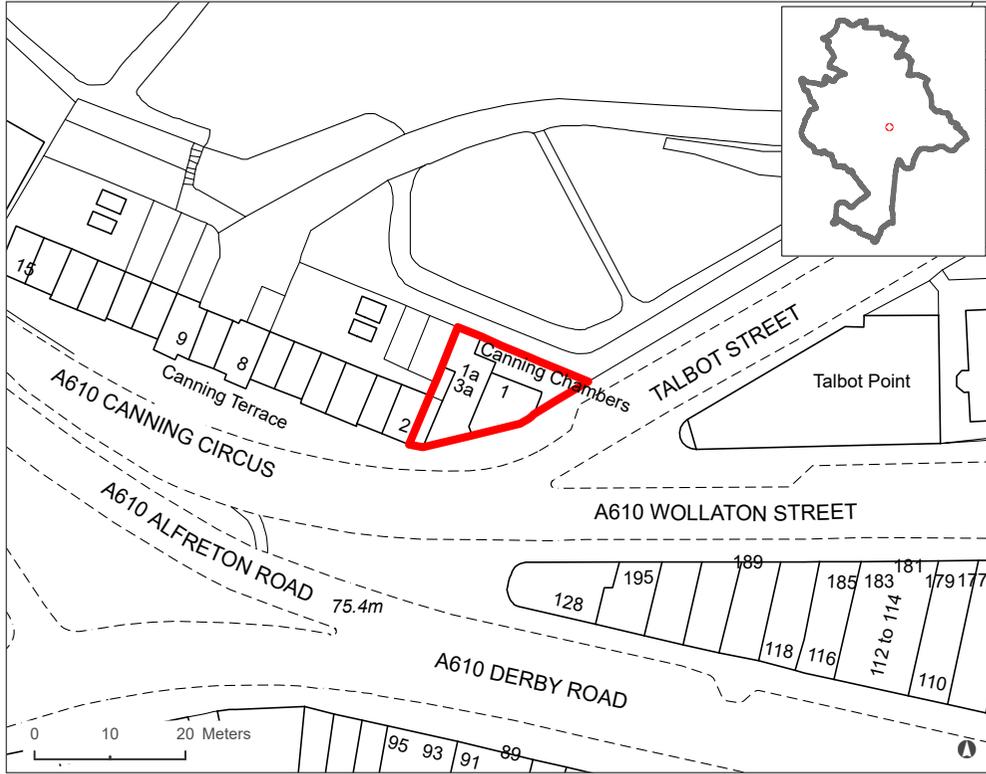
Overcoming non-standard constraints

Easting: 457127 **Northing:** 340231

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1998 1, 1A & 3 And 3A Canning Chambers, Canning Circus



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 10 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 10 dwelling/s

Reasoned Justification:

Although residential permission has lapsed, the principle of residential has been established. Development Mangement confirmed timescales.

Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Easting: 456450

Northing: 340179

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2154 The Irwin Business Centre, Church St, Old Basford



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 24 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 24 dwelling/s

Reasoned Justification:

Scheme won't be going ahead but developable. No significant constraints, site is regarded as suitable, achievable and available. Agent confirmed completion timescales

Overall Conclusion: Developable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/00558/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Easting: 455386

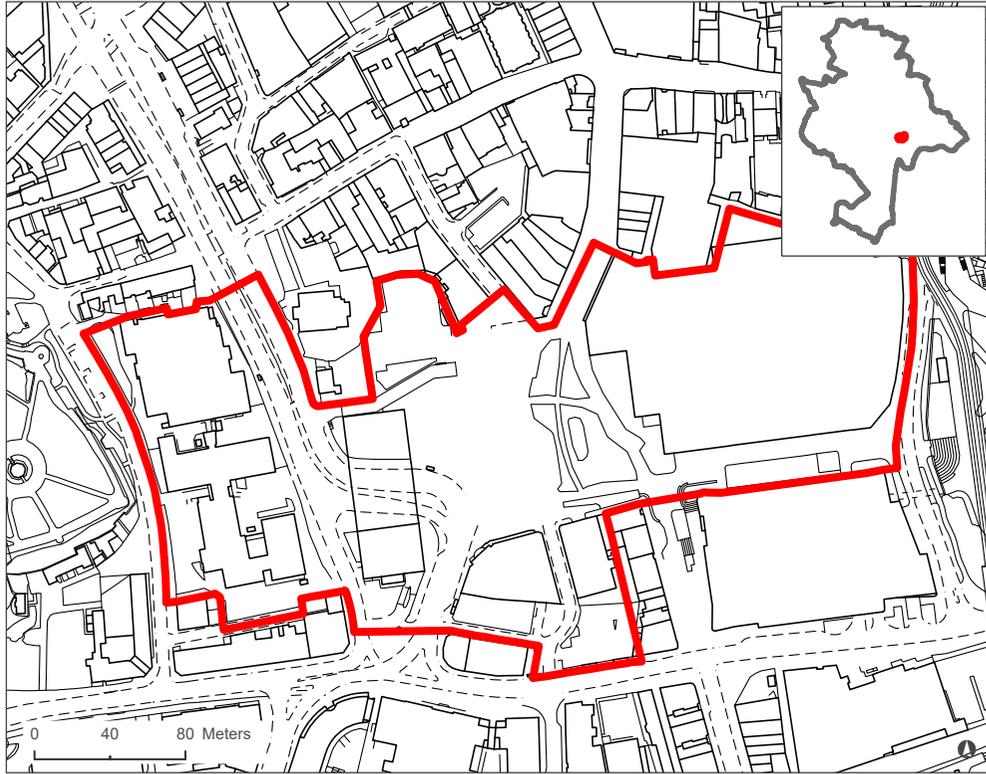
Northing: 342834

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2259 Broad Marsh (INC Maid Marian Way-College Site)



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 1000 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 1000 dwelling/s

Reasoned Justification:

Considered that Broadmarsh could deliver residential

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Retail , offices, car park

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 6.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR58

Overcoming non-standard constraints

Date first added to SHLAA:

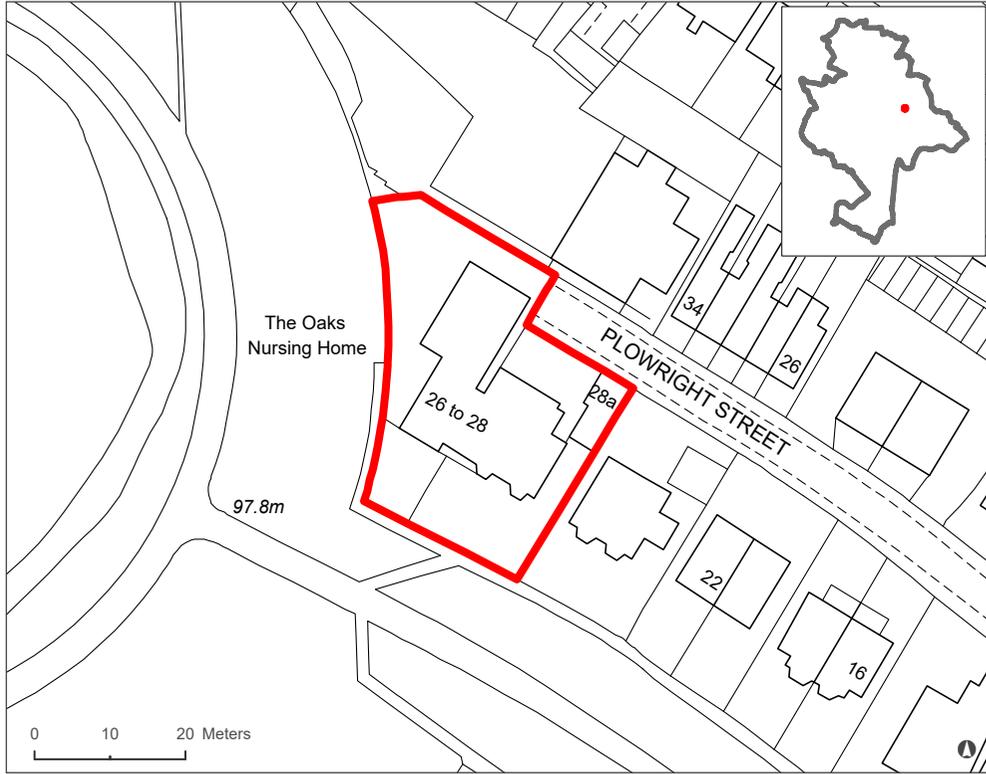
14/12/2017

Easting: 457019

Northing: 339553

Last updated date:

Site ID: 2334 26 - 28 Corporation Oaks, Nottingham NG3 4JY



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 3 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 3 dwelling/s

Reasoned Justification:

Lapsed permission, no significant other constraints, site is regarded as suitable, achievable and available and therefore delivery is expected to commence within a 5 year period.

Overall Conclusion: Developable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning application / pre application

Existing Use: Nursing Home

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/01129/PFUL3

LAPP Reference:

Overcoming non-standard constraints

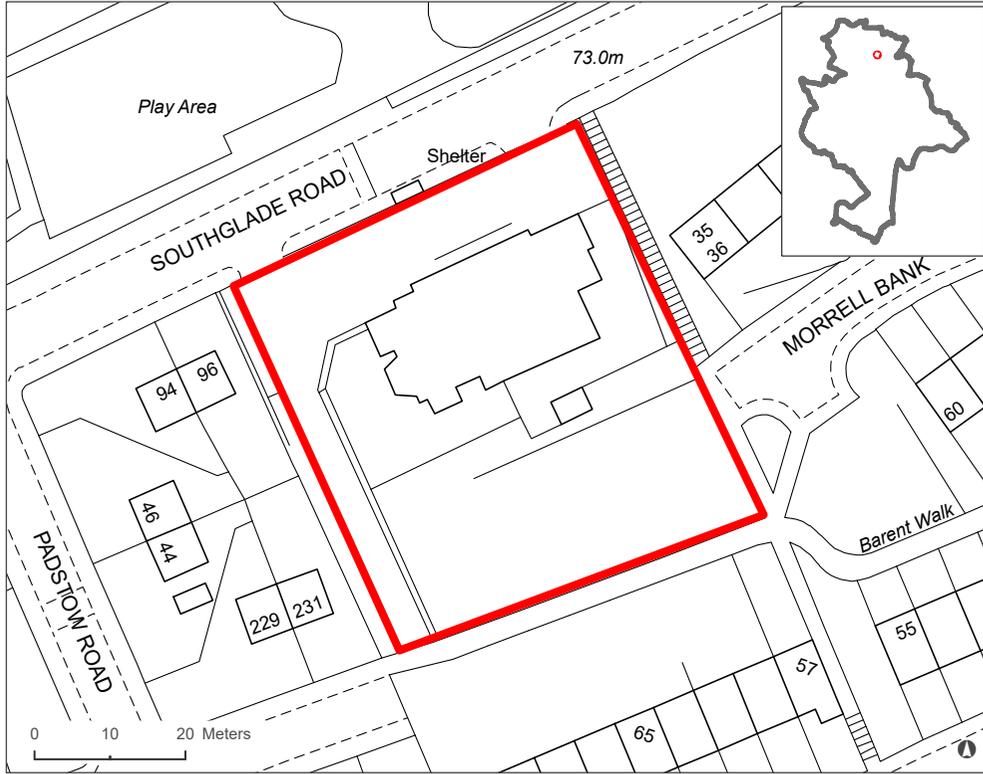
Easting: 457483 **Northing:** 341383

Date first added to SHLAA:

14/12/2018

Last updated date: 31/03/2023

Site ID: 2443 Shell for Southglade Convenience Store and Notts Cars, Southglade Road, Nottingham, NG5 5GF



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 23 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 23 dwelling/s

Reasoned Justification:

Pending Planning Permssion

Overall Conclusion: Developable

Ward: Bestwood

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/01215/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Easting: 455707

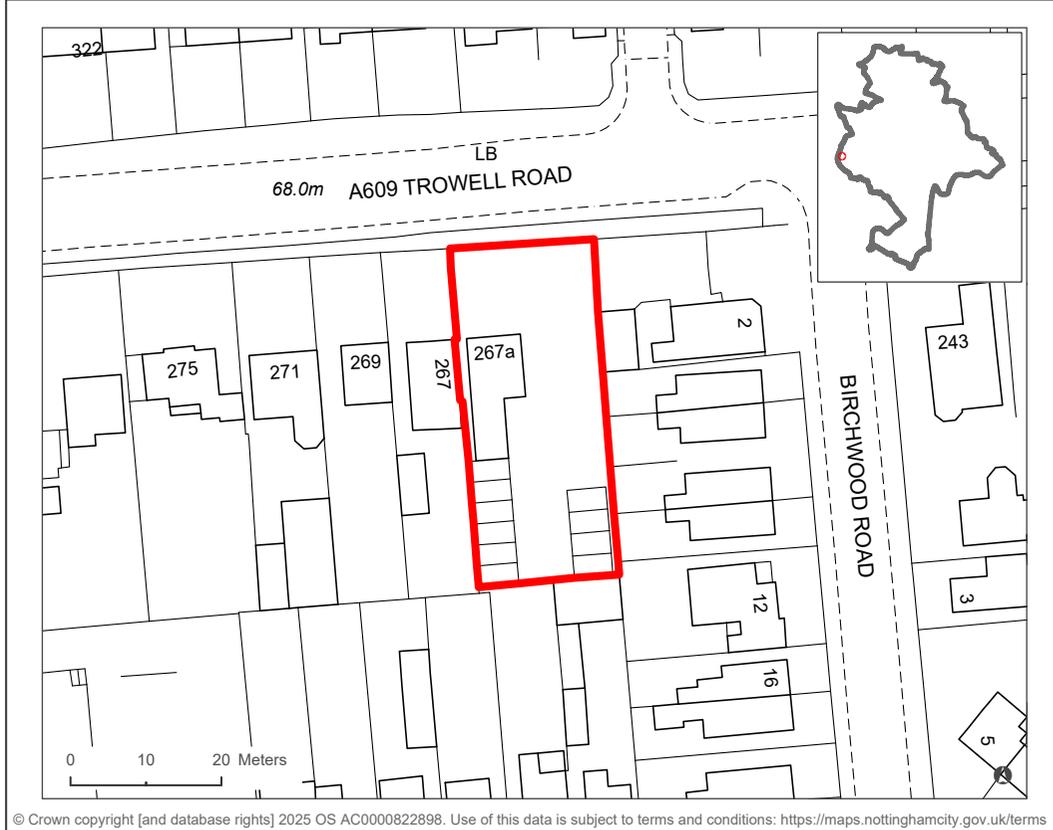
Northing: 344856

Date first added to SHLAA:

26/03/2019

Last updated date: 31/03/2023

Site ID: 2448 267A Trowell Road, Nottingham, NG8 2FE



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 10 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 10 dwelling/s

Reasoned Justification:

Awaiting Decision. Development Mangement confirmed timescales.

Overall Conclusion: Developable

Ward: Bilborough

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/02221/PREAPP

LAPP Reference:

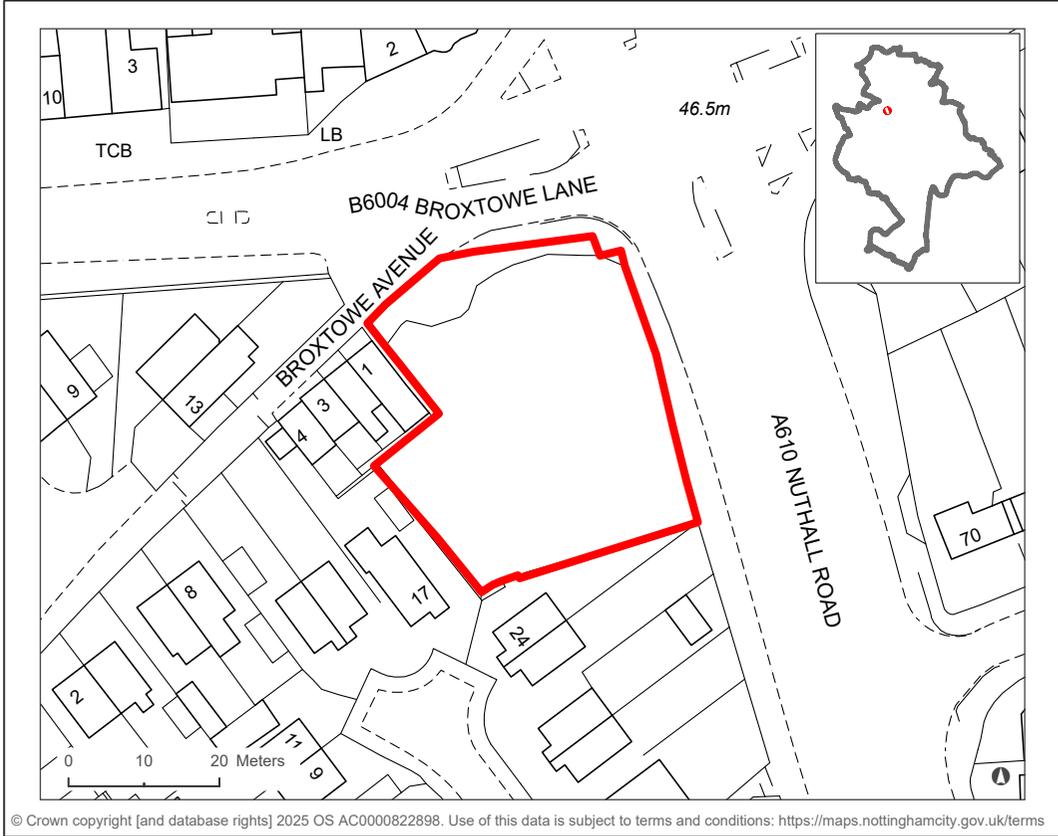
Overcoming non-standard constraints

Easting: 451003 **Northing:** 340003

Date first added to SHLAA: 03/04/2019

Last updated date: 31/03/2023

Site ID: 2452 Site Of John Barleycorn,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 15 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 15 dwelling/s

Reasoned Justification:

permission lapsed

Overall Conclusion: Developable

Ward: Aspley

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/01905/PFUL3

LAPP Reference:

Overcoming non-standard constraints

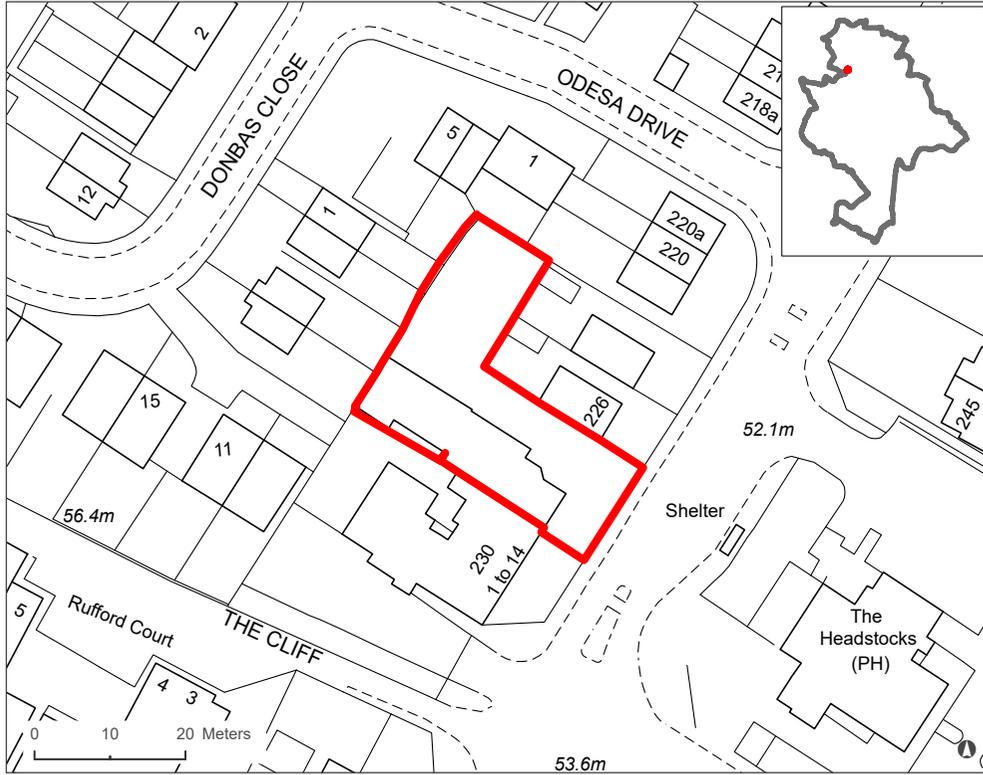
Easting: 454132 **Northing:** 342988

Date first added to SHLAA:

01/09/2021

Last updated date: 31/03/2023

Site ID: 2475 228 Cinderhill Road, Nottingham, NG6 8SB



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 6 dwelling/s

Reasoned Justification:

Planning permission lapsed but principle for residential established. Development Mangement confirmed timescales.

Overall Conclusion: Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use: Dwellings

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/01367/PFUL3

LAPP Reference:

Overcoming non-standard constraints

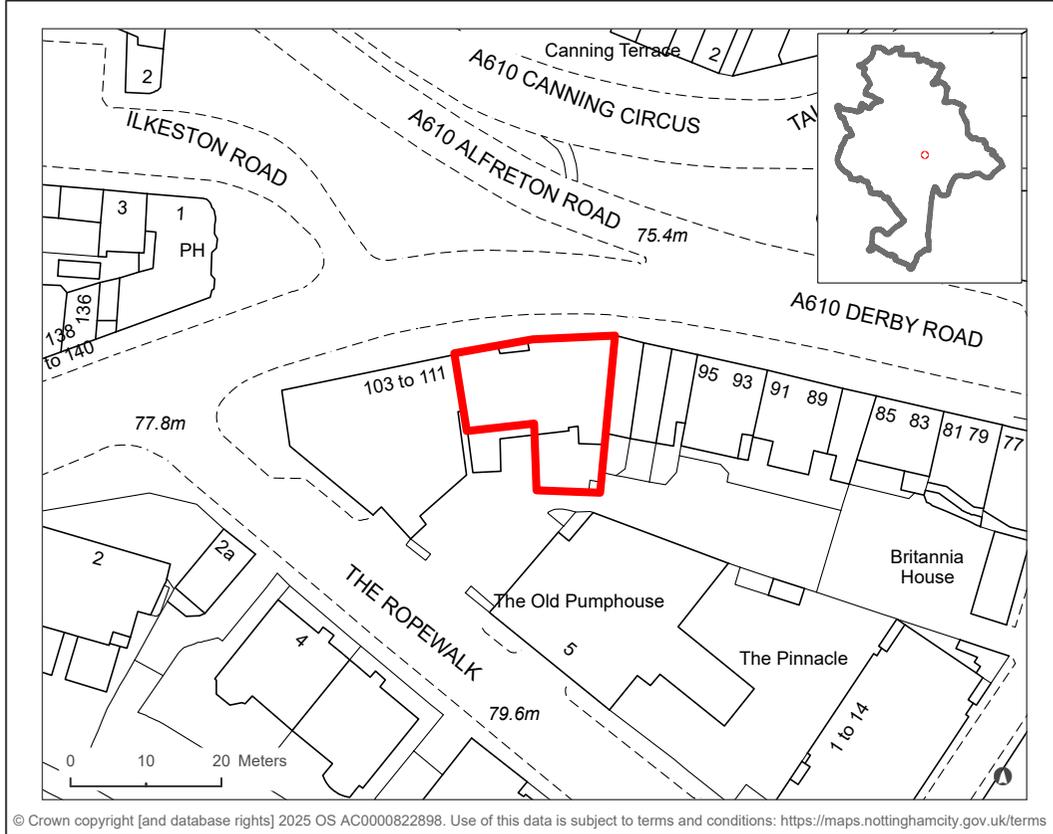
Easting: 453746

Northing: 343894

Date first added to SHLAA: 29/05/2019

Last updated date: 31/03/2023

Site ID: 2505 103-105 Derby Road, NG1 5BB



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Constraints (Heritage Assets):

- Scheduled Ancient Monument:** No
- Conservation Area:** Yes
- Listed Building :** No
- Historic Parks and Gardens :** No
- Archaeological Sites :** No
- Local Interest Buildings:** Yes

Constraints (Ecology):

- SSSI:** No
- Open Space Network:** No
- Ancient Woodland:** No
- Local Nature Reserve:** No
- Local Wildlife Sites:** No
- TPOs:** No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 6 dwelling/s

Reasoned Justification:

Lapsed permission, but principle of residential established Development Mangement confirmed timescales.

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use: Restaurant

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/01081/PFUL3

LAPP Reference:

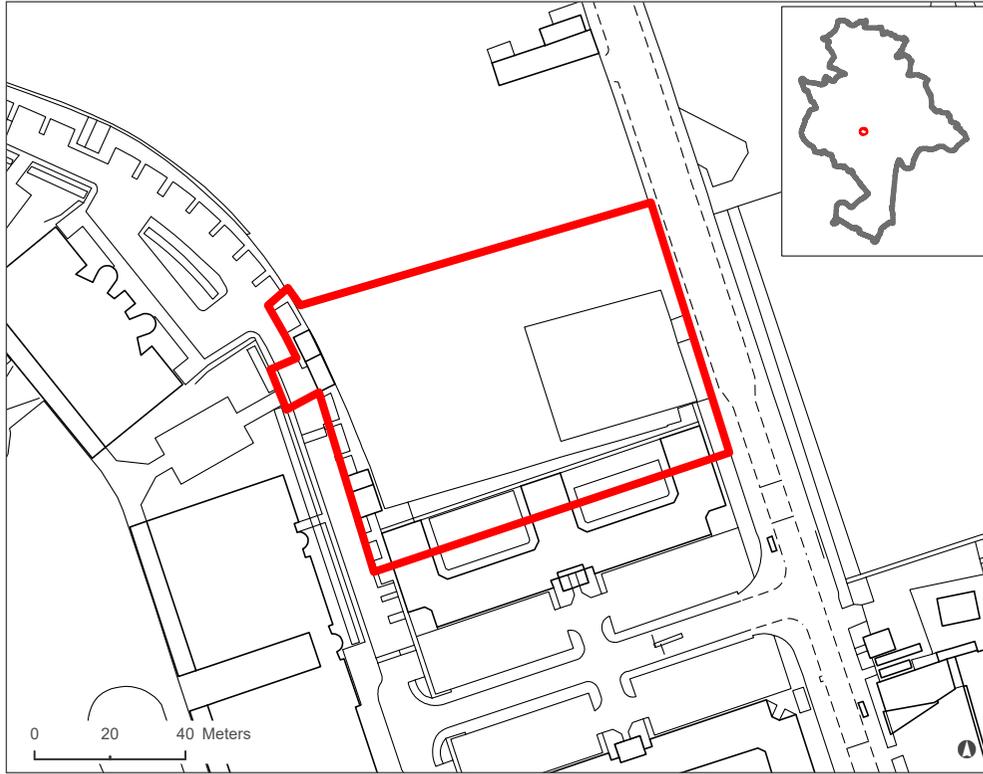
Overcoming non-standard constraints

Easting: 456434 **Northing:** 340138

Date first added to SHLAA: 27/09/2021

Last updated date: 31/03/2023

Site ID: 2520 Land Adjacent To Southwell Hall, Jubilee Campus, Triumph Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 112 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 112 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.72 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/02650/PFUL3

LAPP Reference:

Overcoming non-standard constraints

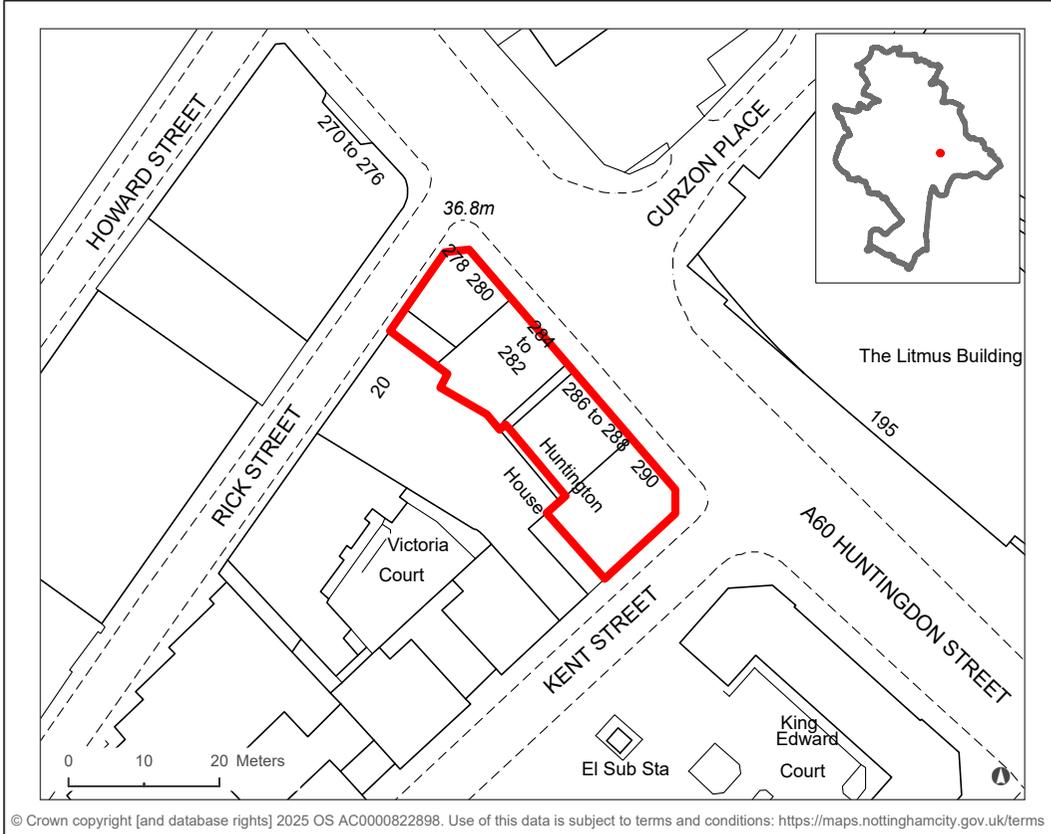
Easting: 454806

Northing: 339957

Date first added to SHLAA: 01/10/2021

Last updated date: 31/03/2023

Site ID: 2525 Huntingdon House, 278-290 Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 100 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 100 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site/SHLAA Survey

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/02277/PREAPP

LAPP Reference:

Overcoming non-standard constraints

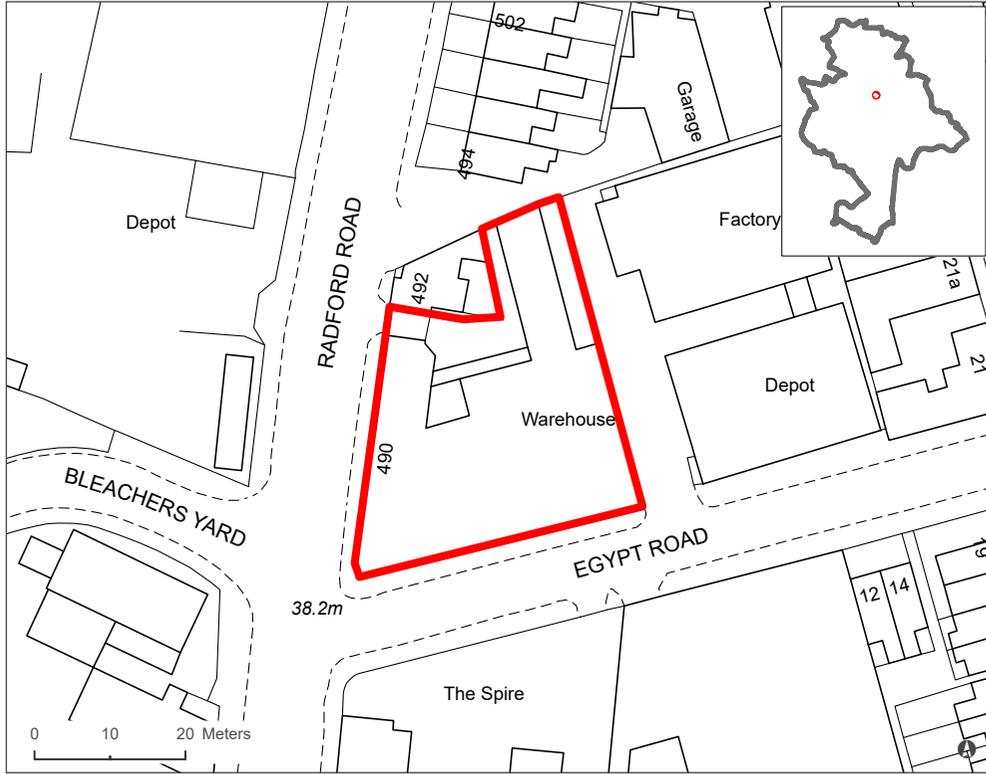
Easting: 457557

Northing: 340284

Date first added to SHLAA: 03/07/2020

Last updated date: 31/03/2023

Site ID: 2528 S And N Fashions, Damad House, 490 Radford Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 29 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 29 dwelling/s

Reasoned Justification:

Stalled

Overall Conclusion: **Developable**

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/00426/PFUL3

LAPP Reference:

Overcoming non-standard constraints

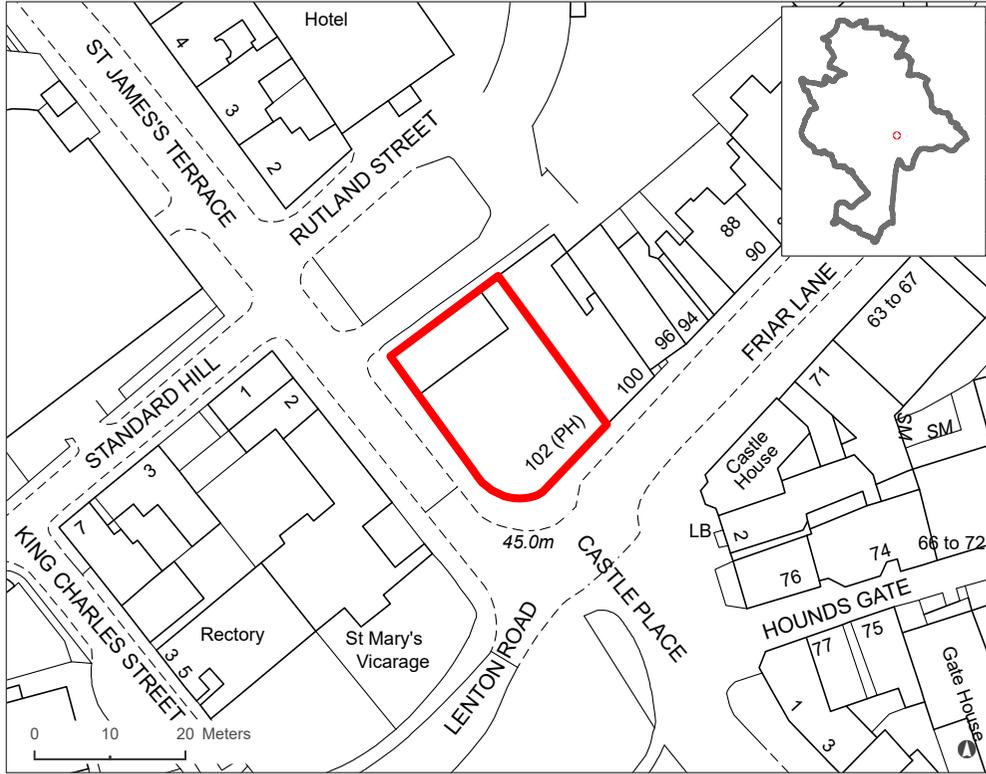
Easting: 455604

Northing: 342281

Date first added to SHLAA: 28/09/2021

Last updated date: 31/03/2023

Site ID: 2529 St James Hotel Conference Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 12 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 12 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/01957/PFUL3

LAPP Reference:

Overcoming non-standard constraints

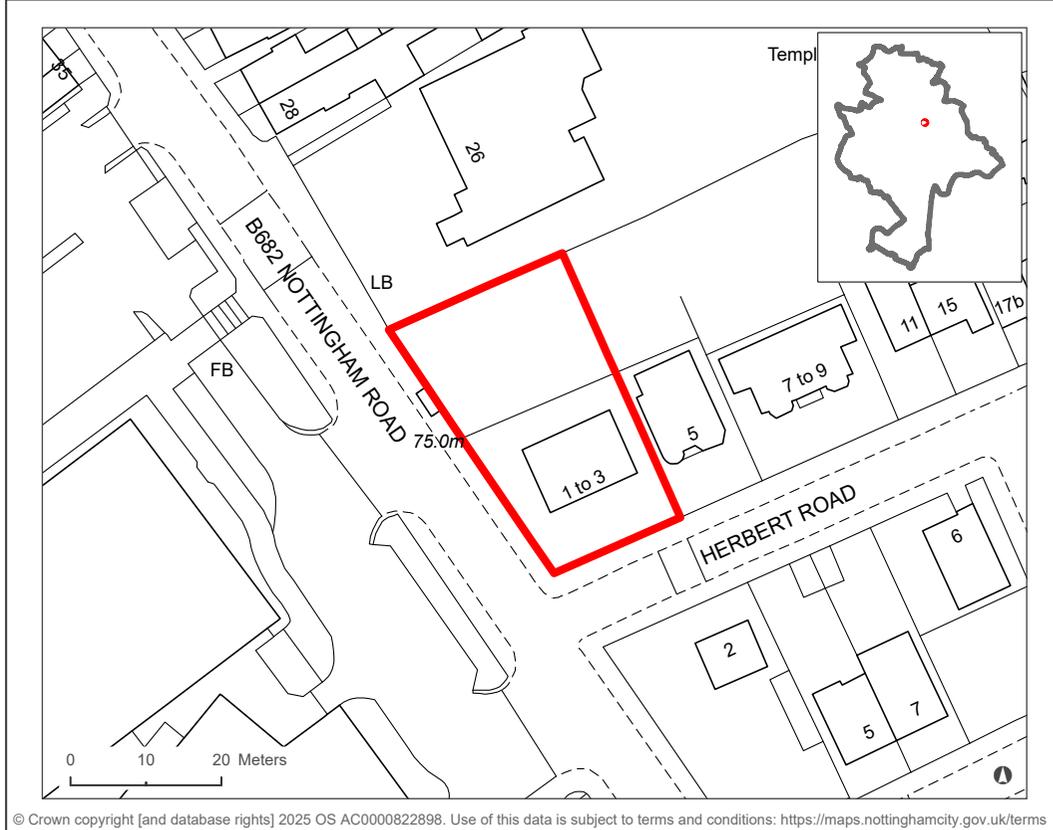
Date first added to SHLAA: 27/09/2021

Easting: 456947

Northing: 339633

Last updated date: 31/03/2023

Site ID: 2530 1-3 Herbert Road, Nottingham, NG5 1BS



Constraints (Heritage Assets):

- Scheduled Ancient Monument:** No
- Conservation Area:** No
- Listed Building :** No
- Historic Parks and Gardens :** No
- Archaeological Sites :** No
- Local Interest Buildings:** No

Constraints (Ecology):

- SSSI:** No
- Open Space Network:** No
- Ancient Woodland:** No
- Local Nature Reserve:** No
- Local Wildlife Sites:** No
- TPOs:** No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 6 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/02125/PFUL3

LAPP Reference:

Overcoming non-standard constraints

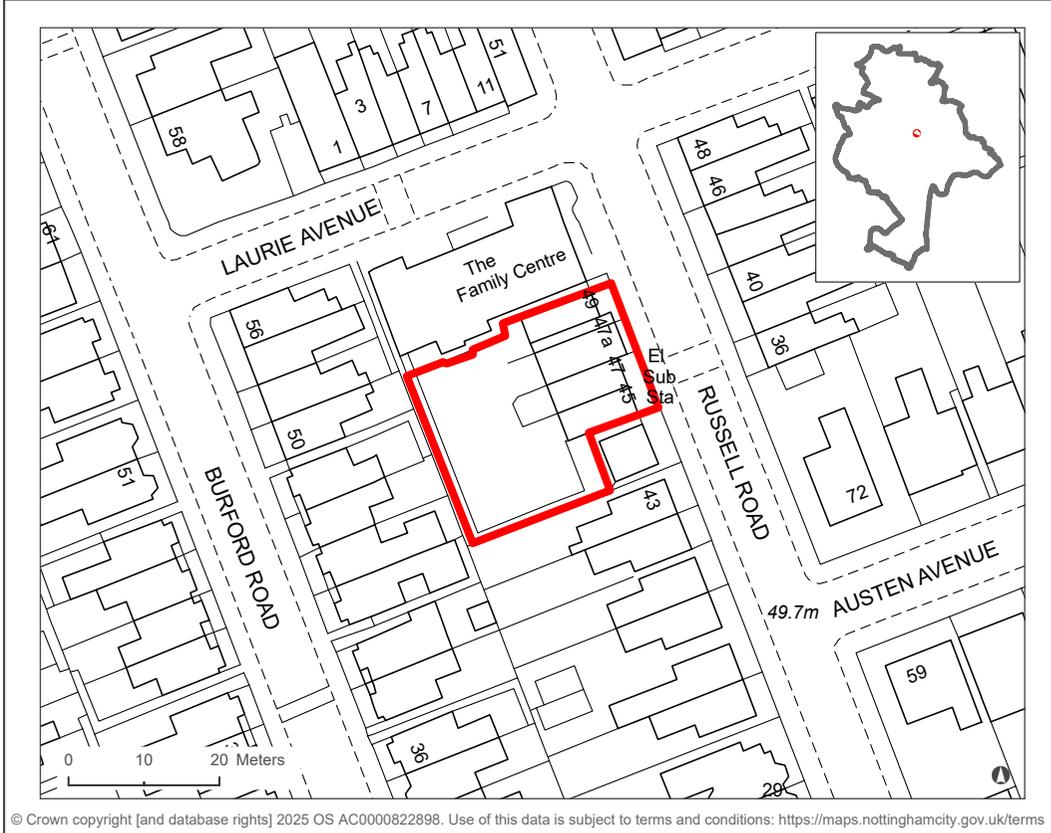
Easting: 456453

Northing: 342151

Date first added to SHLAA: 28/09/2021

Last updated date: 31/03/2023

Site ID: 2540 45, 47, 47A And 49 Russell Road, Nottingham, NG7 6HD



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 6 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/00715/POUT

LAPP Reference:

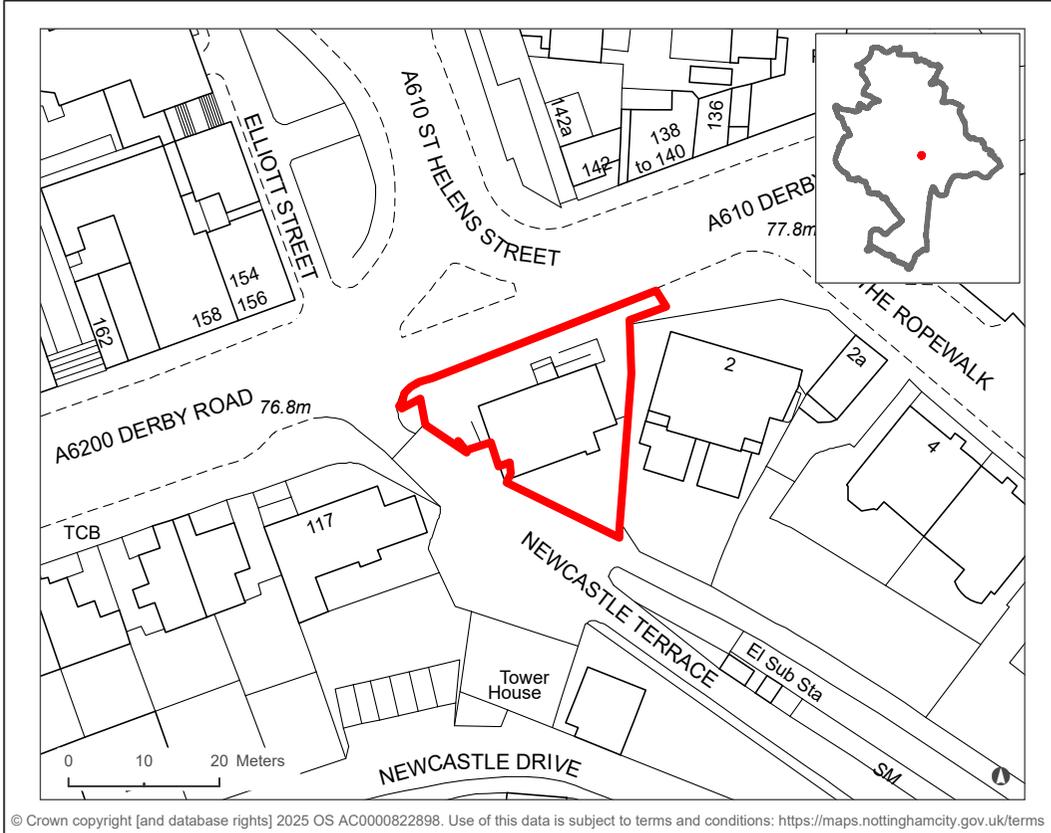
Overcoming non-standard constraints

Easting: 456031 **Northing:** 341492

Date first added to SHLAA: 28/09/2021

Last updated date: 31/03/2023

Site ID: 2541 1 Newcastle Terrace Nottingham NG7 1LS



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 8 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 8 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/00731/PFUL3

LAPP Reference:

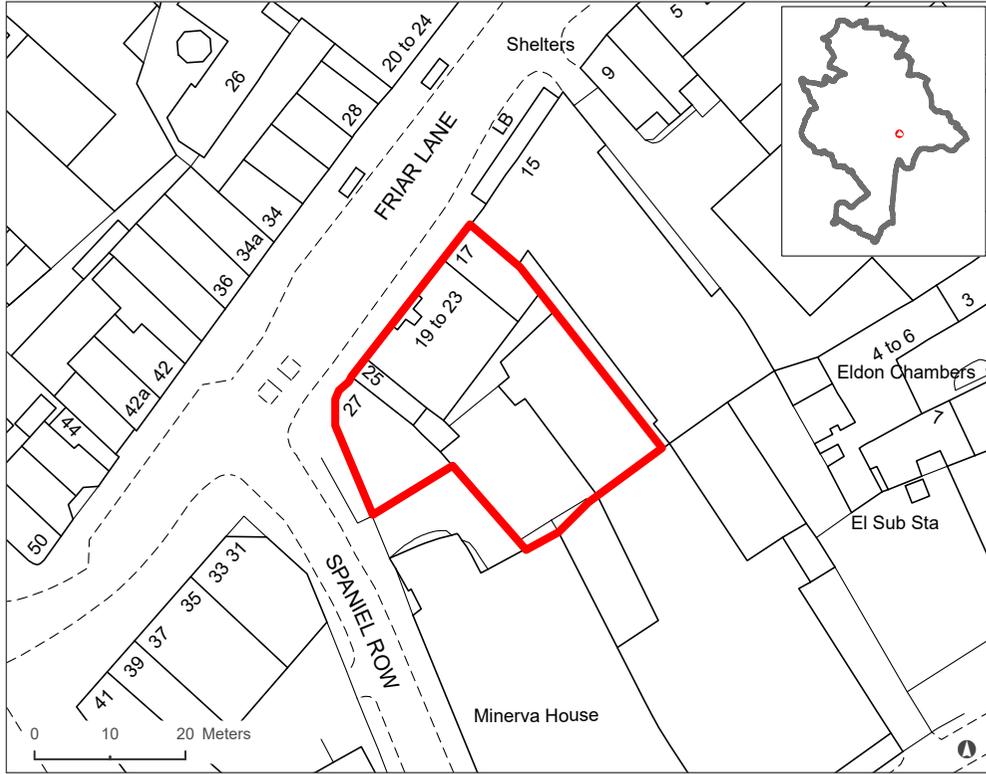
Overcoming non-standard constraints

Easting: 456352 **Northing:** 340107

Date first added to SHLAA: 28/09/2021

Last updated date: 31/03/2023

Site ID: 2542 Whitefriars House 25 Friar Lane Nottingham NG1 6DA



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 7 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/00798/PFUL3

LAPP Reference:

Overcoming non-standard constraints

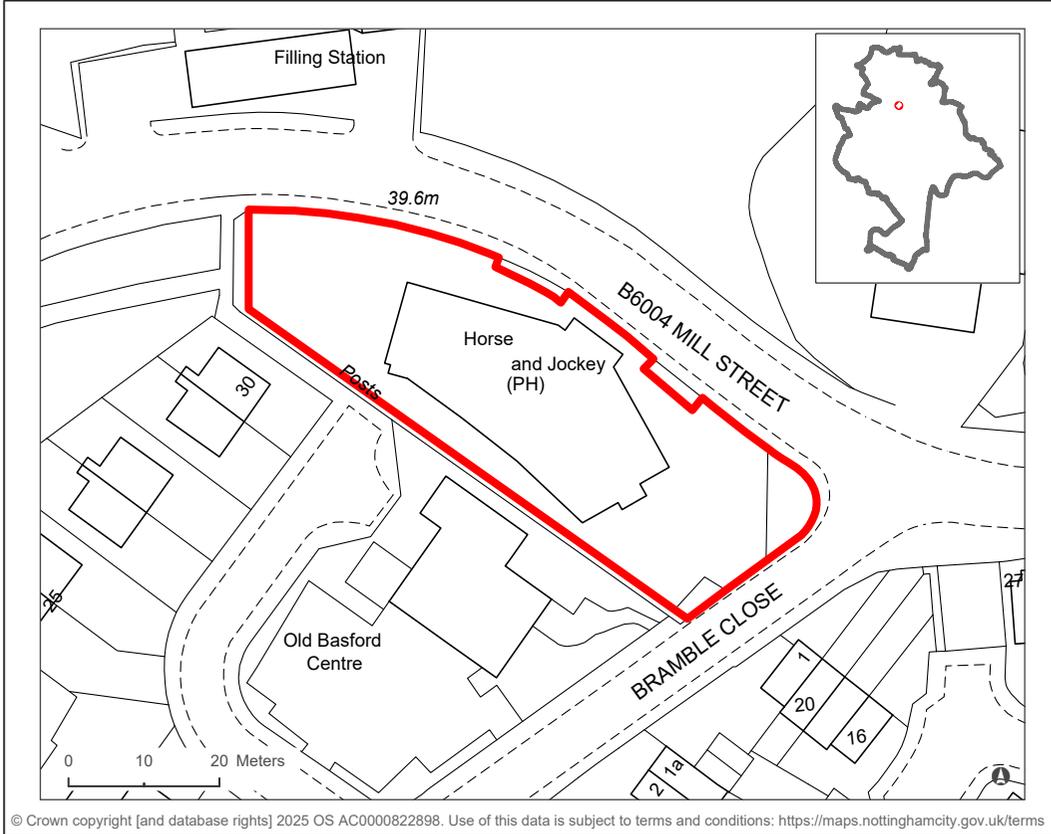
Easting: 457128

Northing: 339749

Date first added to SHLAA: 29/09/2021

Last updated date: 31/03/2023

Site ID: 2555 Horse And Jockey Public House



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 5 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 5 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/01889/PFUL3

LAPP Reference:

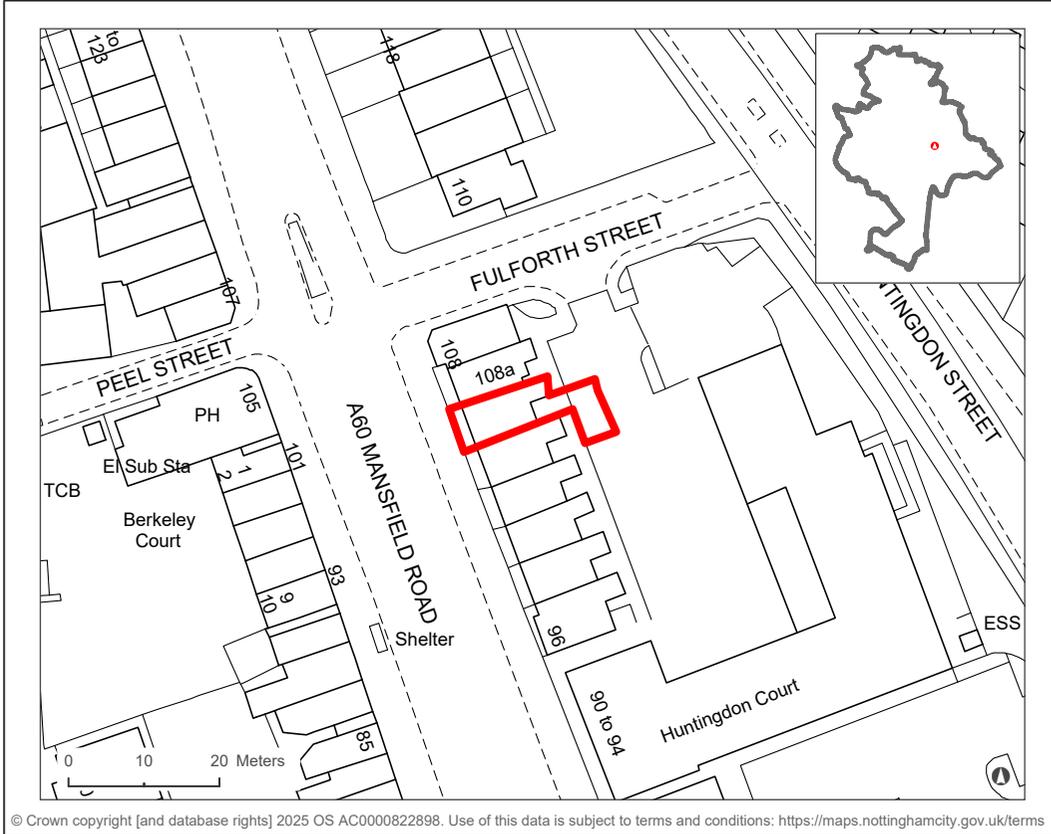
Overcoming non-standard constraints

Date first added to SHLAA: 25/05/2021

Easting: 454851 **Northing:** 343350

Last updated date: 31/03/2023

Site ID: 2556 106 Mansfield Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 7 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/02369/PFUL3

LAPP Reference:

Overcoming non-standard constraints

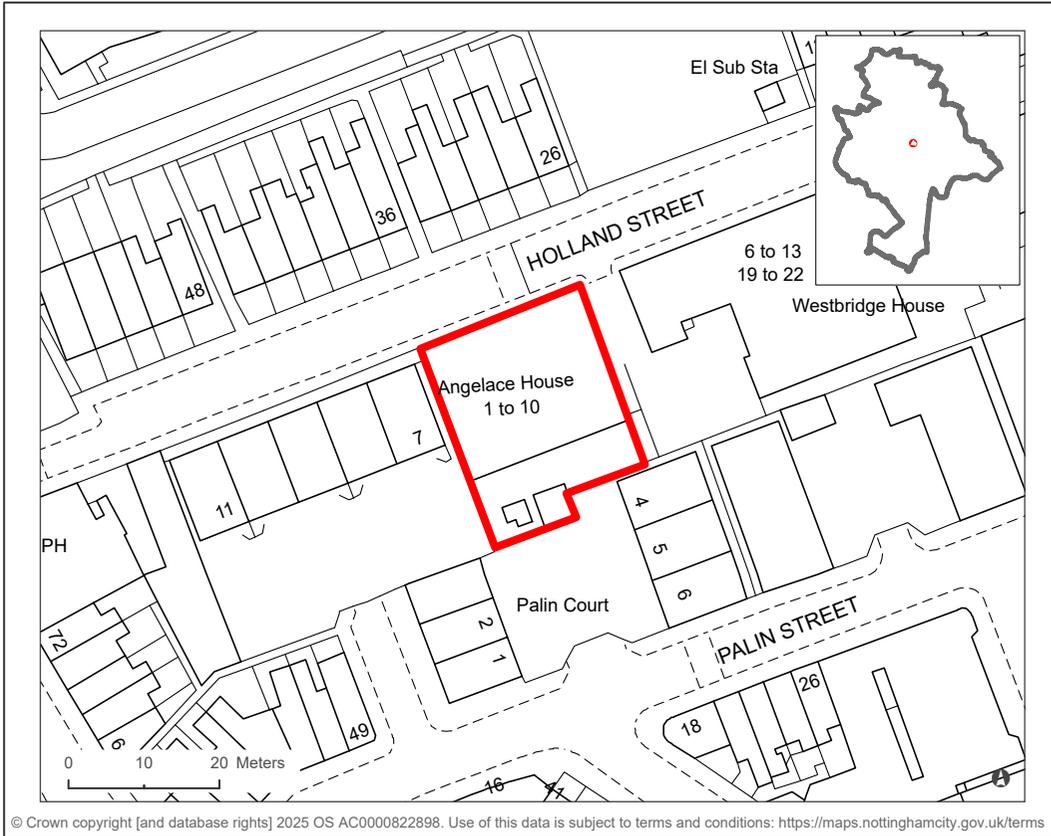
Easting: 457195 **Northing:** 340727

Date first added to SHLAA:

25/05/2021

Last updated date: 31/03/2023

Site ID: 2557 Angelace House



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 14 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 14 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/00746/PFUL3

LAPP Reference:

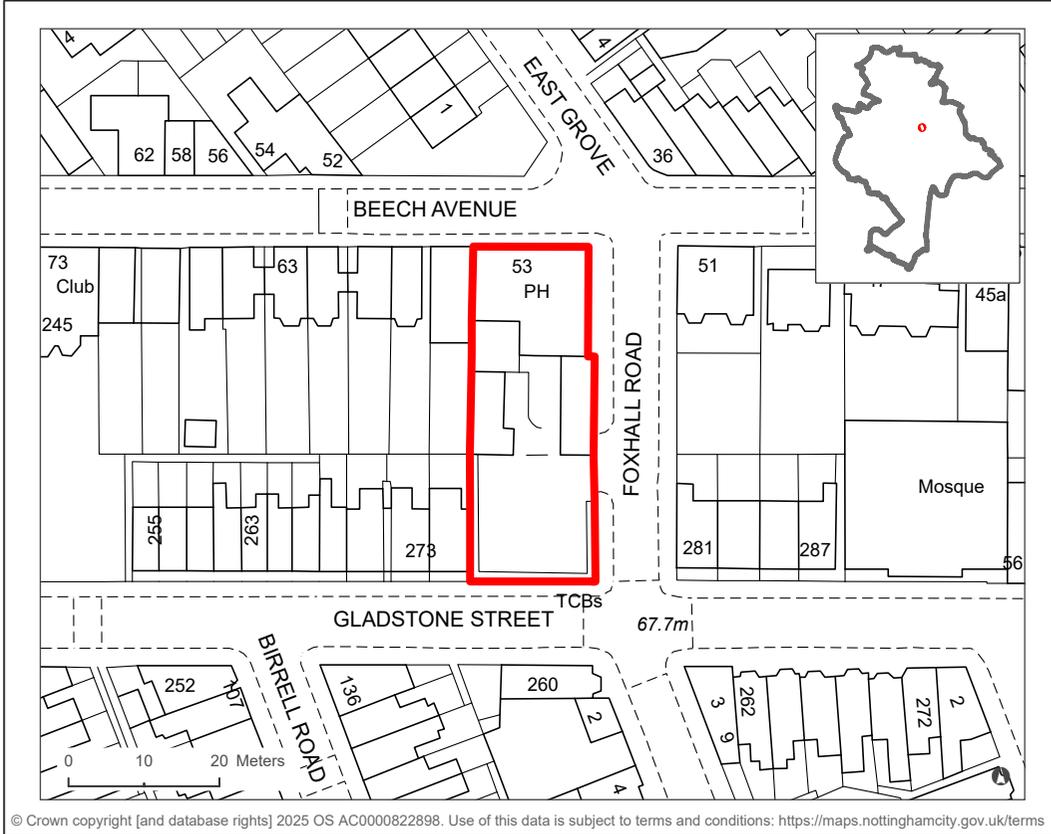
Overcoming non-standard constraints

Easting: 455787 **Northing:** 341008

Date first added to SHLAA: 25/05/2021

Last updated date: 31/03/2023

Site ID: 2559 The Elm Tree



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 8 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 8 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/01505/PFUL3

LAPP Reference:

Overcoming non-standard constraints

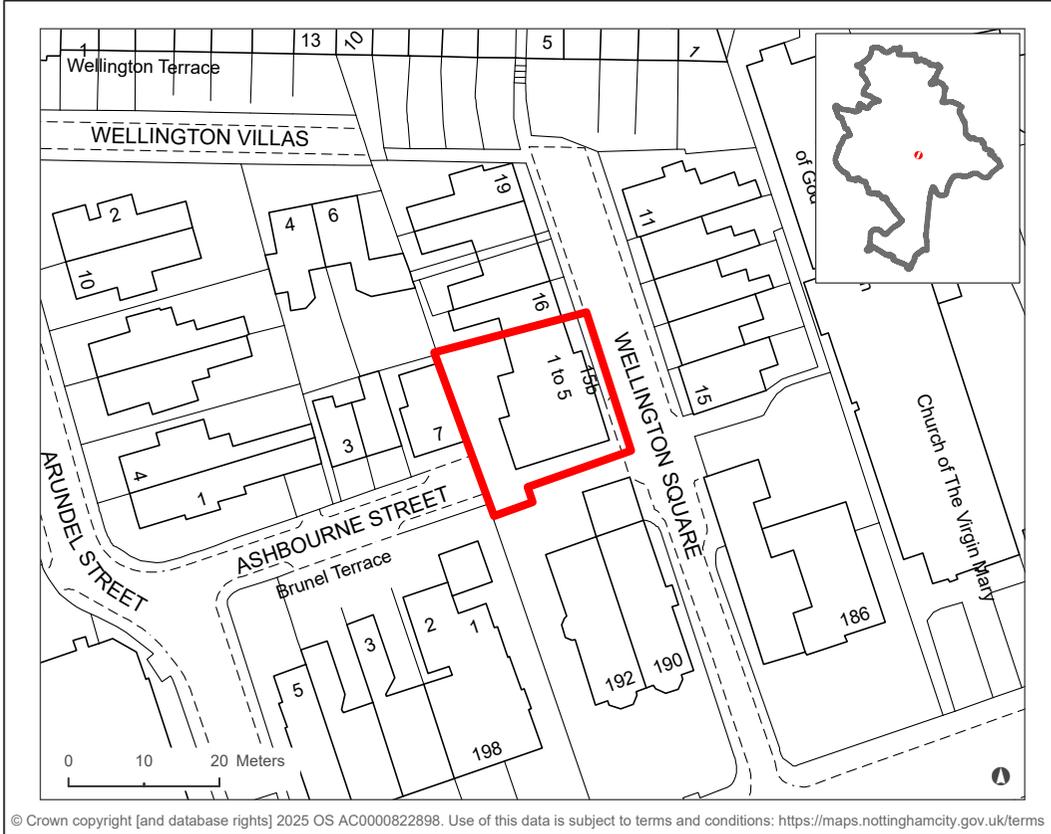
Date first added to SHLAA: 28/06/2021

Easting: 456369

Northing: 341929

Last updated date: 31/03/2023

Site ID: 2560 190 Derby Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 7 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 20/01950/PFUL3

LAPP Reference:

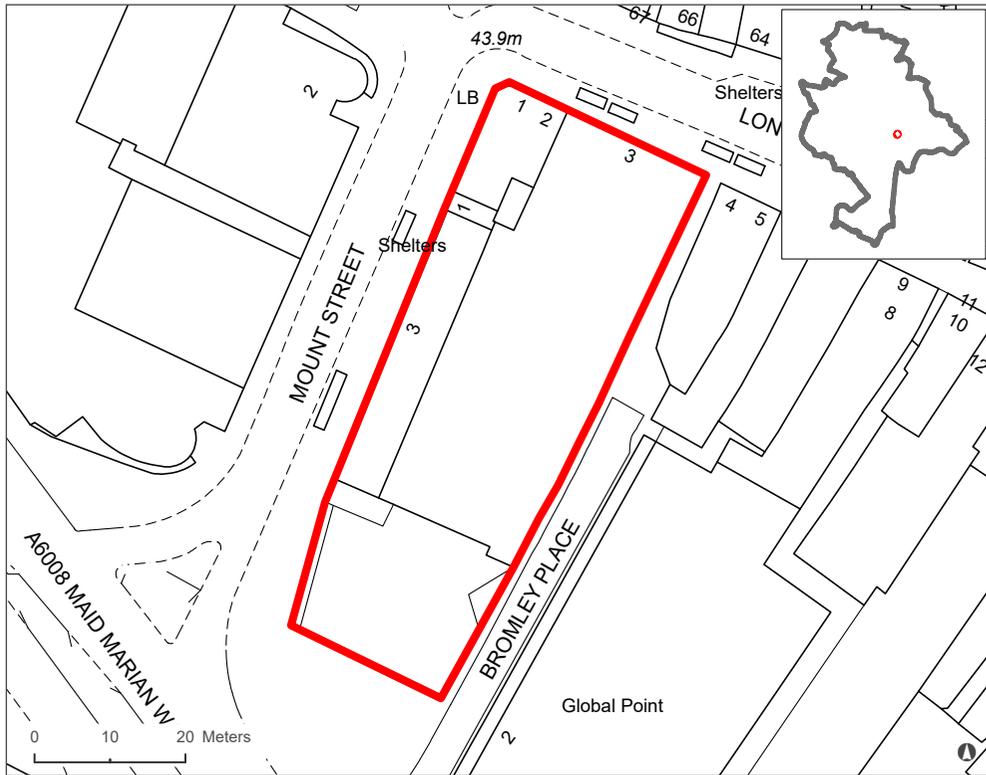
Overcoming non-standard constraints

Date first added to SHLAA:
28/06/2021

Easting: 456135 **Northing:** 340103

Last updated date: 31/03/2023

Site ID: 2576 Central Library, 3 Angel Row, Nottingham, NG1 6HP



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 97 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 97 dwelling/s

Reasoned Justification:

Co-living scheme. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 24/01329/PFUL3

LAPP Reference:

Overcoming non-standard constraints

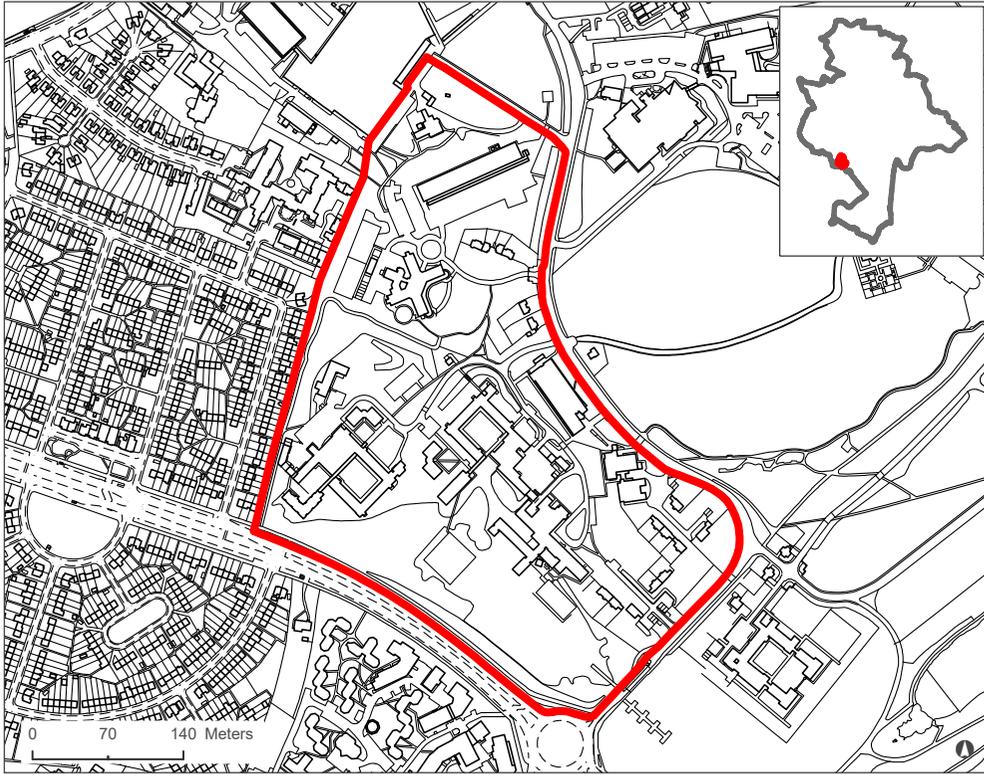
Easting: 456973

Northing: 339955

Date first added to SHLAA: 22/02/2022

Last updated date: 31/03/2023

Site ID: 2593 Western Village, University of Nottingham Campus



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 200 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 200 dwelling/s

Reasoned Justification:

The University of Nottingham have plans to develop dwellings at the 'Western Village' on the University of Nottingham Campus

Overall Conclusion: Developable

Ward: Lenton and Wollaton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: 3rd Party Submission

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 14.26 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

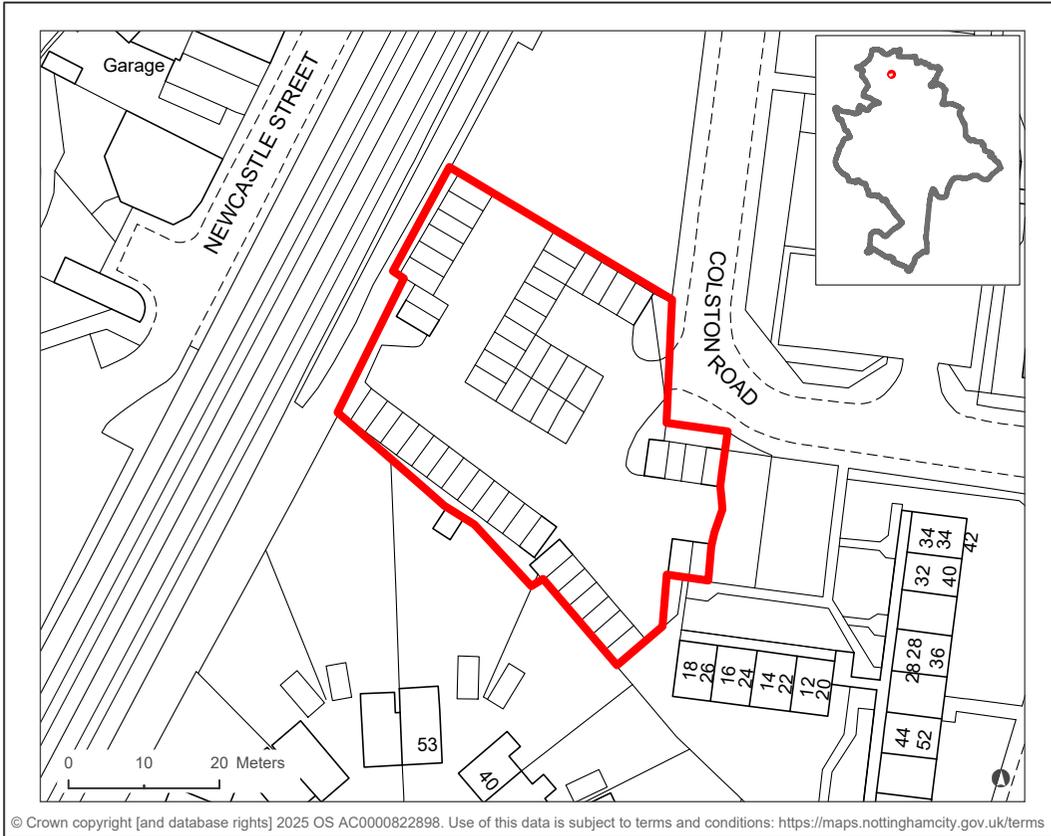
Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 453530 **Northing:** 337689

Last updated date:

Site ID: 2623 St Albans/Colston



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 30 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 30 dwelling/s

Reasoned Justification:

Delivery anticipated to start in the next 6 years. Timescales confirmed by Development Management

Overall Conclusion: Developable

Ward: Bulwell Forest

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status:

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

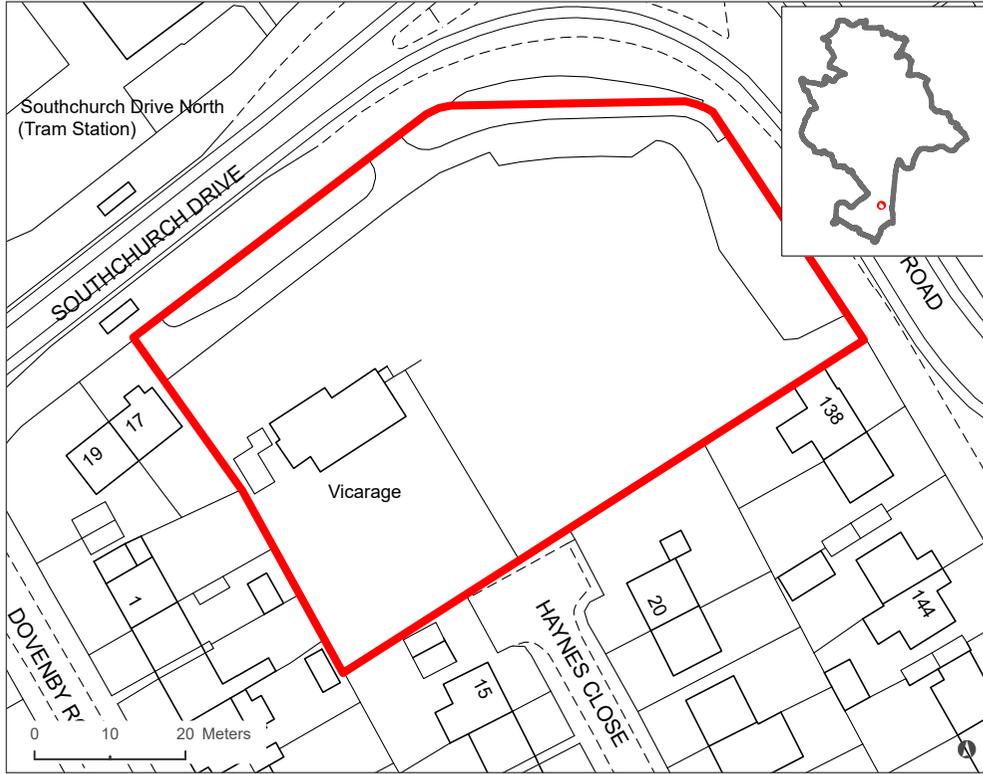
Date first added to SHLAA:

Easting: 454365

Northing: 345532

Last updated date:

Site ID: 2624 St. Francis Church, Southchurch Drive, Clifton



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 48 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 48 dwelling/s

Reasoned Justification:

Timescales confirmed by Development Management

Overall Conclusion: Developable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Assett

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status:

Site Area: 0.41 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

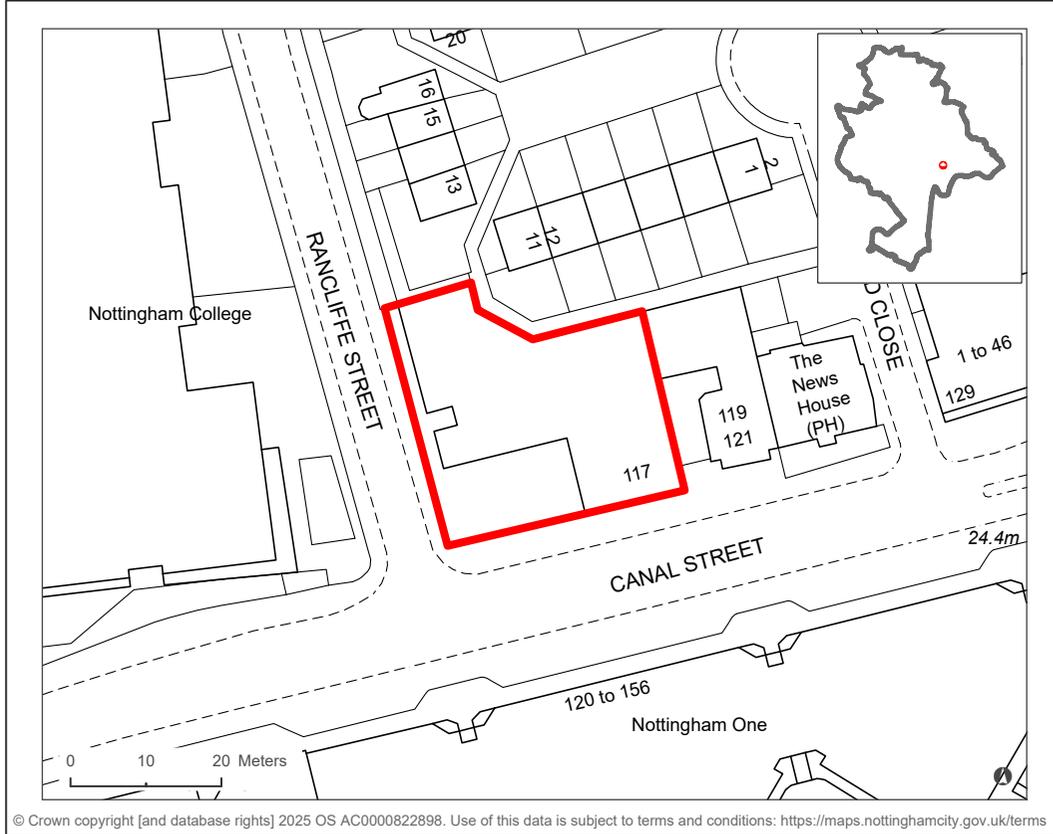
Overcoming non-standard constraints

Easting: 455887 **Northing:** 335121

Date first added to SHLAA: 19/07/2023

Last updated date:

Site ID: 2625 117 Canal Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 18 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 18 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status:

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

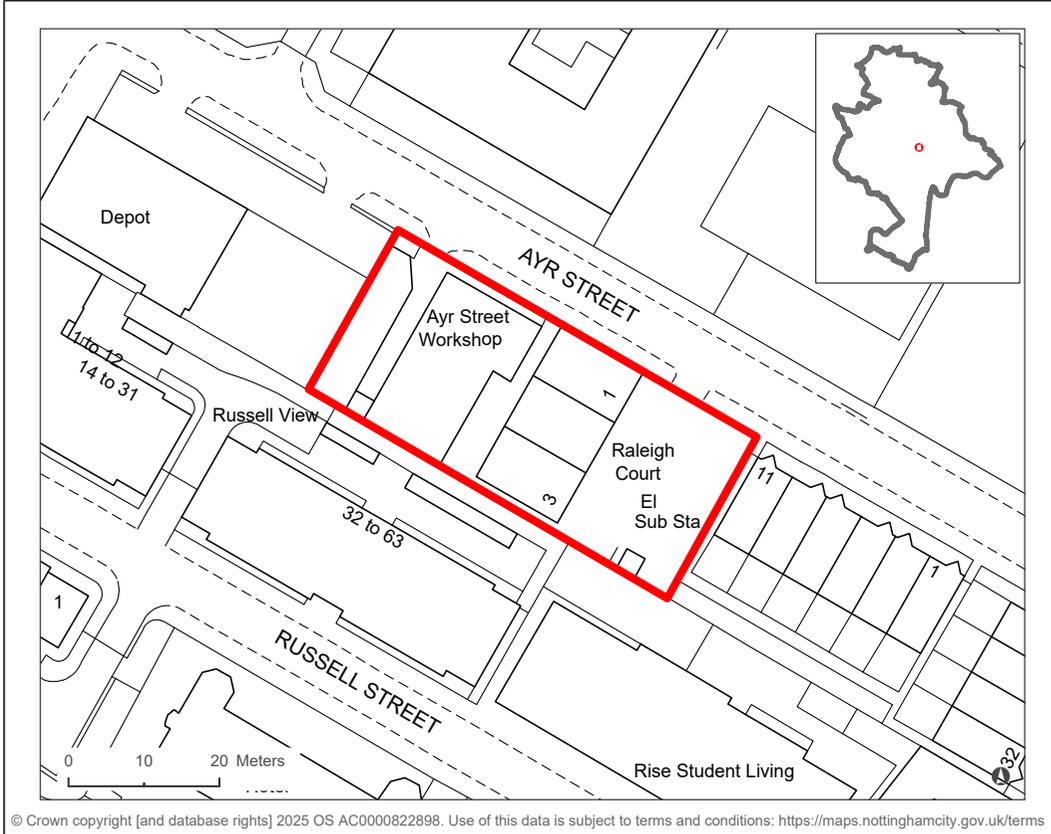
Overcoming non-standard constraints

Easting: 457597 **Northing:** 339441

Date first added to SHLAA: 19/07/2023

Last updated date:

Site ID: 2626 Ayr Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 20 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 20 dwelling/s

Reasoned Justification:

Timescales confirmed by Development Management

Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Assett

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

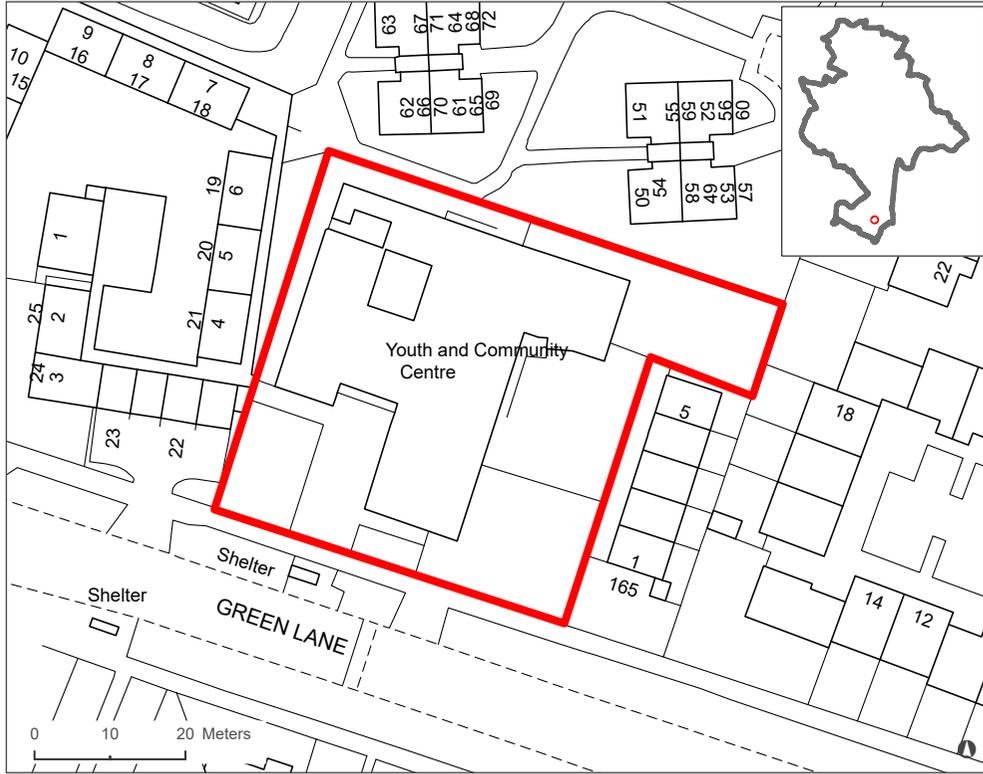
Date first added to SHLAA:

Easting: 456201

Northing: 340618

Last updated date:

Site ID: 2627 Clifton Young Person Centre



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Constraints (Heritage Assets):

- Scheduled Ancient Monument:** No
- Conservation Area:** No
- Listed Building :** No
- Historic Parks and Gardens :** No
- Archaeological Sites :** No
- Local Interest Buildings:** No

Constraints (Ecology):

- SSSI:** No
- Open Space Network:** No
- Ancient Woodland:** No
- Local Nature Reserve:** No
- Local Wildlife Sites:** No
- TPOs:** No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 12 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 12 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:

Easting: 455498

Northing: 334143

Last updated date:

Site ID: 2629 Land to rear of Adam, Burton and Carlton House



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 251 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 251 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Radford

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 24/00076/PFUL3

LAPP Reference:

Overcoming non-standard constraints

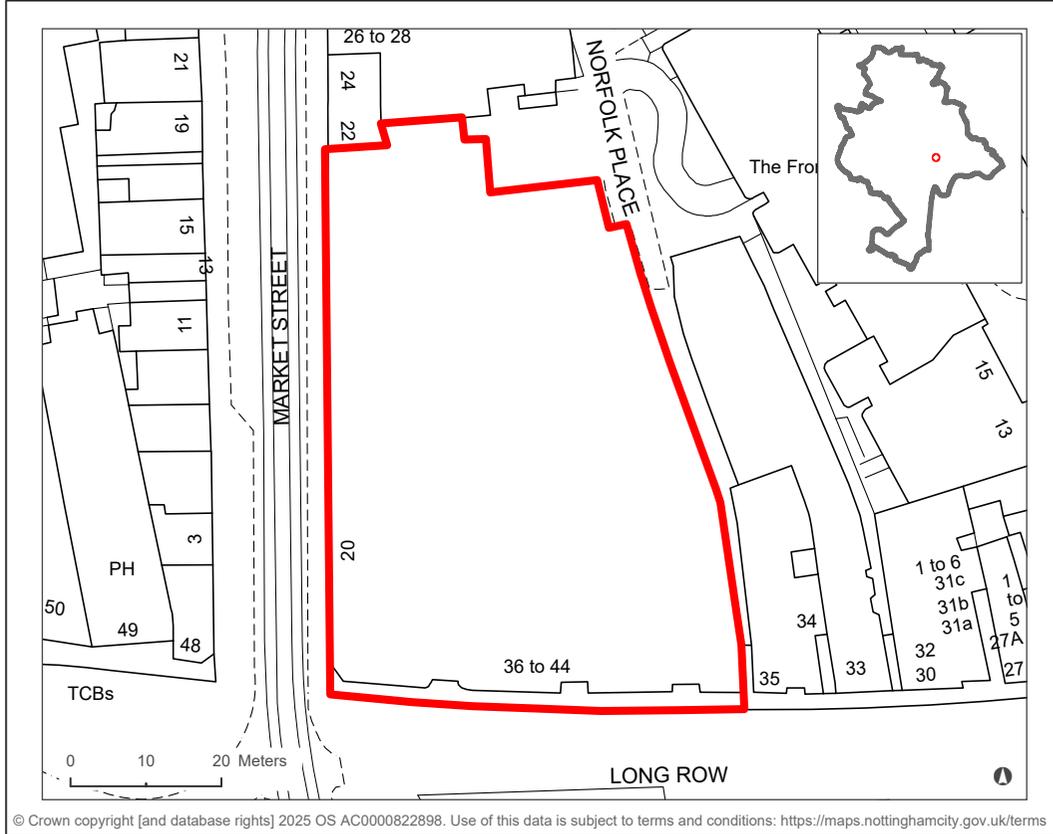
Date first added to SHLAA:

Easting: 455590

Northing: 340796

Last updated date:

Site ID: 2647 Debenhams, 36-44 Long Row



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 263 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 263 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Castle

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

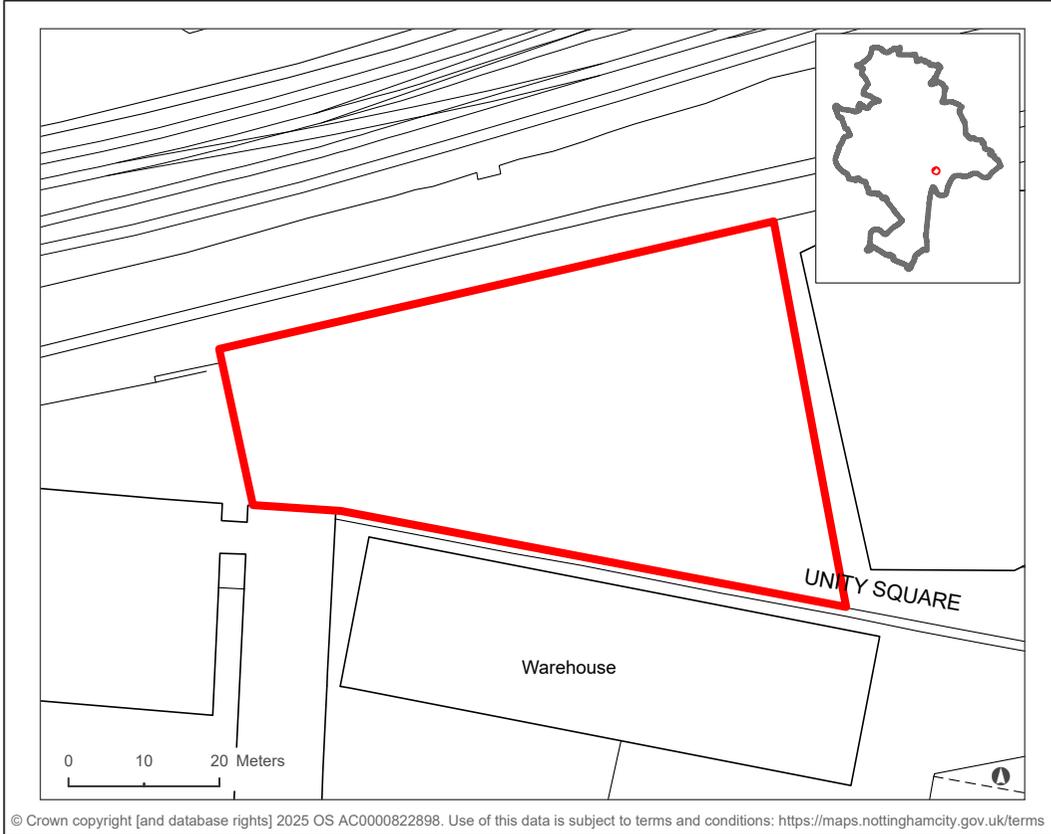
Date first added to SHLAA:

Easting: 457122

Northing: 340005

Last updated date:

Site ID: 2658 Unity Square Phase 2



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 590 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 590 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Meadows

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Local Plan Allocation

Existing Use:

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference: SR62

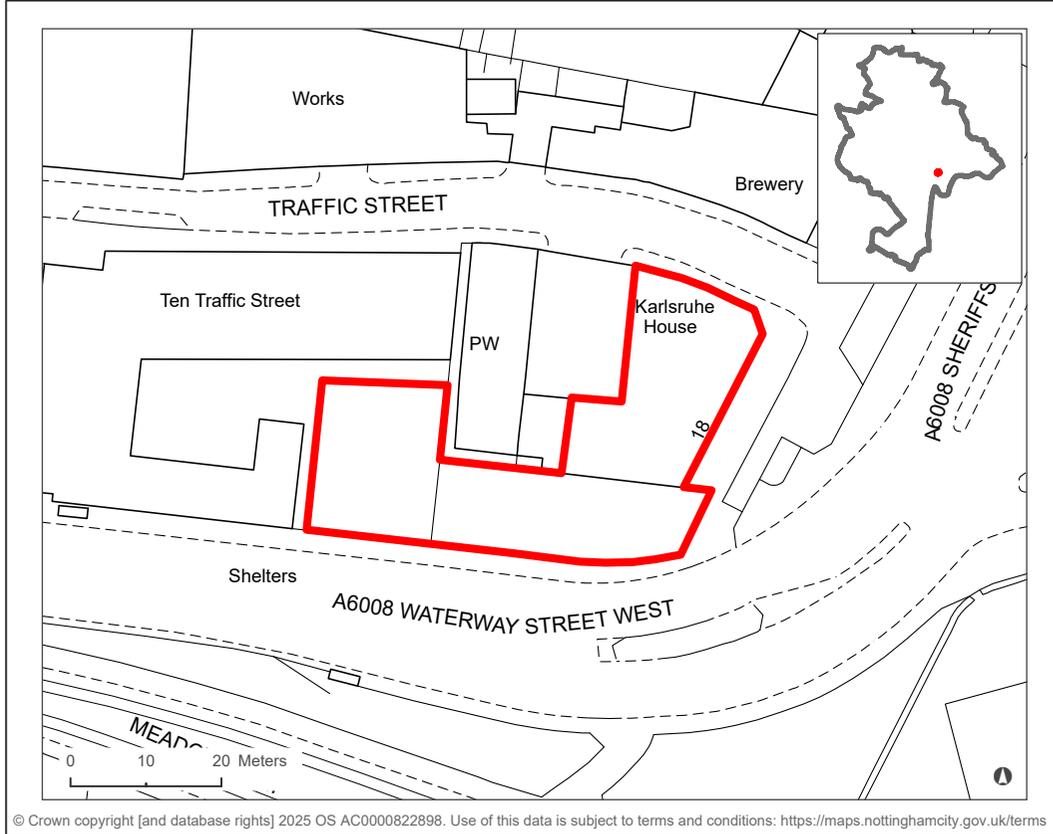
Overcoming non-standard constraints

Easting: 457300 **Northing:** 339131

Date first added to SHLAA: 15/10/2024

Last updated date:

Site ID: 2659 Karlsruhe House



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 53 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 53 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Meadows

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Assett

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Easting: 457257

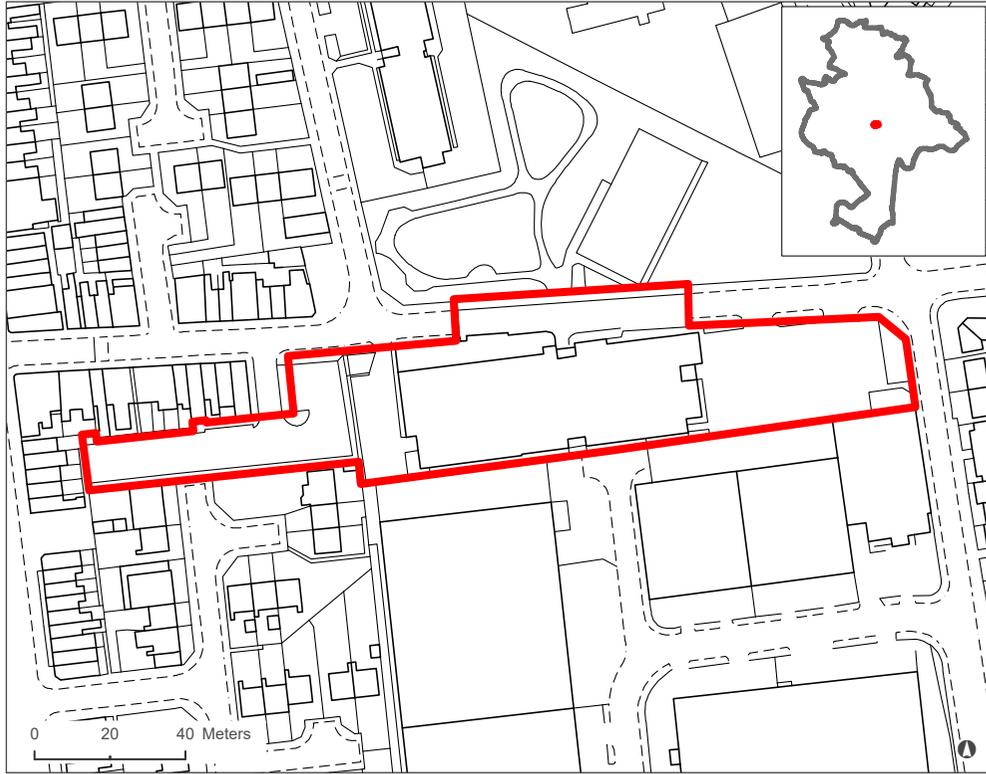
Northing: 339000

Date first added to SHLAA:

15/10/2024

Last updated date:

Site ID: 2660 Former John Carroll Leisure Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 31 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 31 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Assett

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

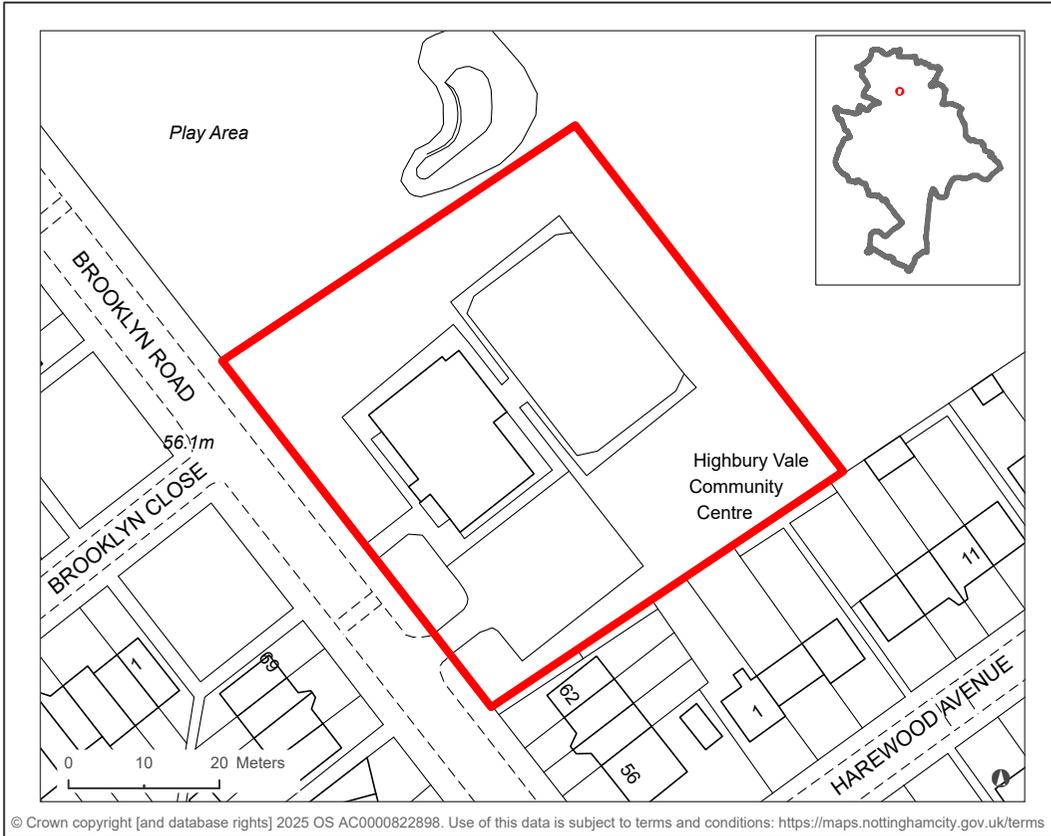
Overcoming non-standard constraints

Easting: 455532 **Northing:** 340348

Date first added to SHLAA:
15/10/2024

Last updated date:

Site ID: 2661 Highbury Vale Community Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 16 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 16 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Basford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type:

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

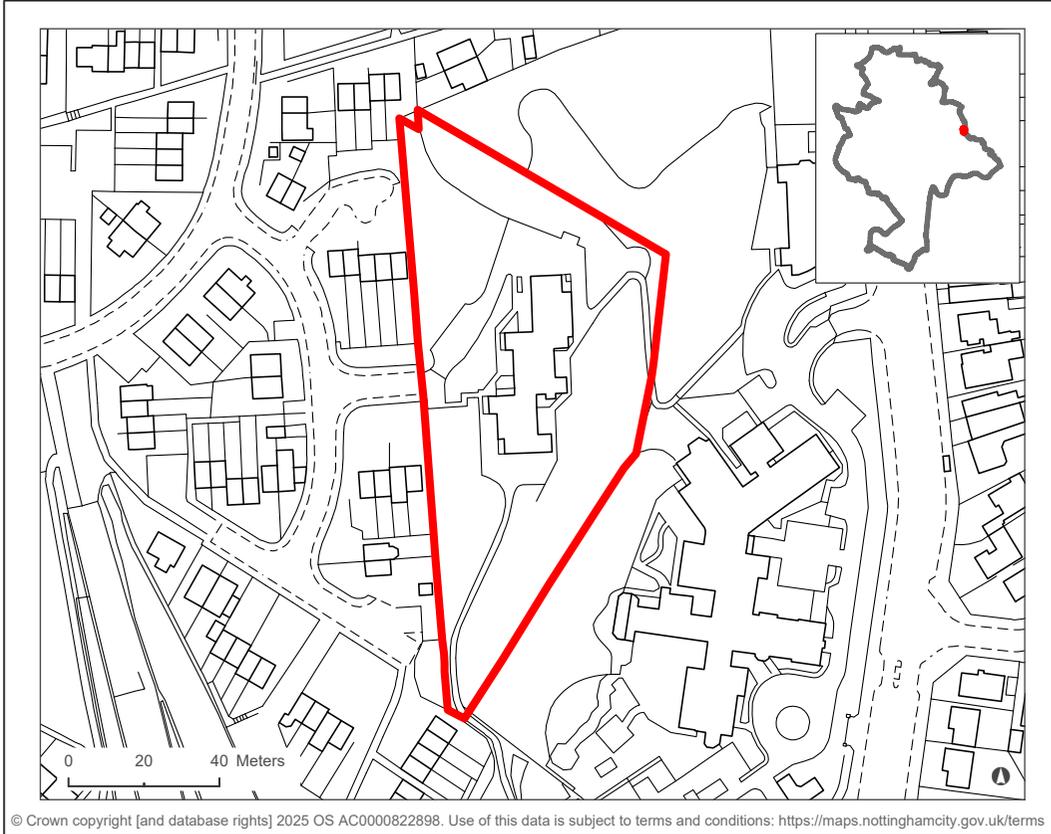
Overcoming non-standard constraints

Easting: 454871 **Northing:** 344393

Date first added to SHLAA:
17/10/2024

Last updated date:

Site ID: 2662 Former PRU, Thorneywood



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 13 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 13 dwelling/s

Reasoned Justification:

Overall Conclusion: Developable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.67 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Date first added to SHLAA:

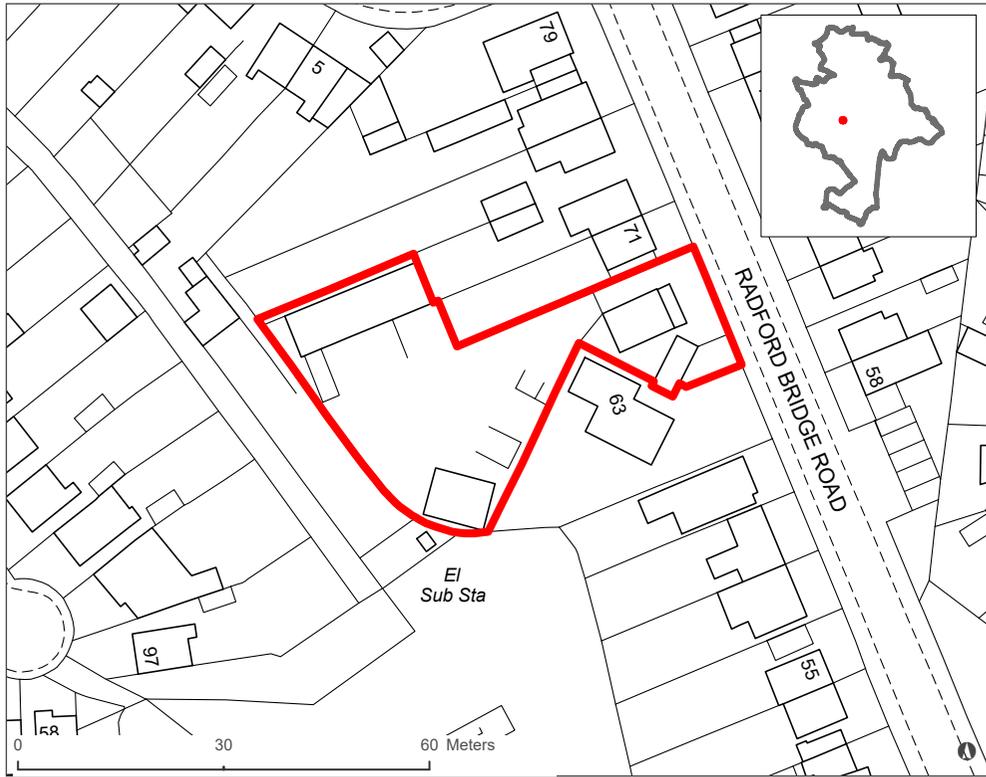
Easting: 459070

Northing: 341802

Last updated date:

**Could be
Suitable**

Site ID: 8 Radford Bridge Road electronic repairs, Radford Bridge Road



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Overall Conclusion: Could be Suitable

Ward: Wollaton West

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active use - convenience store and joinery manufacturers + active shed

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active site, part employment part retail, no recent pre-application discussion or signs of intention to develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

14/12/2017

Easting: 454228

Northing: 340337

Last updated date:

Site ID: 10 Crown Island roundabout, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Wollaton West

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Active employment uses. below the thresholds for NCRELS, active employment hence presumption against development for an alternative use. various active uses - ok condition

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.78 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Various uses all active, mainly employment. No sign of business ceasing trading or any pre-application discussions

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

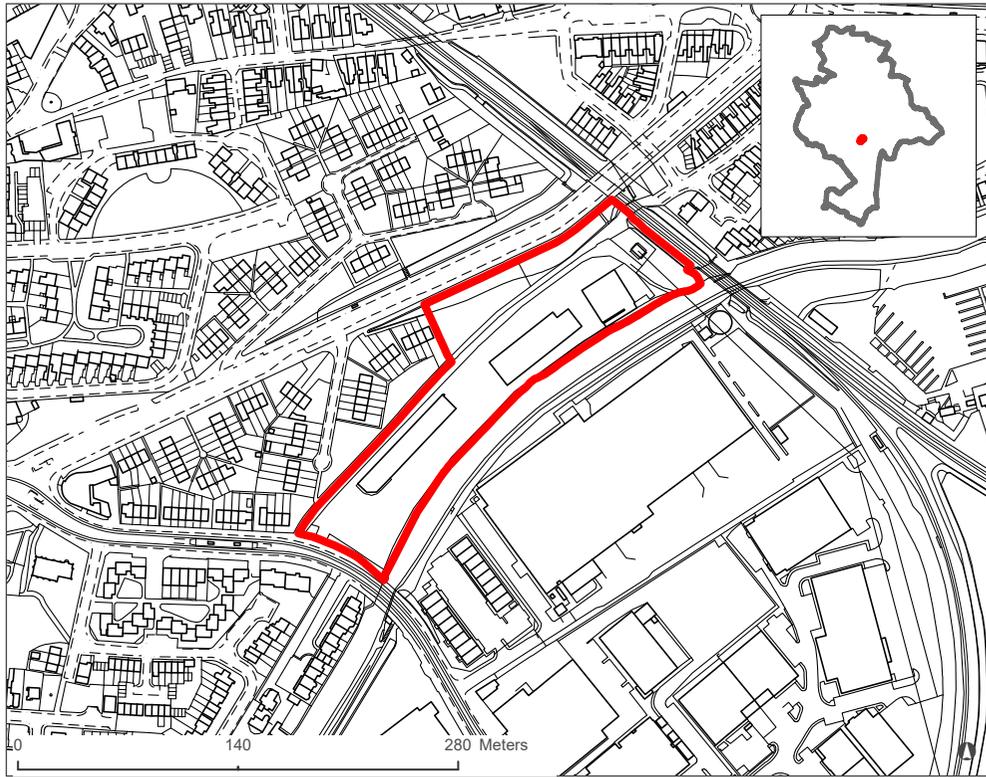
14/12/2017

Easting: 454314

Northing: 340147

Last updated date:

Site ID: 13 Mellors Kirk Auction House, Gregory Street



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: NCRELS consider for release. site not currently in a b use class use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.72 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active use, no information to believe that existing occupant will cease occupation, until such time or more information becomes available

Site Source: Disposal of Council asset

Easting: 455502

Northing: 338793

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 27 IC Discounts, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Active retail use active - cash and carry

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active cash and carry no sign of business ceasing trade, no pre application discussions

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

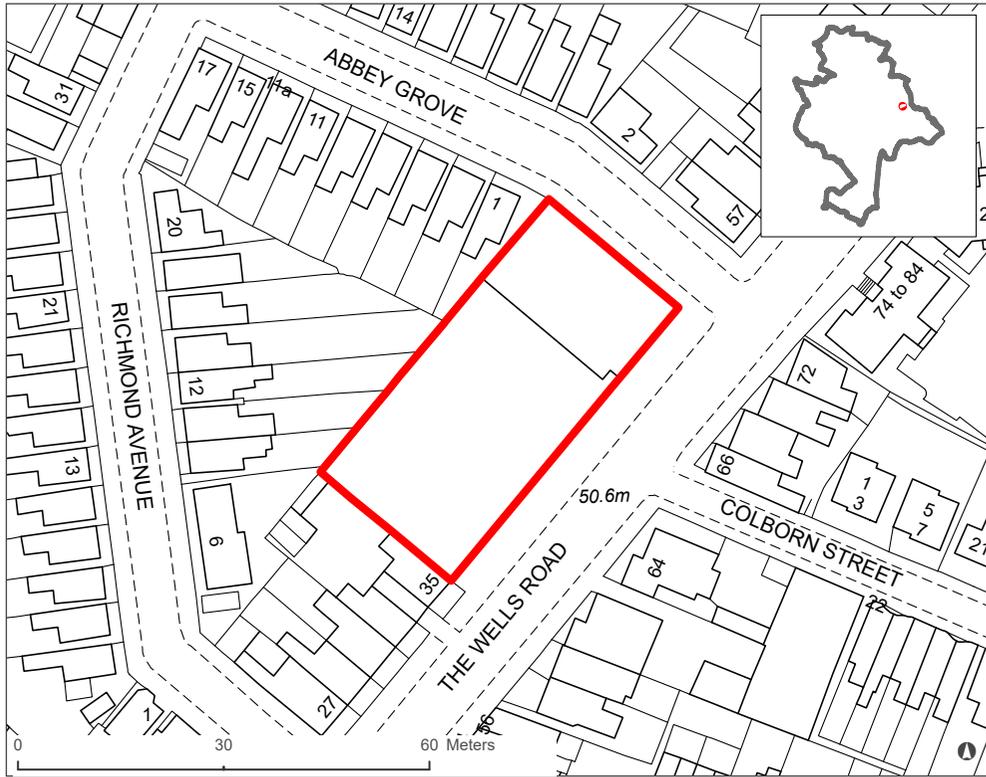
14/12/2017

Easting: 457889

Northing: 340681

Last updated date:

Site ID: 29 Kelley commercial vehicles, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Commercial vehicle hire
base - sui generis active - ind/storage

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 2: Medium
house prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car hire business no sign of business ceasing trade building in ok condition

Site Source: Site / SHLAA Survey

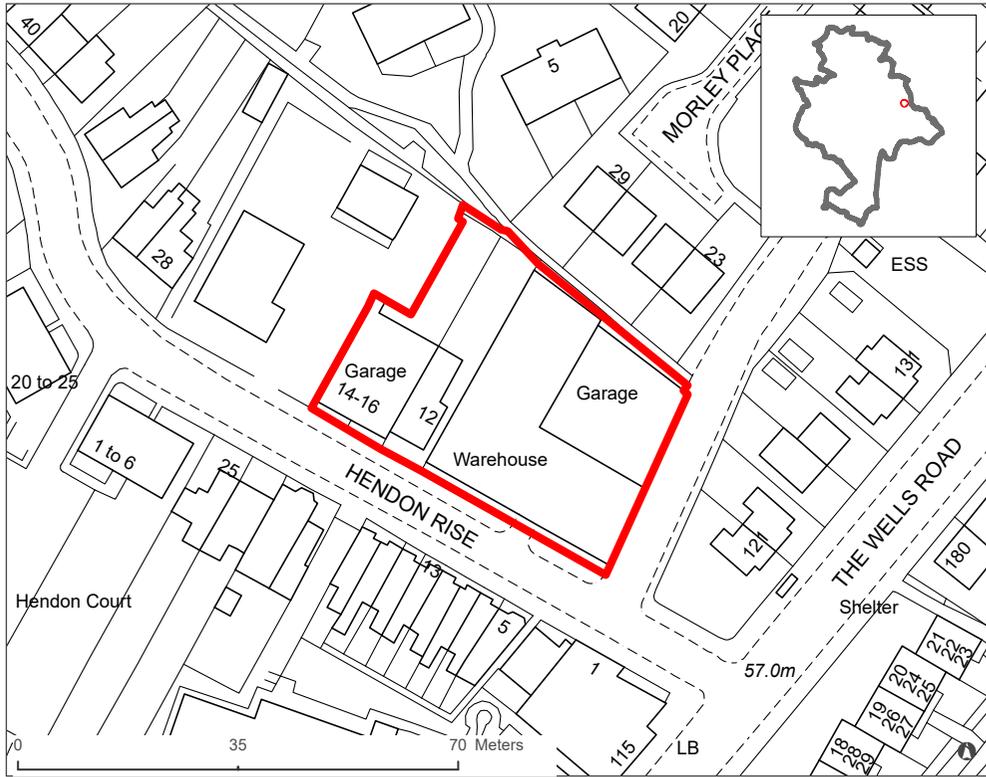
Date first added to SHLAA:
14/12/2017

Easting: 458605

Northing: 341357

Last updated date:

Site ID: 32 Mixed car repairs, Hendon Rise



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repairs business no sign of business ceasing trade

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

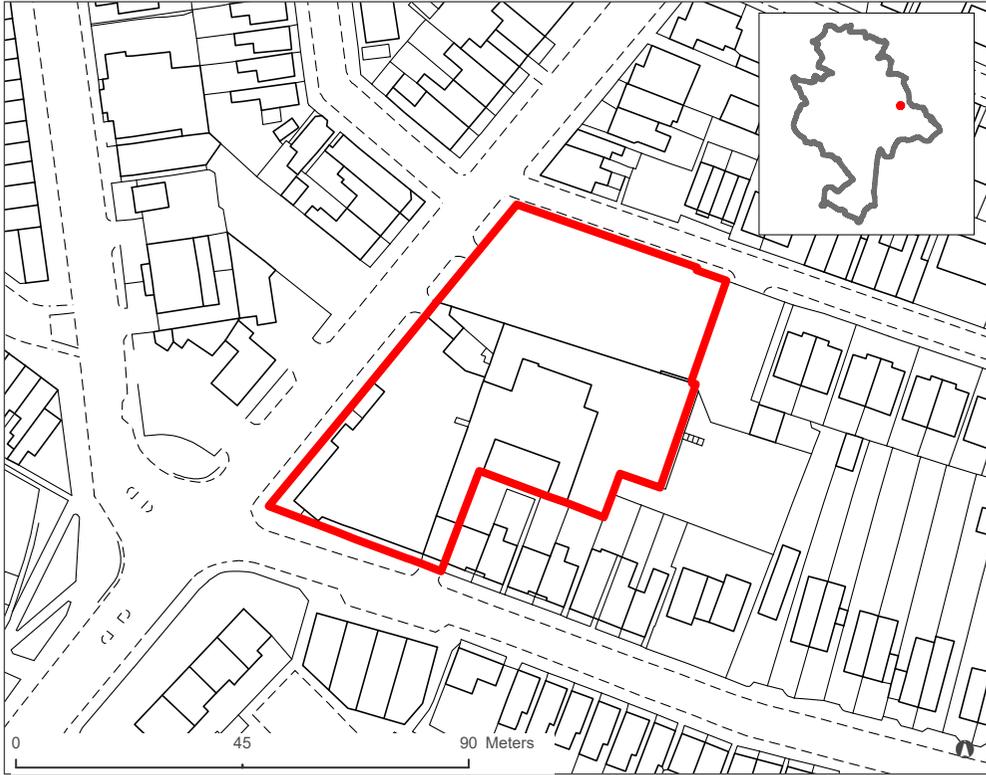
14/12/2017

Easting: 458720

Northing: 341587

Last updated date:

Site ID: 34 St Bartholomews road corner mixed site, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Majority employment active - mjb flooring and other industrial/storage uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active range of alternative use majority employment, site will require amalgamation no sign of business ceasing trade , no pre application discussions

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

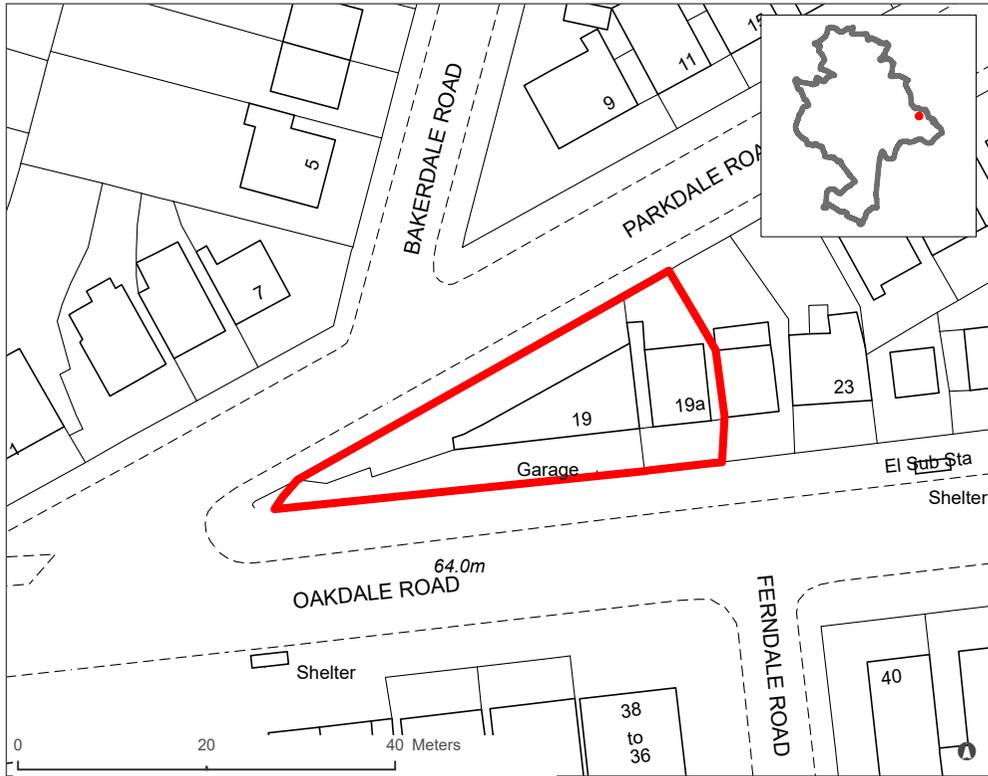
14/12/2017

Easting: 458612

Northing: 341261

Last updated date:

Site ID: 37 Oakdale garage, Oakdale Road



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active - car sales and garage

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car sales no sign of intention to develop for residential or cease trade.

Site Source: Site / SHLAA Survey

Easting: 459799

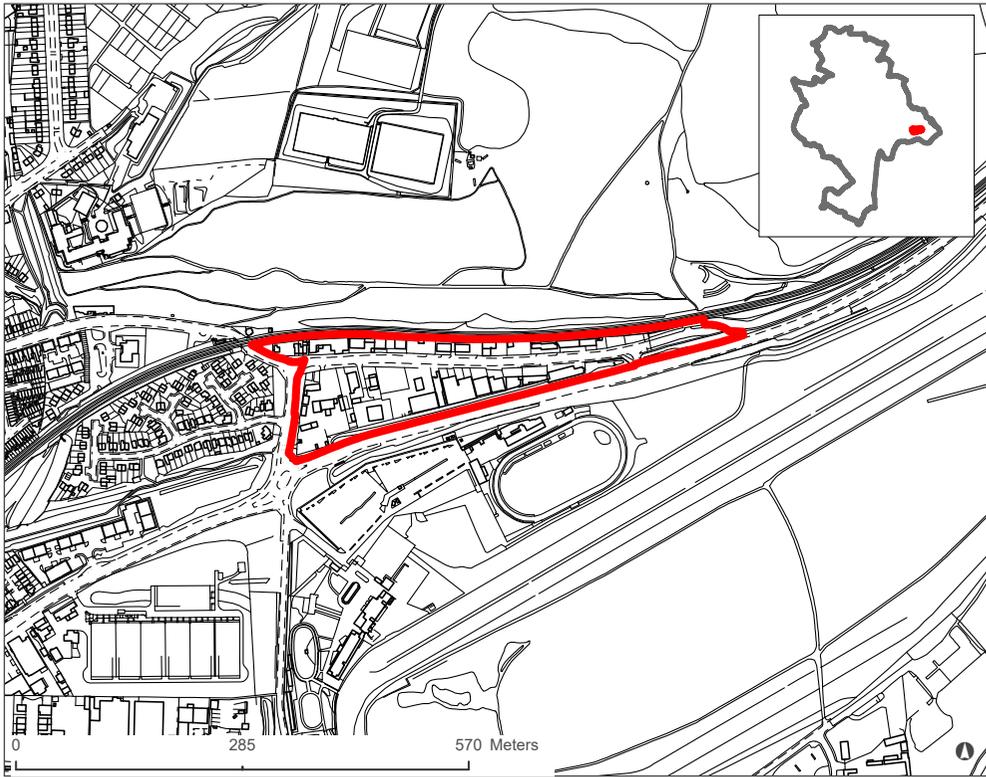
Northing: 340628

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 40 Colwick mixed scrap yards area, Daleside Road



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Collection of small buildings and lockup majority are active also includes travellers site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: Yes

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: Yes

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Reasoned Justification:

A range of active uses, majority employment. site would require assembly to develop an attractive residential environment, likely to be several private owners and tenancy agreement. travellers would require relocating. no recent pre app about development or obvious intention of business to cease trade

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

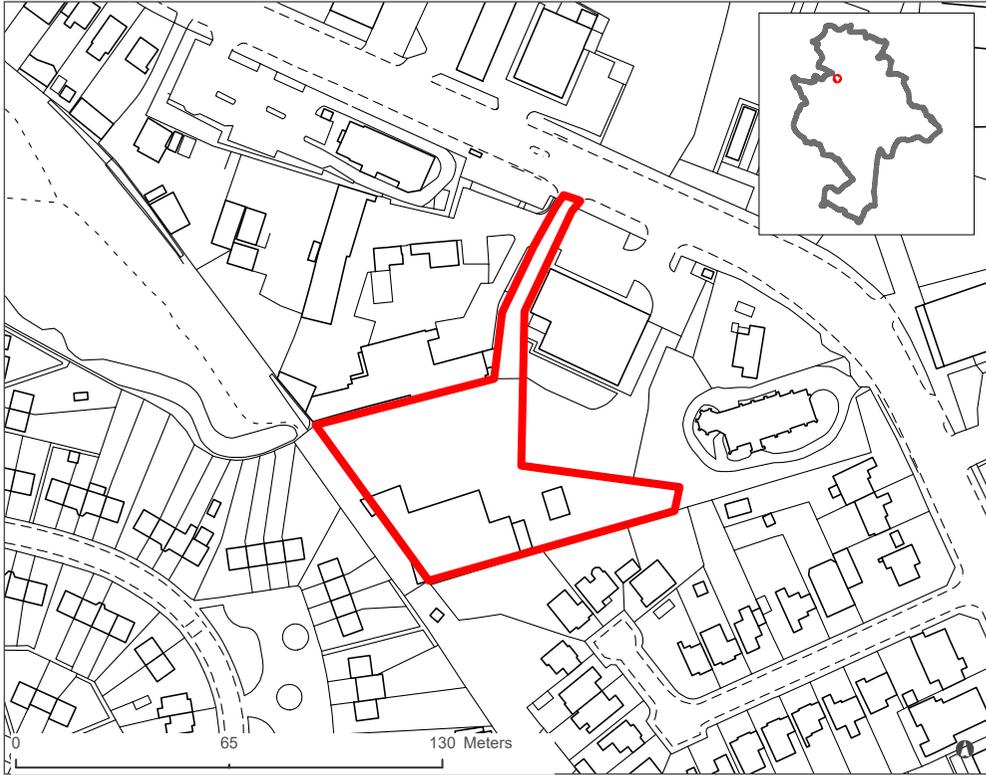
14/12/2017

Easting: 460047

Northing: 339674

Last updated date:

Site ID: 42 Rear of Shell garage, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: large yard and active lorry cleaning site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative use no sign of use ceasing trade or owners intention to develop, would require comprehensive development with sites 266, 44 and 45

Site Source: Disposal of Council asset

Date first added to SHLAA:

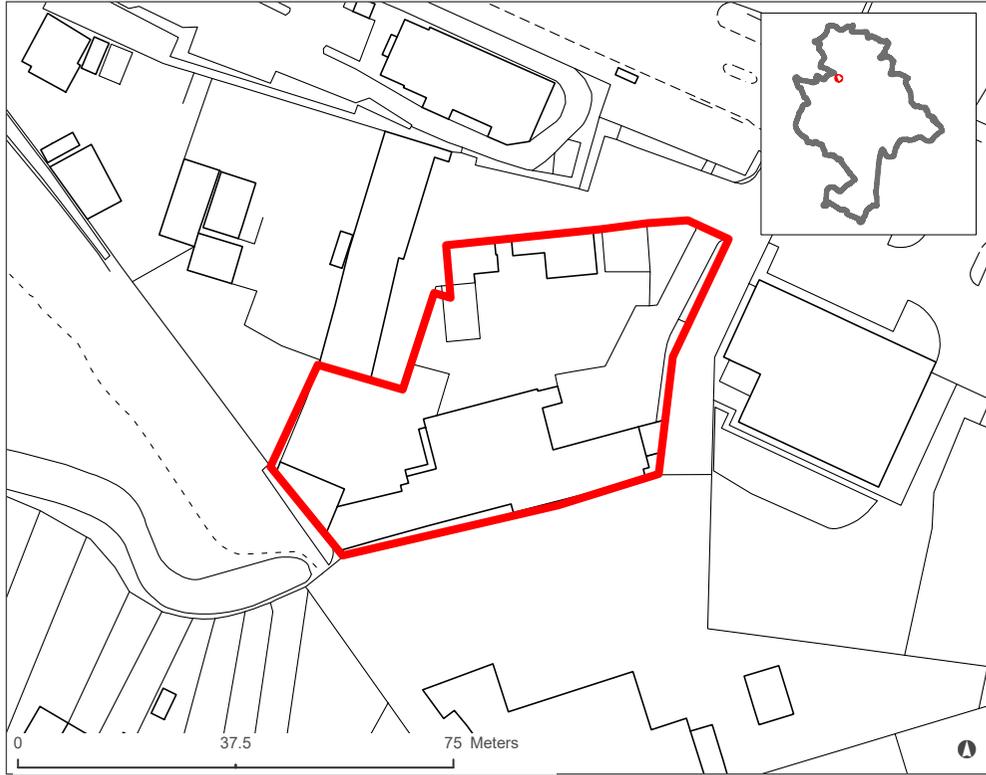
14/12/2017

Easting: 453970

Northing: 343188

Last updated date:

Site ID: 43 Rear of shell garage, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active industrial

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative employment use no sign of uses ceasing trade or owners intention to develop, would require comprehensive development with sites 266, 44 and 45

Site Source: Disposal of Council asset

Easting: 453927

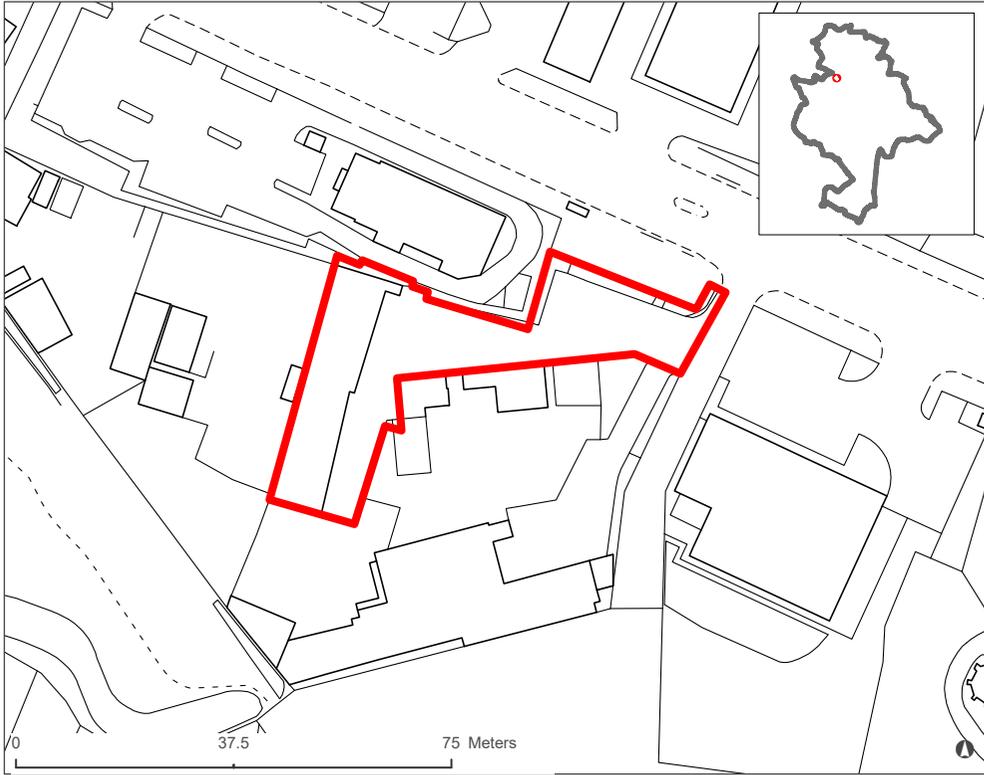
Northing: 343268

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 44 Cinderhill gym, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: gym

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a gym no sign of uses ceasing trade or owners intention to develop, would require comprehensive development with sites

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

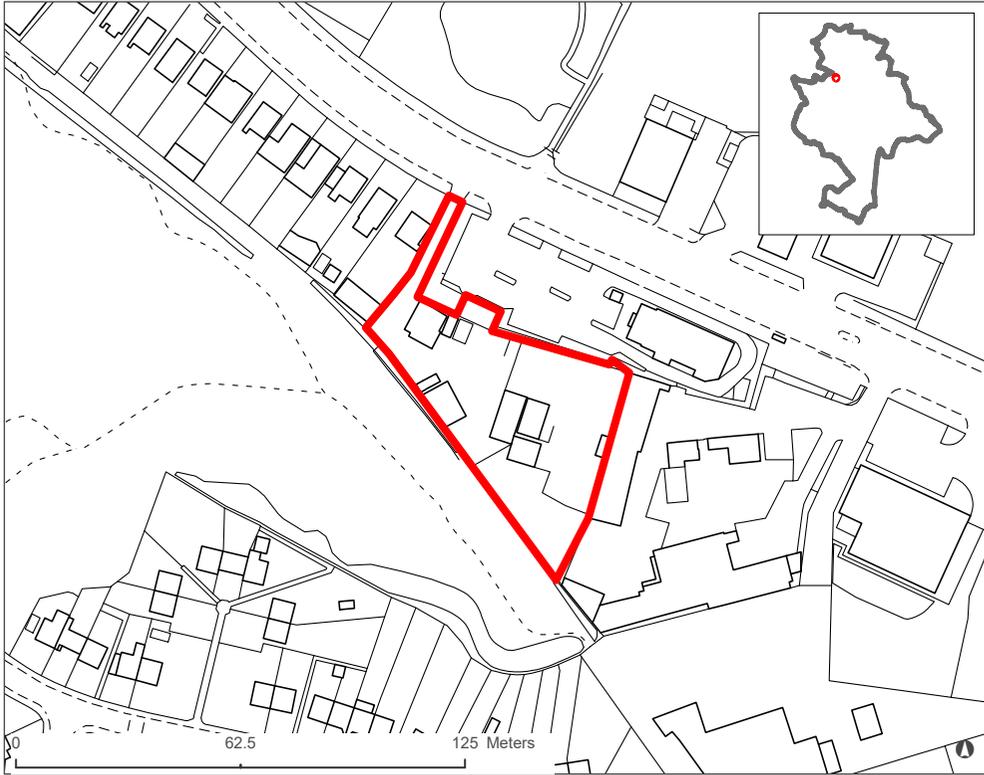
14/12/2017

Easting: 453904

Northing: 343289

Last updated date:

Site ID: 45 Marshalls Motor Repairs, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active car repair shop

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a car repair shop no sign of uses ceasing trade or owners intention to develop, would require comprehensive development

Site Source: Disposal of Council asset

Easting: 453808

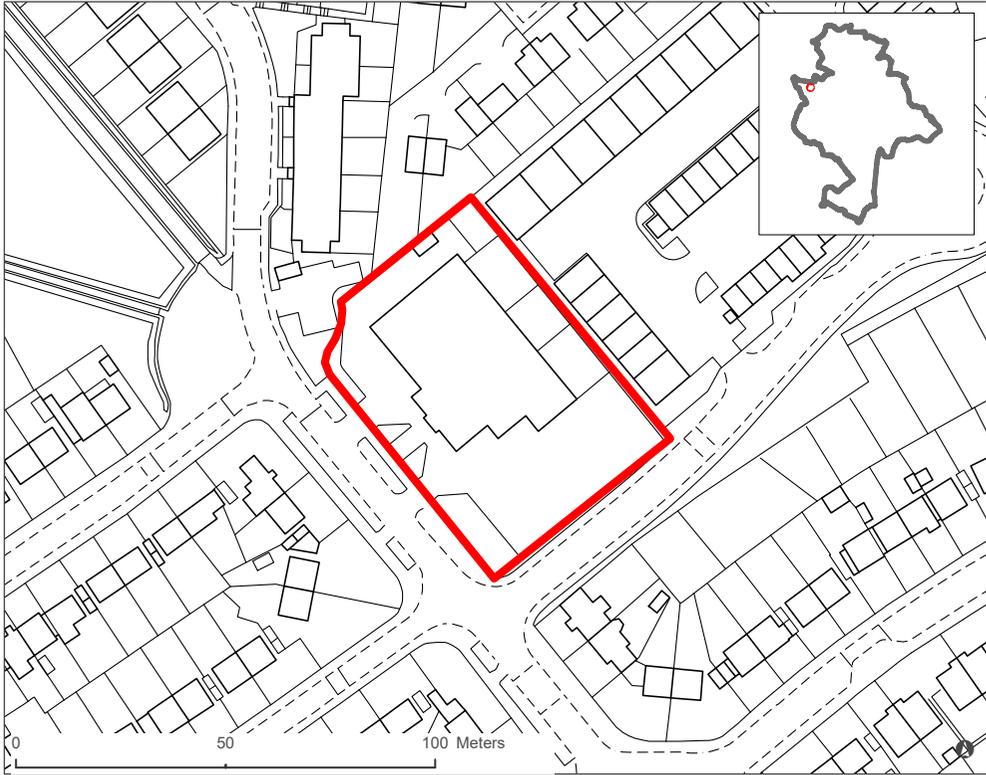
Northing: 343307

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 48 Strelley club, Cranwell Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active social club

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.39 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as social club, although could be suitable for residential development no sign of owners intention to develop

Site Source: Site / SHLAA Survey

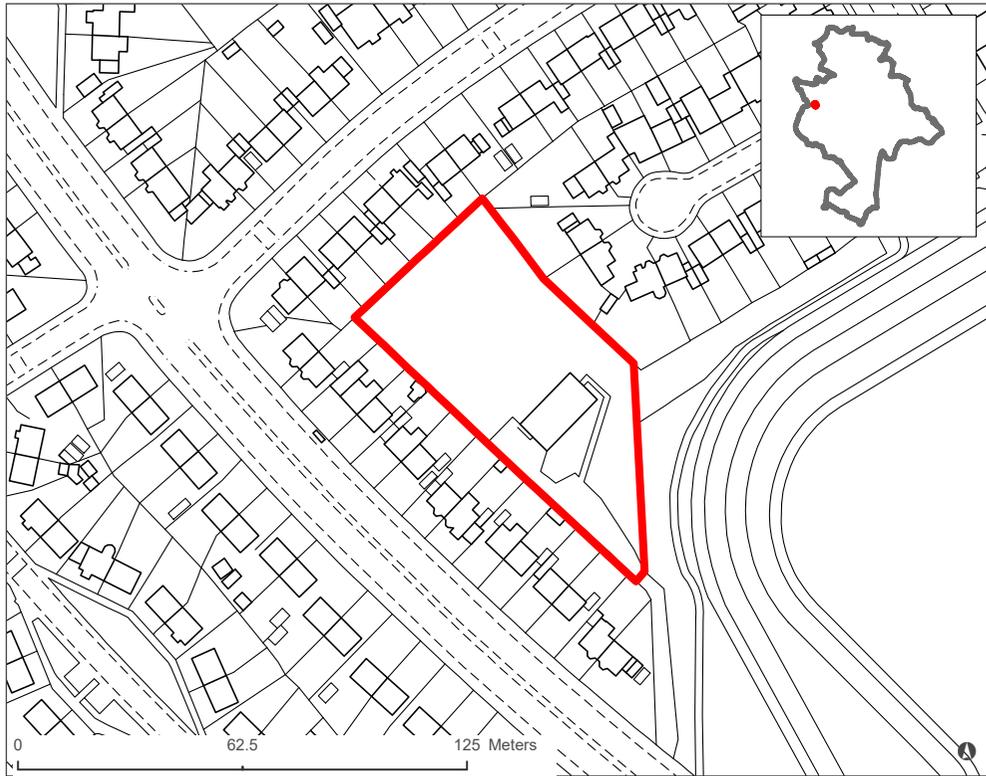
Date first added to SHLAA:
14/12/2017

Easting: 451998

Northing: 342563

Last updated date:

Site ID: 51 Ex-scout hut, Wigman Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Scout hut some activity, freshly painted

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.38 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Recently refurbished scout hut, in use, unlikely to come forward, access is also an issue.

Site Source: Site / SHLAA Survey

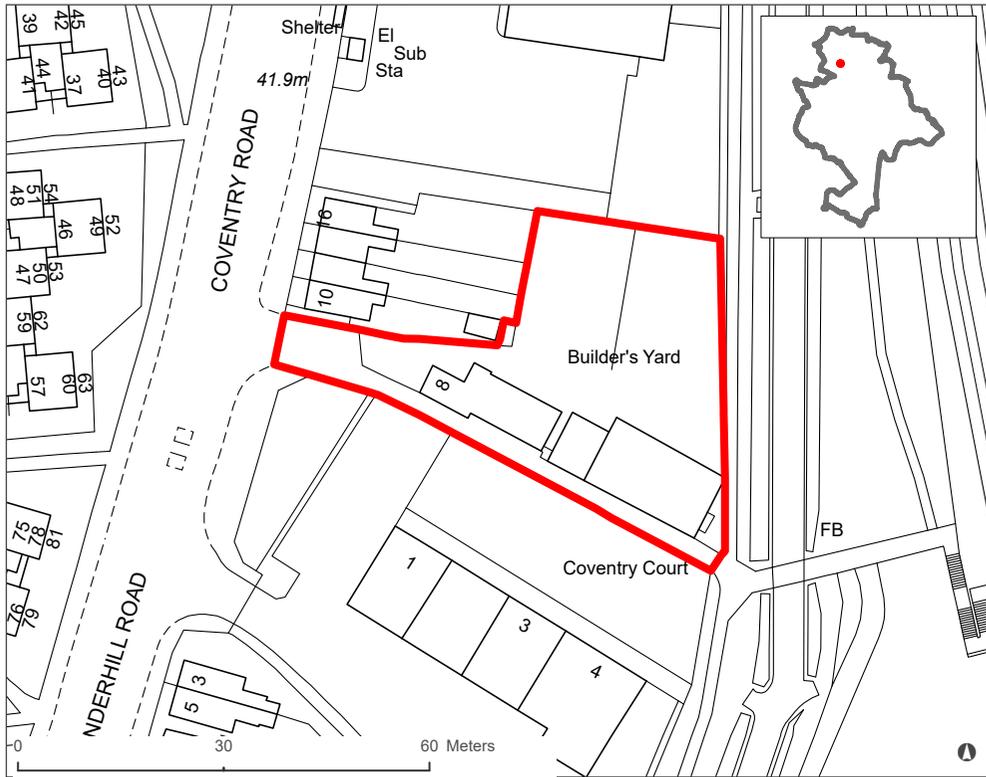
Date first added to SHLAA:
14/12/2017

Easting: 452190

Northing: 341406

Last updated date:

Site ID: 61 Craske building ltd, Coventry Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active builders yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a builders yard no sign of intention to develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

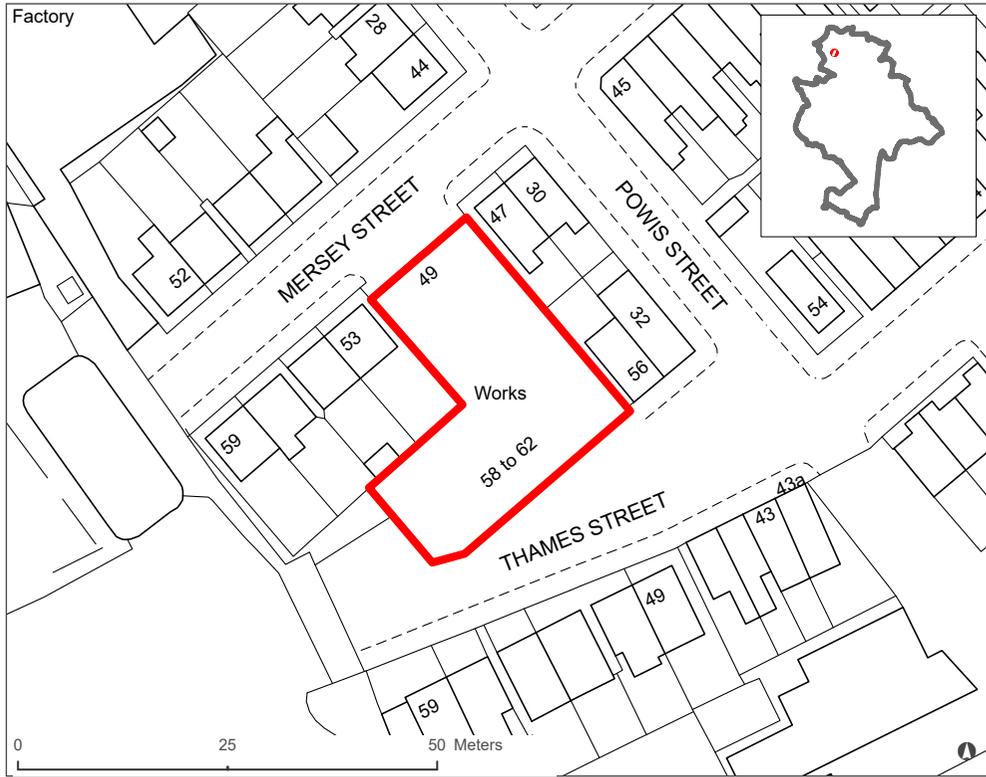
14/12/2017

Easting: 454044

Northing: 344572

Last updated date:

Site ID: 80 Walrus Waterproofs, Thames Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Employment use. below the threshold to be considered through NCRELS, in active employment use in the primary residential area. active -storage/ind

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active employment use therefore any alternative use will have be tested by employment policy of the Local Plan. no sign of existing business ceasing trade, or approach about bringing the site forward for residential development

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

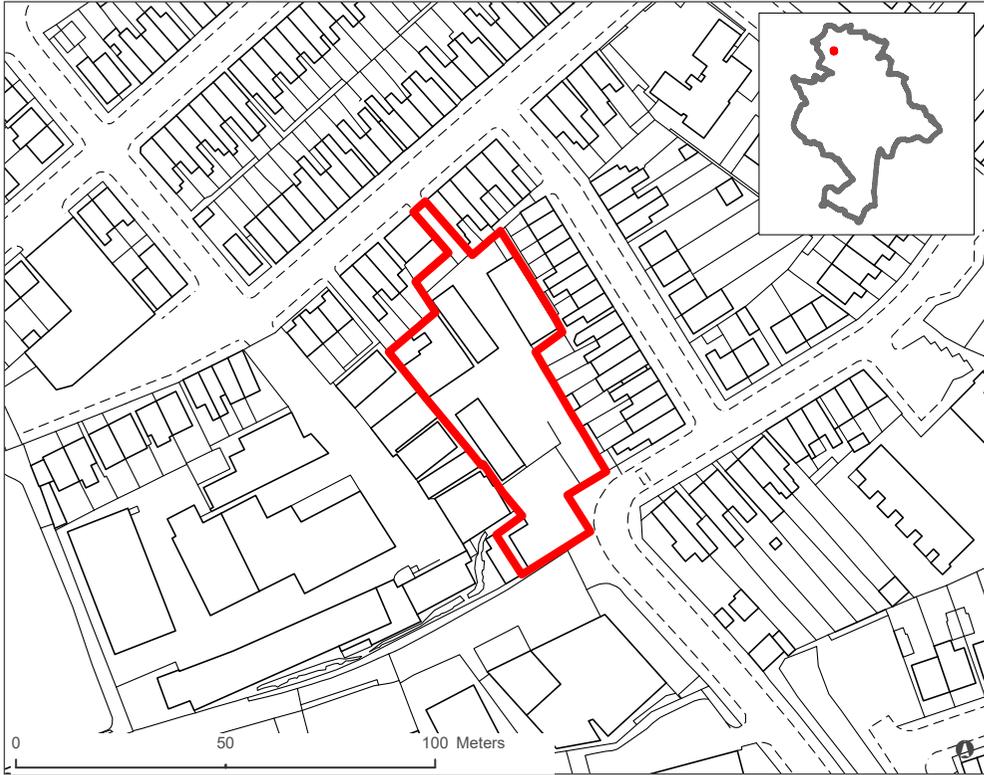
14/12/2017

Easting: 453571

Northing: 345246

Last updated date:

Site ID: 82 Overgrown back land, Severn Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Vacant industrial. most recent use is industrial therefore residential development will be subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site vacant recently sold at auction by savills. likely to be significant contamination issues, no recent pre application discussions about residential. residential development is possible but subject to employment policy of the Local Plan.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

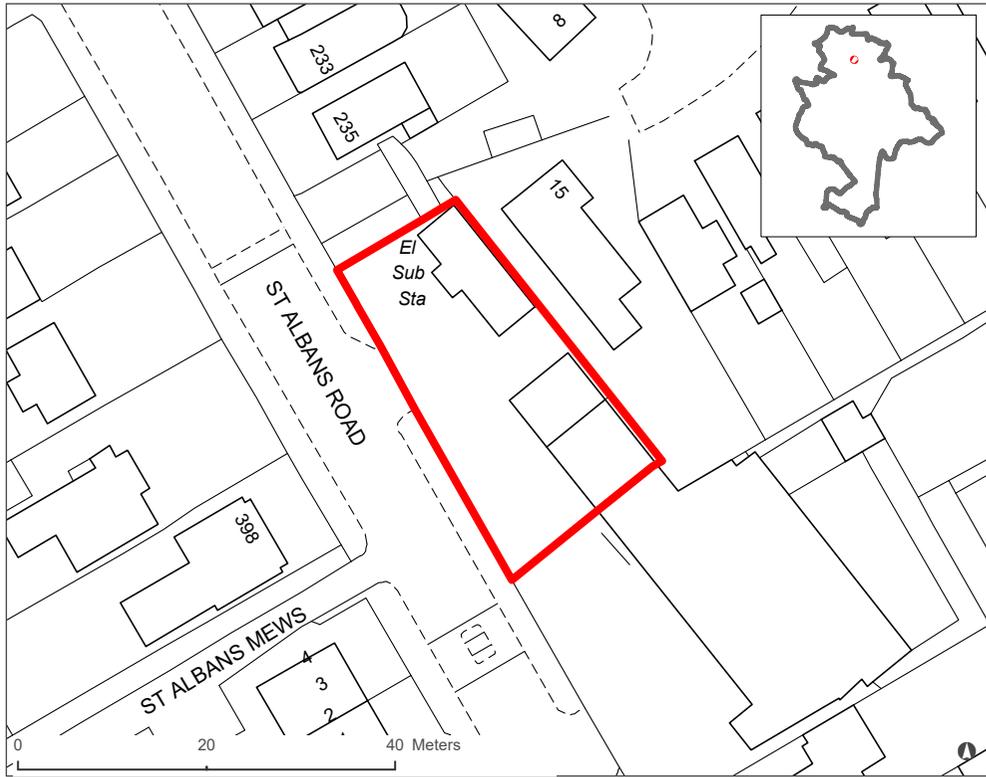
14/12/2017

Easting: 453666

Northing: 345277

Last updated date:

Site ID: 88 PJs Autos, St. Albans Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repairs business, contamination likely. no sign of business ceasing trade, or recent pre application discussions about bringing forward a residential scheme.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

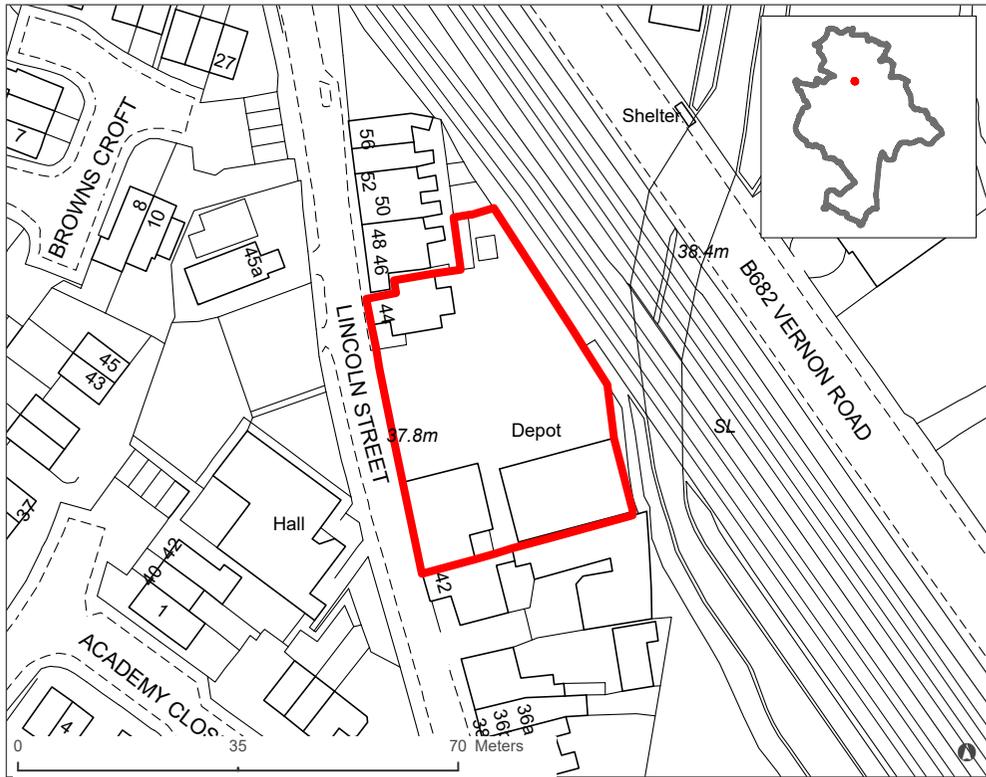
14/12/2017

Easting: 455031

Northing: 344732

Last updated date:

Site ID: 94 H Slade and Sons, Lincoln Street Old Basford



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: 1 residence plus active
haulage yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house
prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active haulage yard, site has flood risk issues, no sign of any intention of develop for residential

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

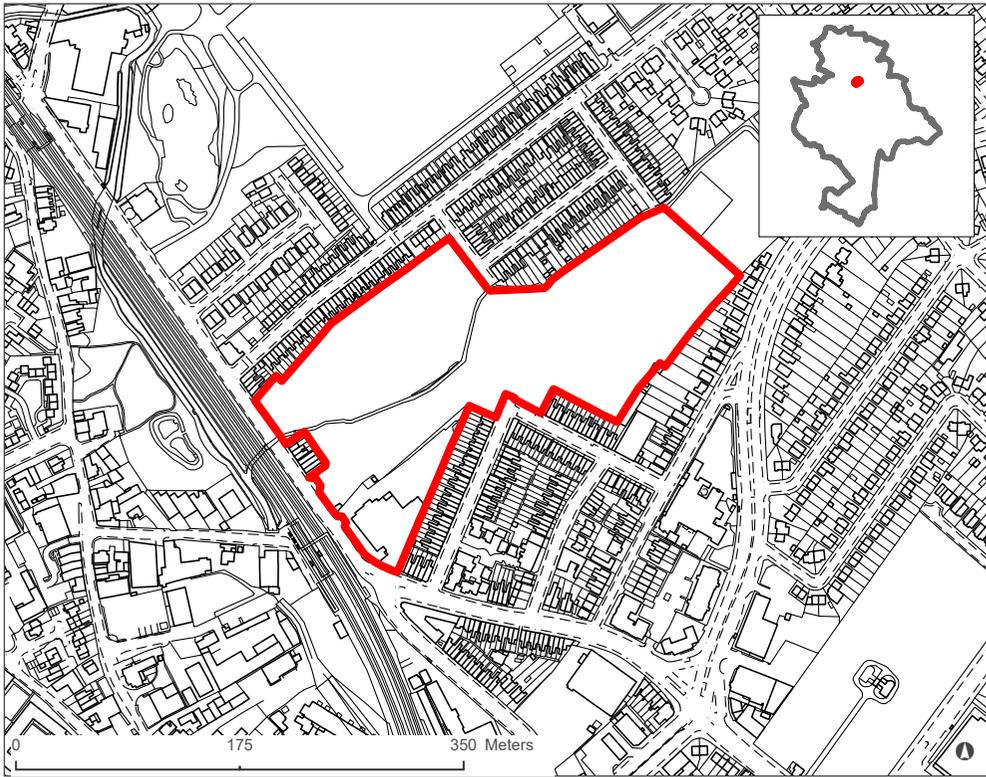
14/12/2017

Easting: 455069

Northing: 343225

Last updated date:

Site ID: 99 Vernon Road - Former Johnsons Dyeworks



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Existing Use: Scrub land nch depot

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 4.41 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:SR15

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Part of the site may be developed for non residential uses. Flood risk constraints and contamination land issues, but work in progress, therefore likely that the site will be delivered in the long term. Contingent on flooding,

Site Source: Local Plan allocation

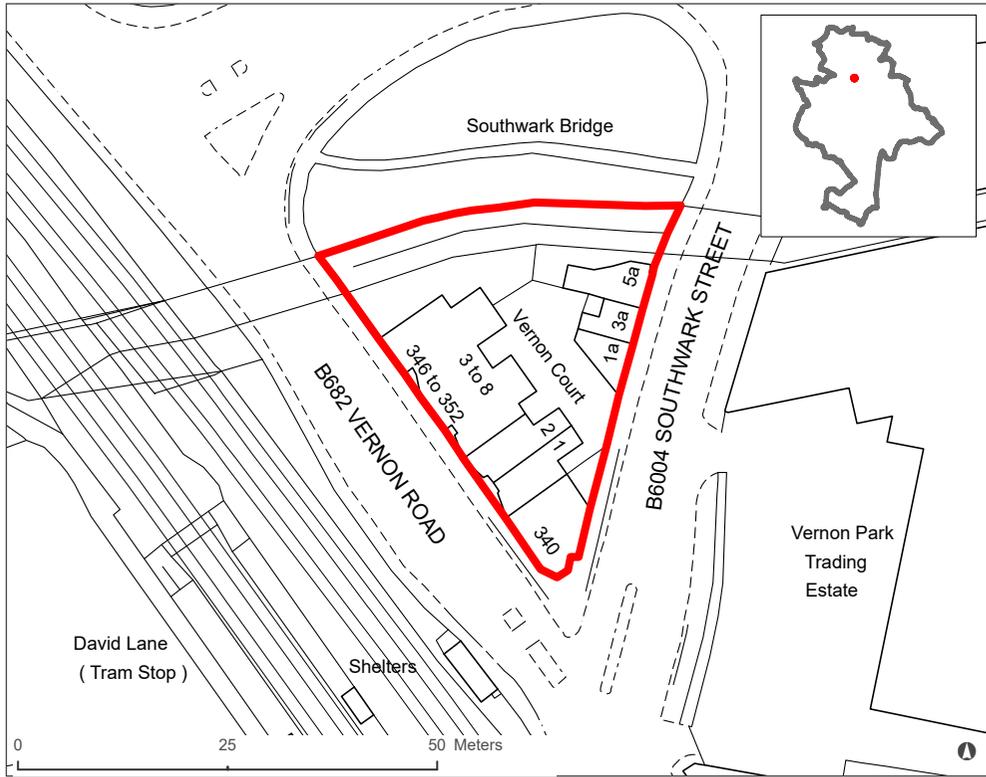
Date first added to SHLAA:
14/12/2017

Easting: 455591

Northing: 343214

Last updated date: 31/03/2023

Site ID: 101 Untidy Basford corner Southwark Street



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Mixed ownership

Reporting Status: non d/d

Existing Use: converted/complete shop and flats

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

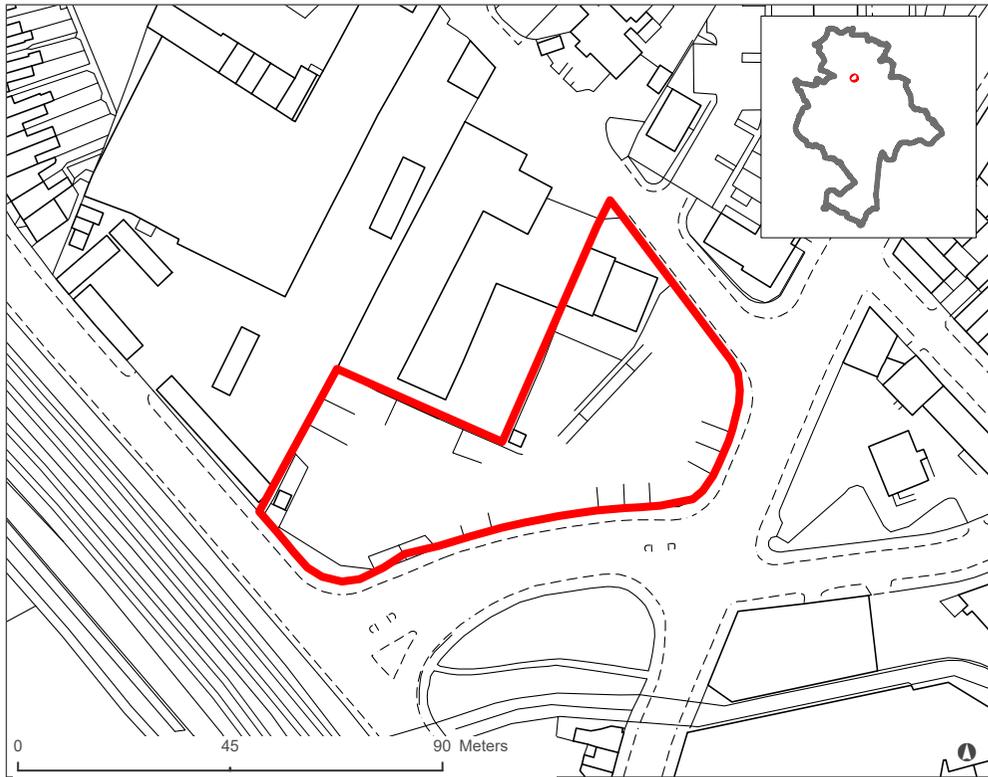
14/12/2017

Easting: 455038

Northing: 343430

Last updated date:

Site ID: 104 Scrap yard Leverton Env. Services Vernon Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. NCRELS state average buildings on an average site.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.36 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Date first added to SHLAA:

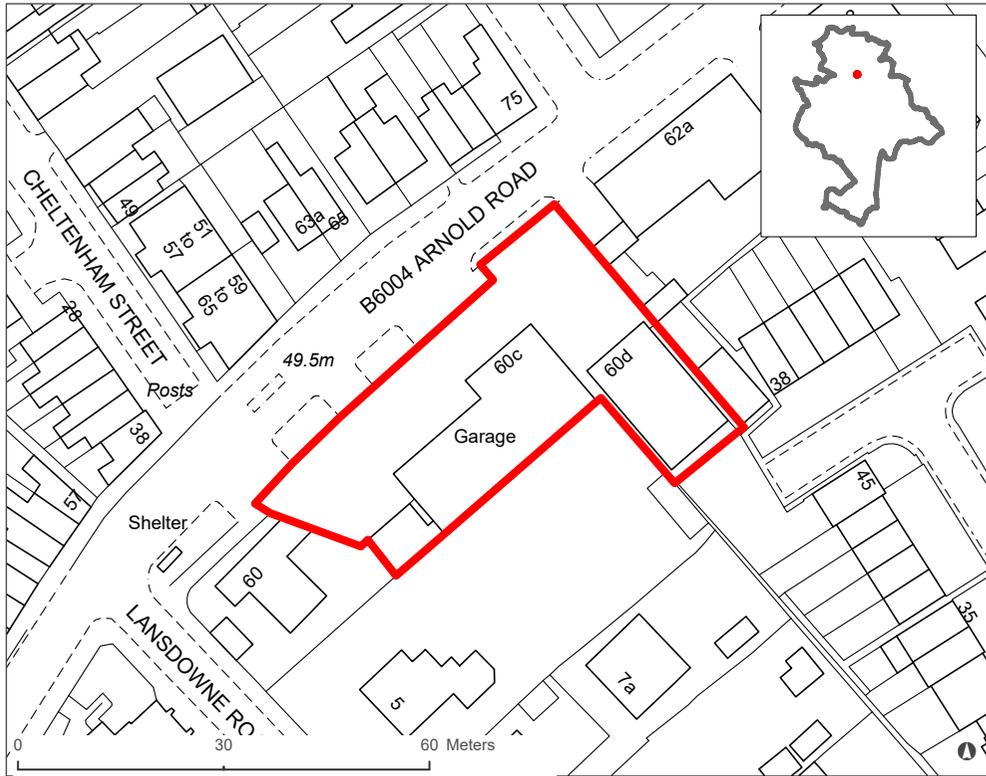
14/12/2017

Easting: 455074

Northing: 343483

Last updated date:

Site ID: 107 Car sales, Arnold Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active - car sales site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active use as car sales business, no sign of business ceasing trade or intention to develop site for residential, although in a suitable location

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

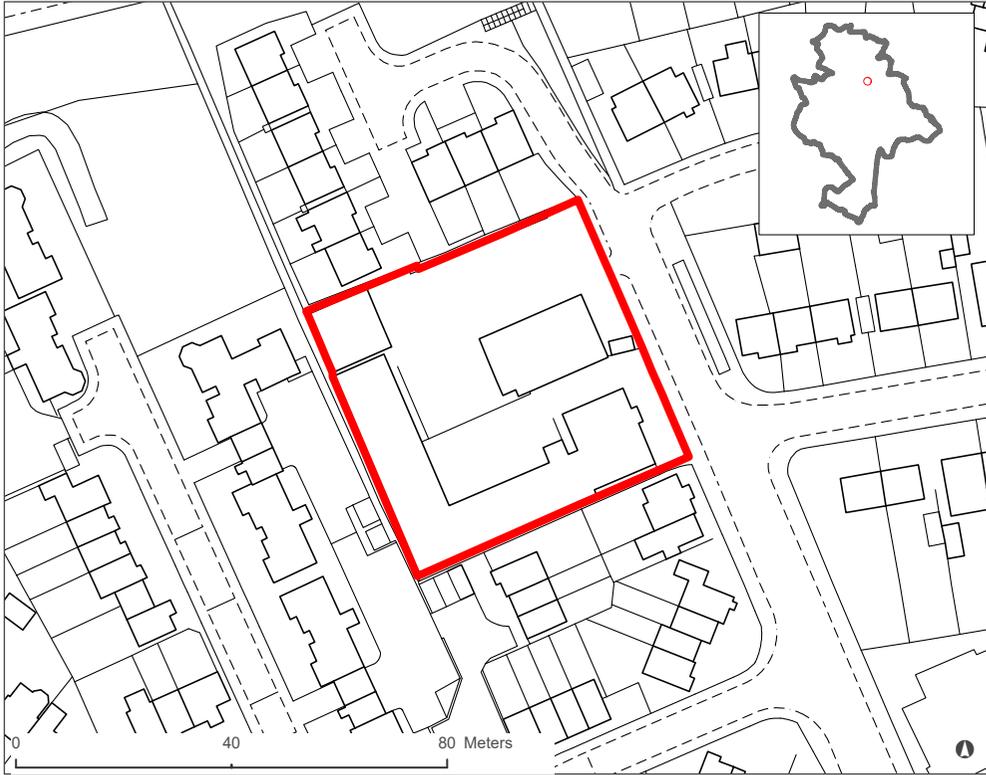
14/12/2017

Easting: 455272

Northing: 343699

Last updated date:

Site ID: 114 Woodcock joiners, Quorn Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Employment. active employment therefore development subject to policy. workshop and joiners all active

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, therefore subject to employment policy of the Local Plan. Development of this site is not being actively pursued, have to assume that this site is non d/d in the long term unless circumstances change.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

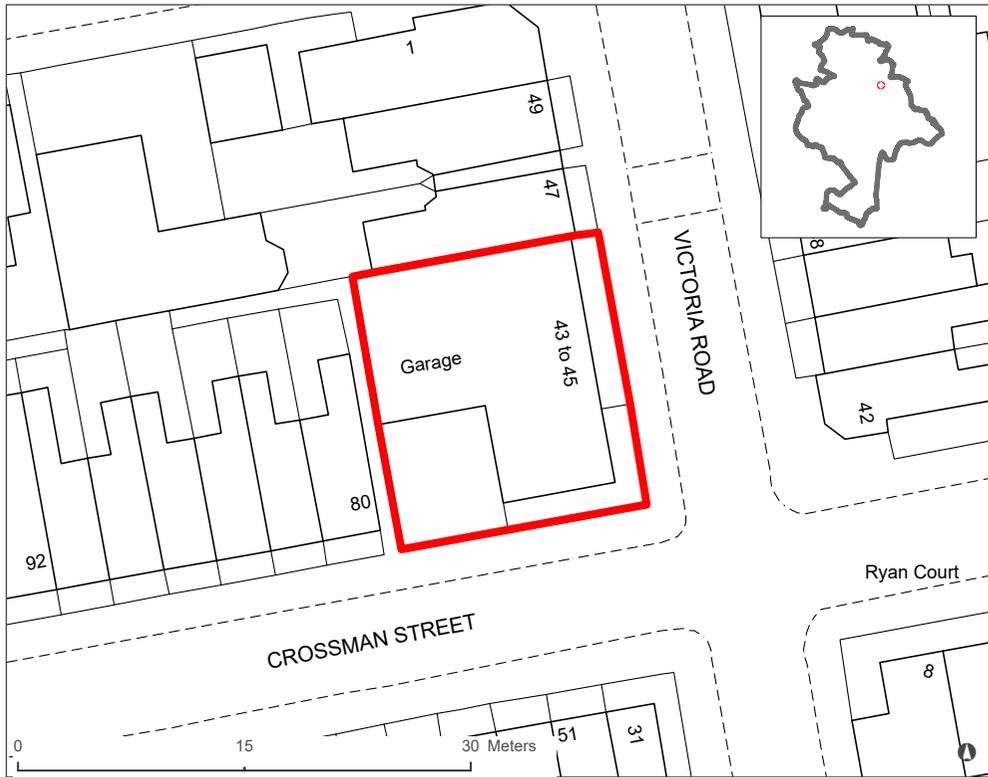
14/12/2017

Easting: 456169

Northing: 343060

Last updated date:

Site ID: 119 Motow motors, Victoria Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Sui generis. active car repair business.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use a garage, no sign of intention to cease activity or develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

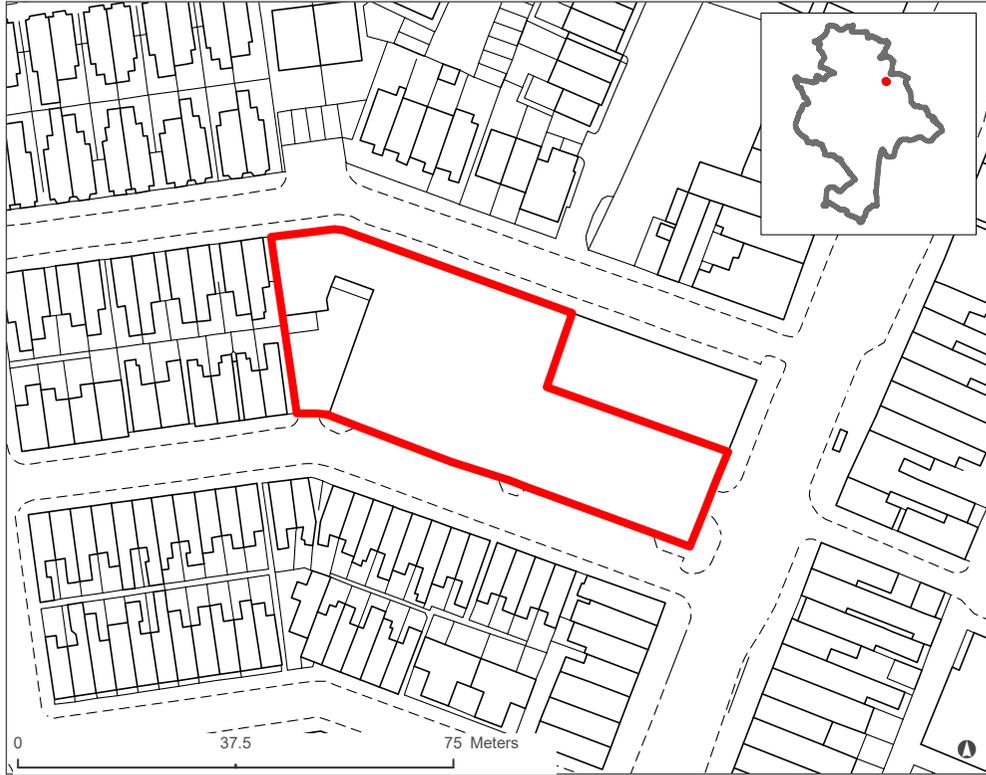
14/12/2017

Easting: 456990

Northing: 342951

Last updated date:

Site ID: 121 Former NCT Bus Depot, Mansfield Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Community use / PH .
Bus Depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a bus depot and a recently refurbished public house. No sign of existing use intention to cease occupation or discussions about underway

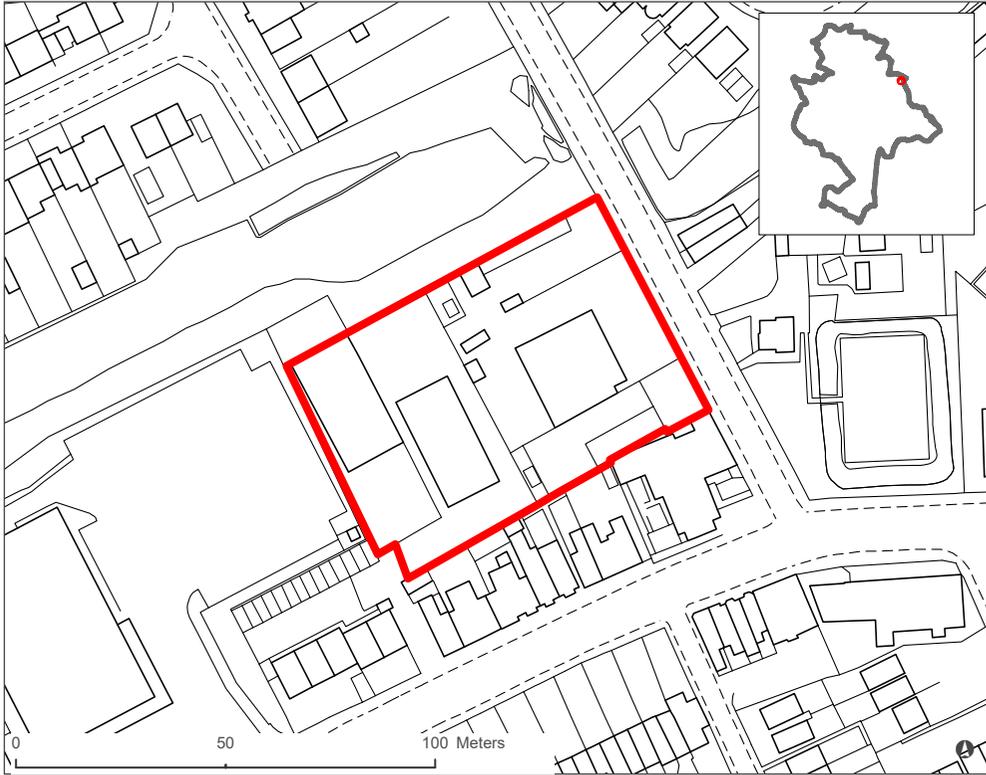
Site Source: Site / SHLAA Survey

Date first added to SHLAA:
14/12/2017

Easting: 457372 **Northing:** 343016

Last updated date:

Site ID: 126 Car repair businesses, Woodthorpe Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Employment study
release site or land use has no policy
concerning its retention` land use does
not constrain future housing use.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 2: Medium
house prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Non employment use, active car related businesses, advertised as to let, therefore no sign of intention to develop for residential. poor visual outlook.

Site Source: Disposal of Council asset

Date first added to SHLAA:

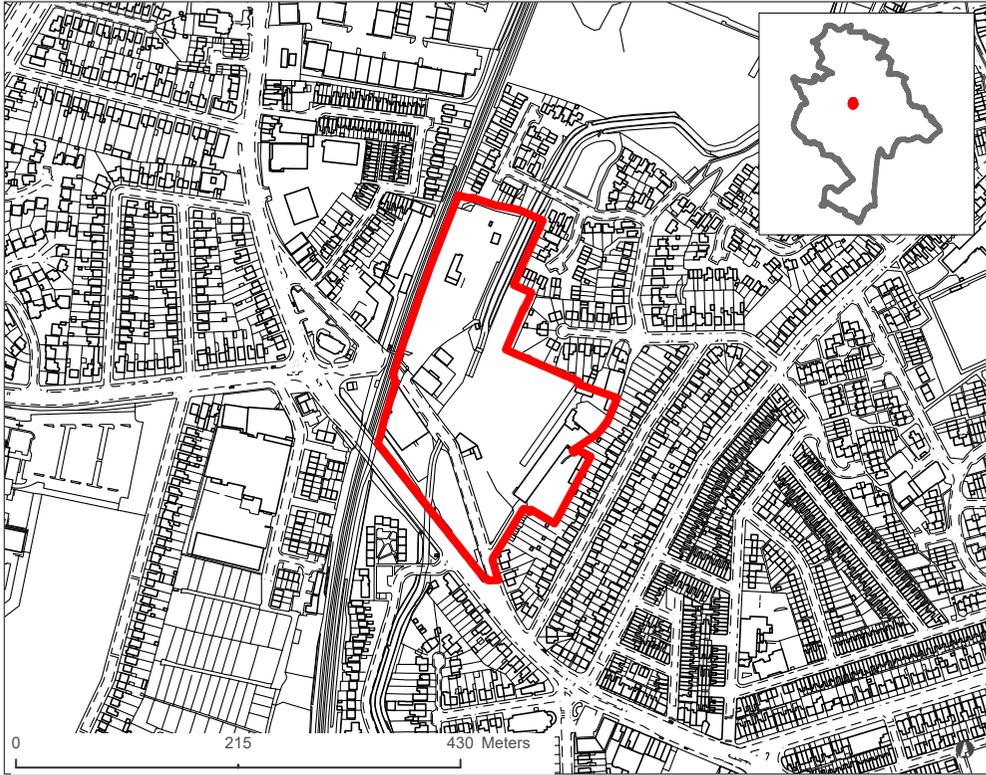
14/12/2017

Easting: 458677

Northing: 343073

Last updated date:

Site ID: 148 Bobbers Mill Bridge - Bobbers Mill Industrial Estate,



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Existing Use: Main use is employment although some vacancies/abandonment, good location for employment access to m1 and ring road. part active - storage yard, tyre place, some derelict buildings. massive site

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 4.38 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:SR25

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Contingent on flooding

Site Source: Local Plan allocation

Date first added to SHLAA:

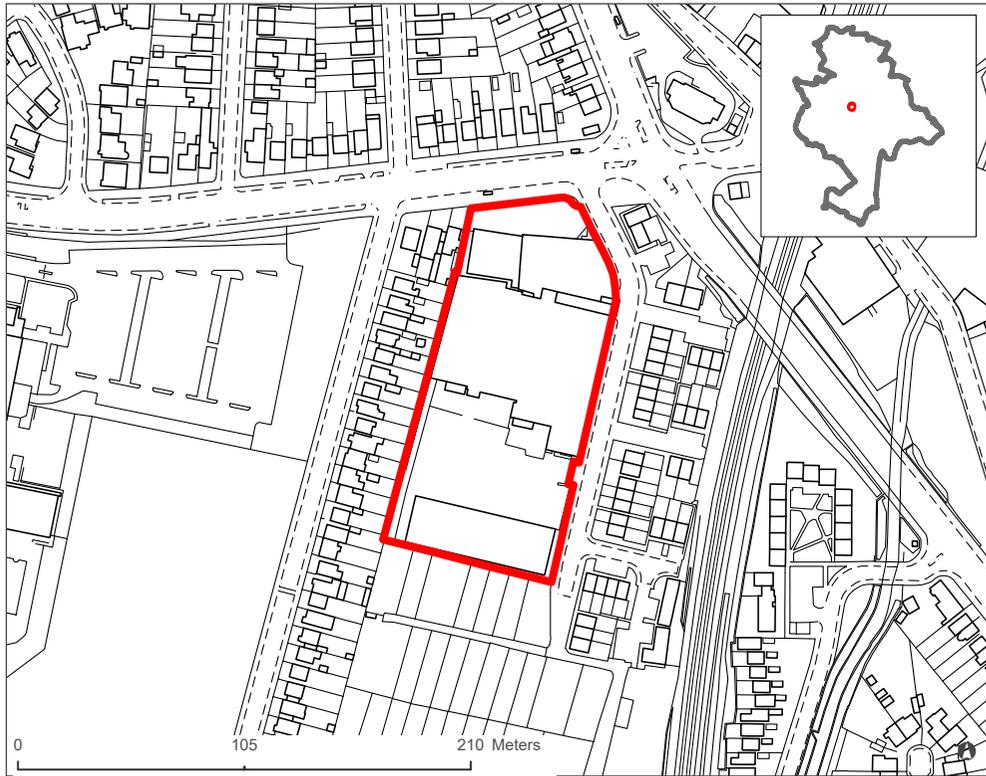
14/12/2017

Easting: 455060

Northing: 341594

Last updated date: 31/03/2023

Site ID: 149 Collins Cash and Carry, Ascot Road



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Overall Conclusion: Could be Suitable

Ward: Leen Valley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active retail/warehouse

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Collins Cash and Carry : No recent pre-app about potential redevelopment for residential

Site Source: Site / SHLAA Survey

Easting: 454889

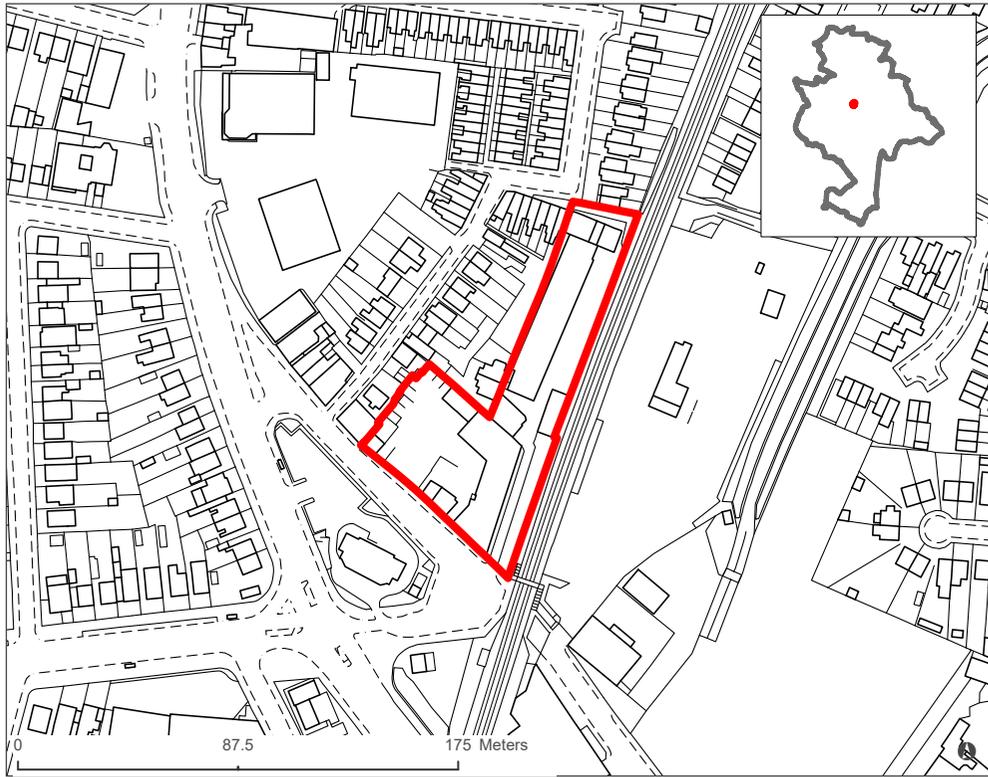
Northing: 341380

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 150 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



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Overall Conclusion: Could be Suitable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Existing Use: Various majority ind active transport café ind mixed use retail/storage and distribution

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:SR24

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved.

Site Source: Local Plan allocation

Date first added to SHLAA:

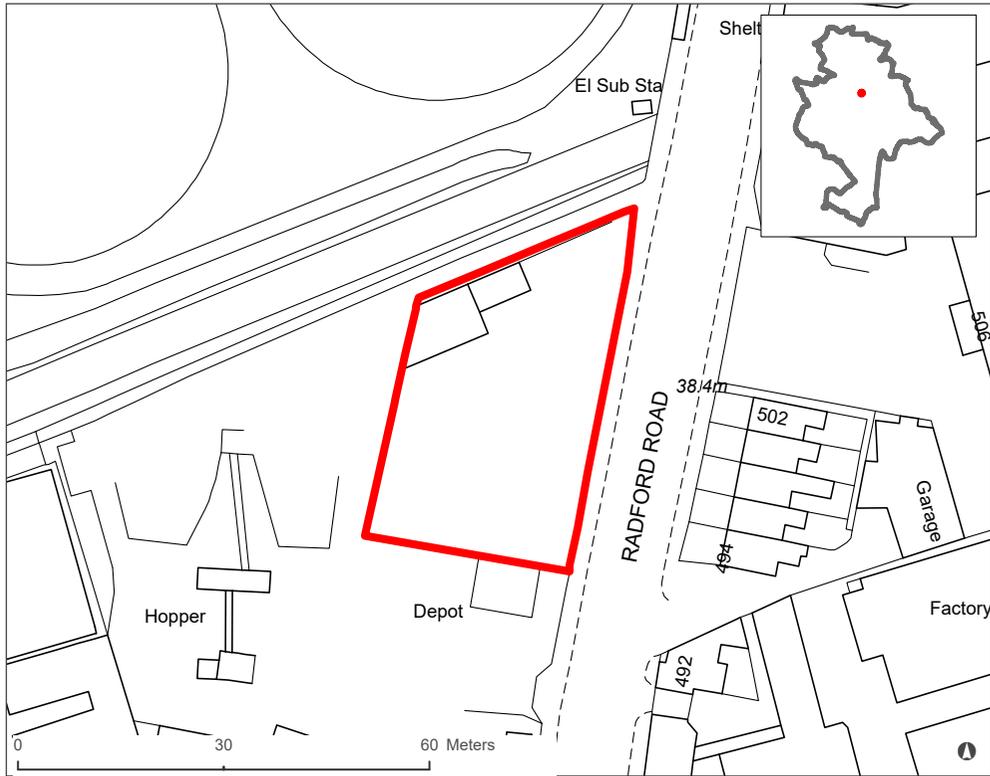
14/12/2017

Easting: 455007

Northing: 341519

Last updated date: 31/03/2023

Site ID: 156 Yard, Radford Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active yard next to cement works - looks part of same site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as storage yard, no approach re development, major contamination issues adjacent basford gas work, no sign of intention to develop.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

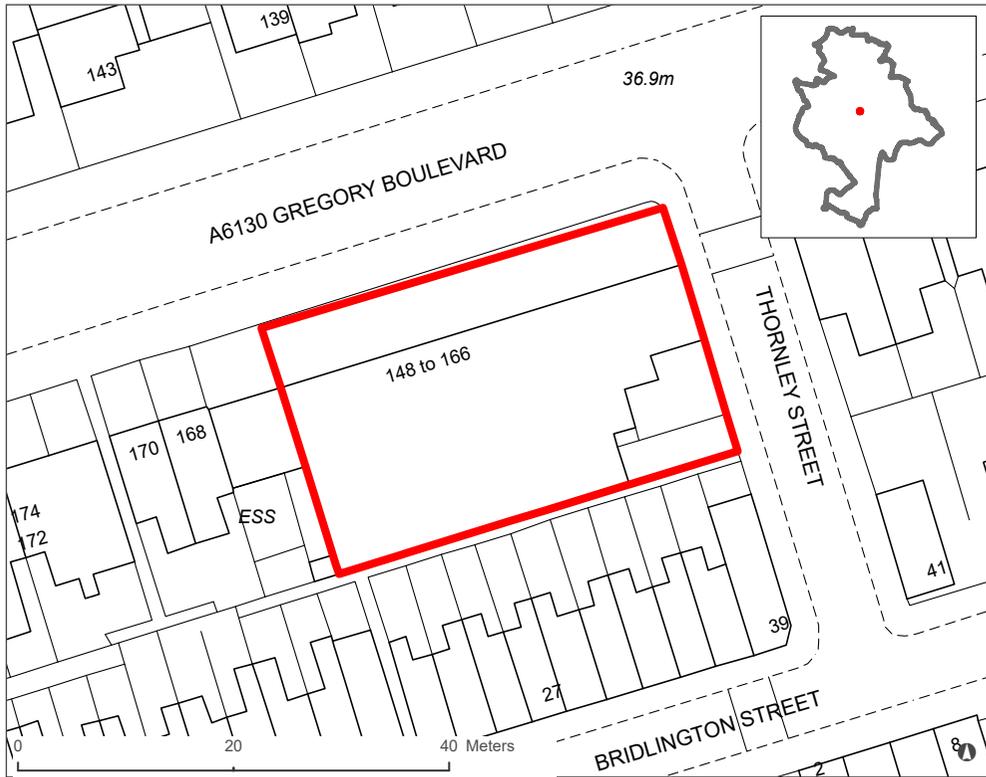
14/12/2017

Easting: 455569

Northing: 342285

Last updated date:

Site ID: 165 Swifts security systems, Gregory Boulevard



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Leisure active snooker club

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active use, no sign of intention to develop for residential

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

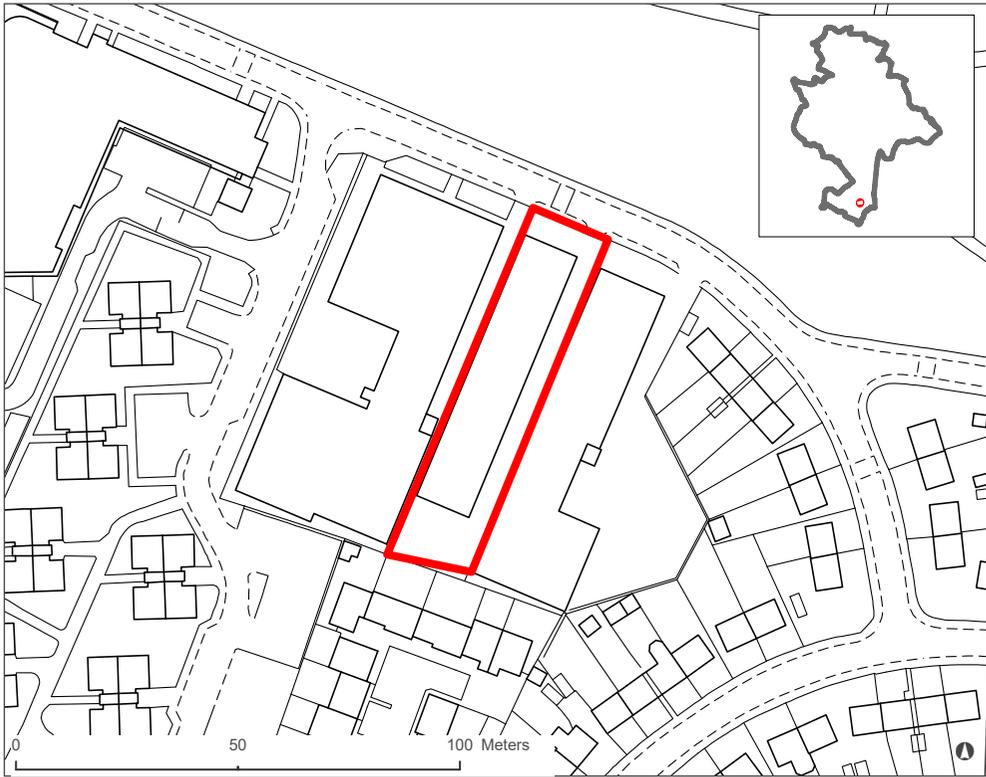
14/12/2017

Easting: 455440

Northing: 341060

Last updated date:

Site ID: 182 Chem dry/Mr. Clean dry cleaners/laundry Lanthwaite Road



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Overall Conclusion: Could be Suitable

Ward: Clifton East

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: warehouse with active laundry

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active use

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

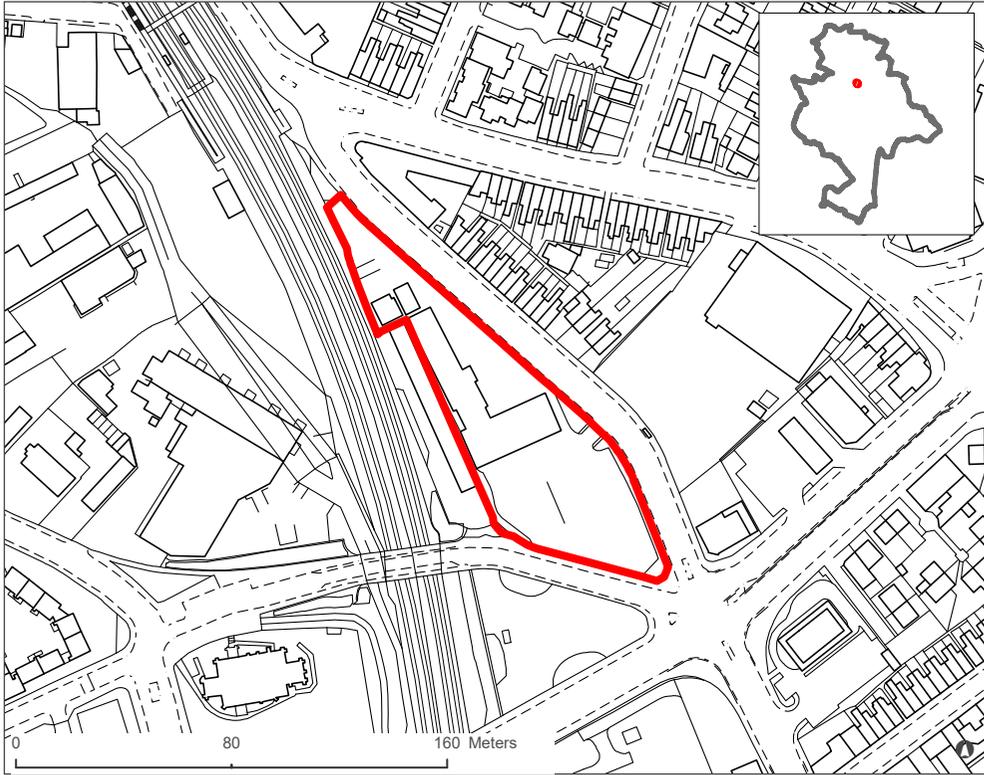
14/12/2017

Easting: 455632

Northing: 334338

Last updated date:

Site ID: 188 Car sales, Vernon Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Car sales - sui generis
active car sales with new build offices in
use fronting onto railway

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house
prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Recently occupied and refurbished by car dealership, site contamination unknown, but likely to be heavily contaminated through connection to neighbouring gas works, no recent pre-application discussion for residential

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

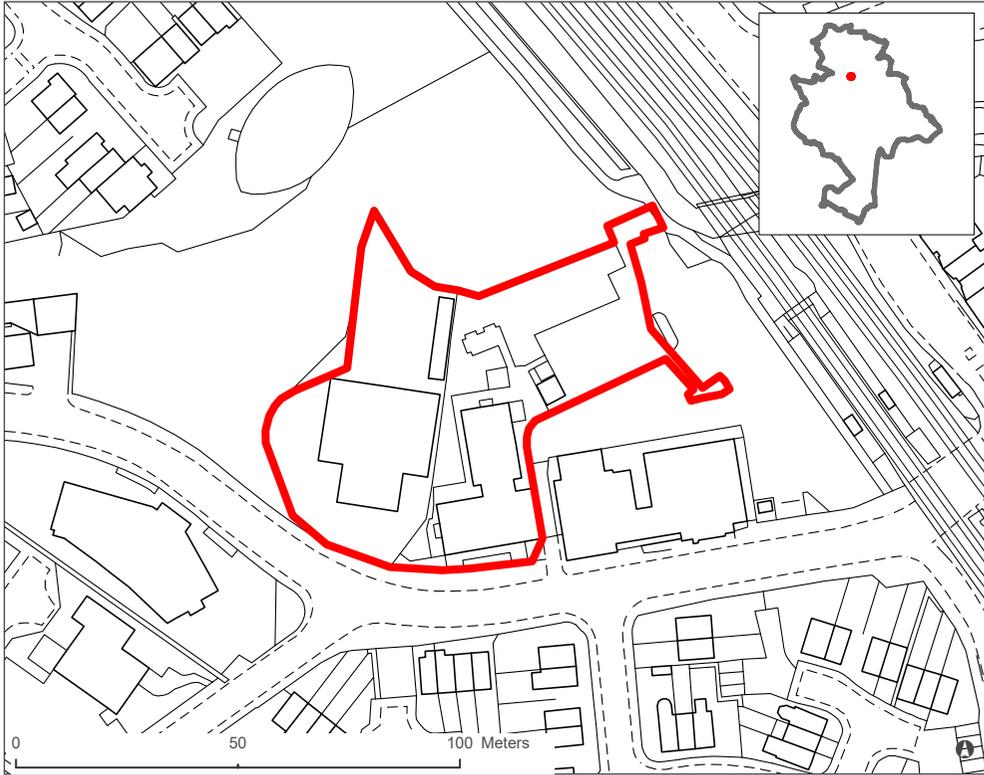
14/12/2017

Easting: 455373

Northing: 342913

Last updated date:

Site ID: 193 Social Security Offices/Majestic Sports, David Lane



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Majestic trophies active, social securities office vacant. NCRELS states average buildings on an average site. retain subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.42 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Vacant employment use, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Date first added to SHLAA:

14/12/2017

Easting: 454962

Northing: 343397

Last updated date:

Site ID: 194 Jewsons builder centre, Mill Street



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Mixed ownership

Reporting Status: non d/d

Existing Use: Considered as good buildings in an average location. overall in employment use therefore retain subject to policy. part resi, part active industrial

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Easting: 454674

Northing: 343384

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 202 Embassy Tyres, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Part retail, part sui generis active, tyre business and newsagents

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active retail and car related business, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

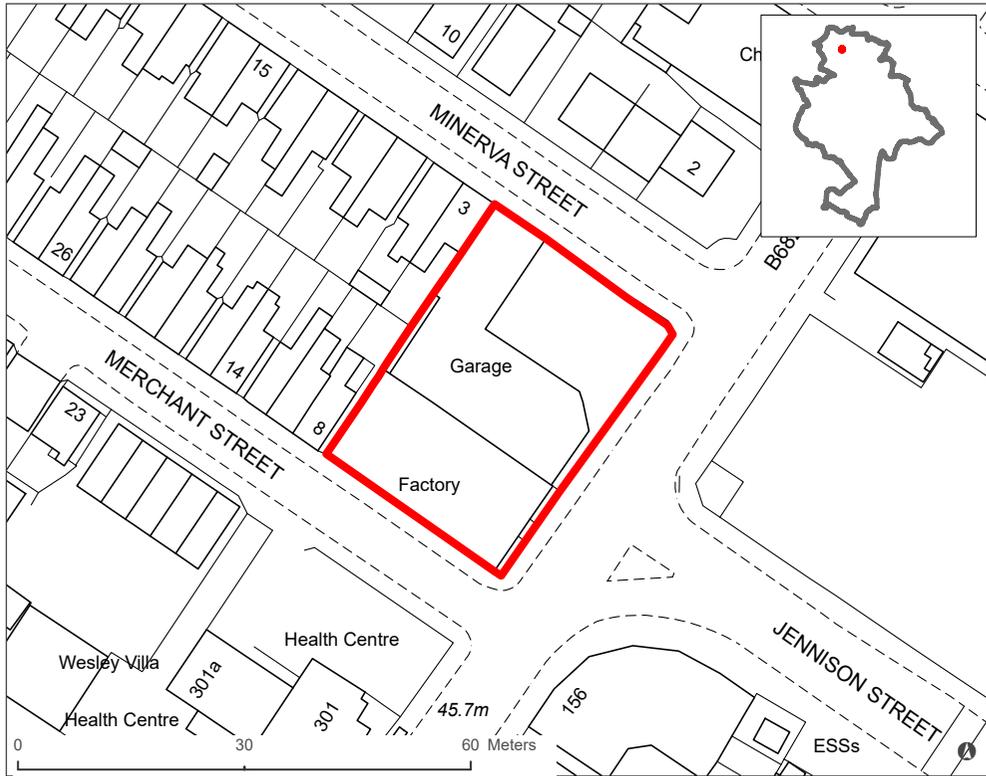
14/12/2017

Easting: 453703

Northing: 343428

Last updated date:

Site ID: 210 REMAR UK, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active retail/warehouse use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active retail warehouse use, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

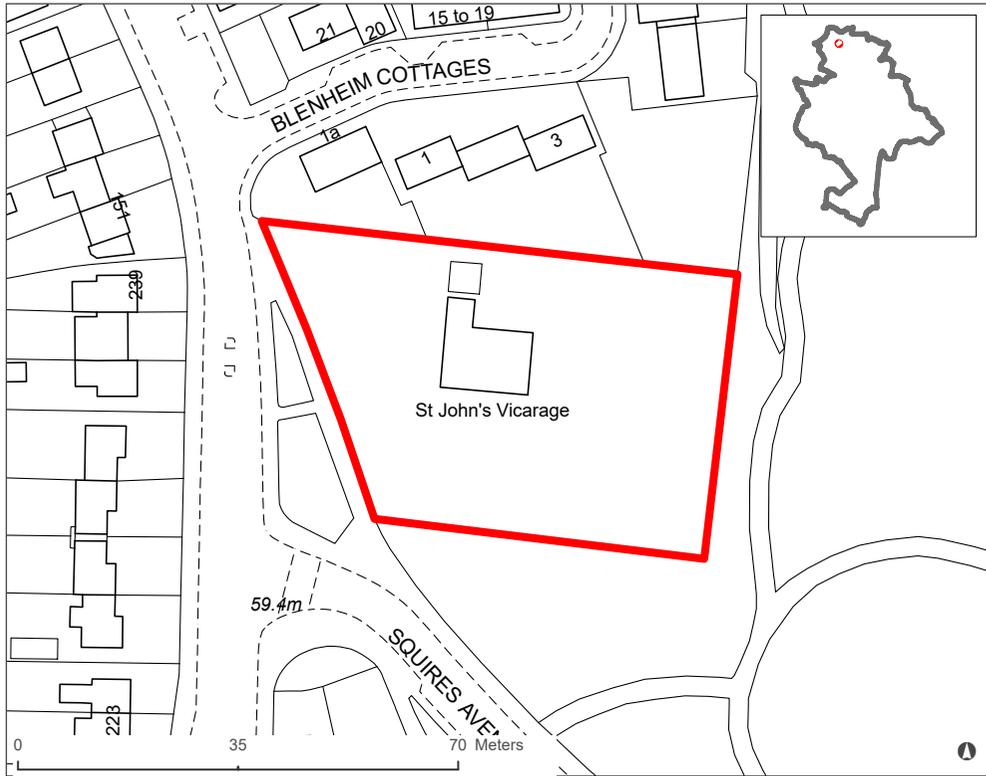
14/12/2017

Easting: 454123

Northing: 345482

Last updated date:

Site ID: 213 St. Johns Vicarage, Squires Avenue



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active dwelling with large garden. dwelling fairly well maintained in a large garden, if demolished could result in some intensification. active dwelling

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active dwelling in good condition, no sign of any intention to cease occupation or bring site forward for residential development

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

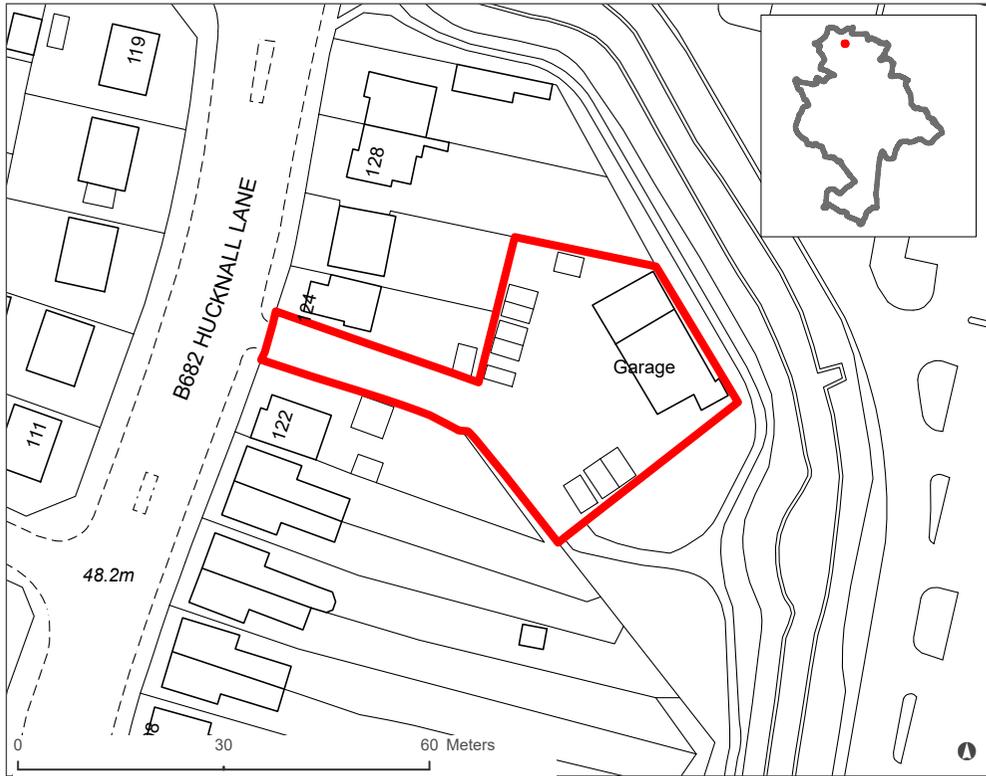
14/12/2017

Easting: 453937

Northing: 345947

Last updated date:

Site ID: 216 Bridgeway Garage Services, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Car repair - sui generis active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repair business, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

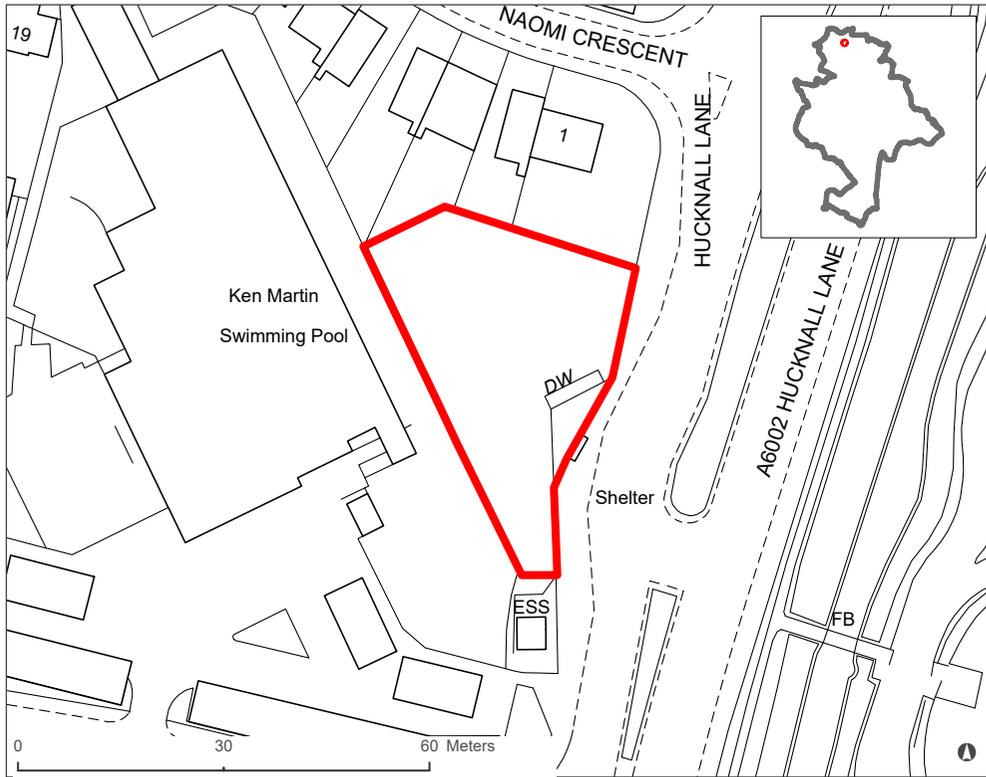
14/12/2017

Easting: 454381

Northing: 345936

Last updated date:

Site ID: 218 Near to Naomi Crescent, Hucknall Lane



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Amenity land connected to the leisure centre open space - adj leisure centre

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Only really suitable, available and achievable if developed in accordance with the leisure centre site due to access.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

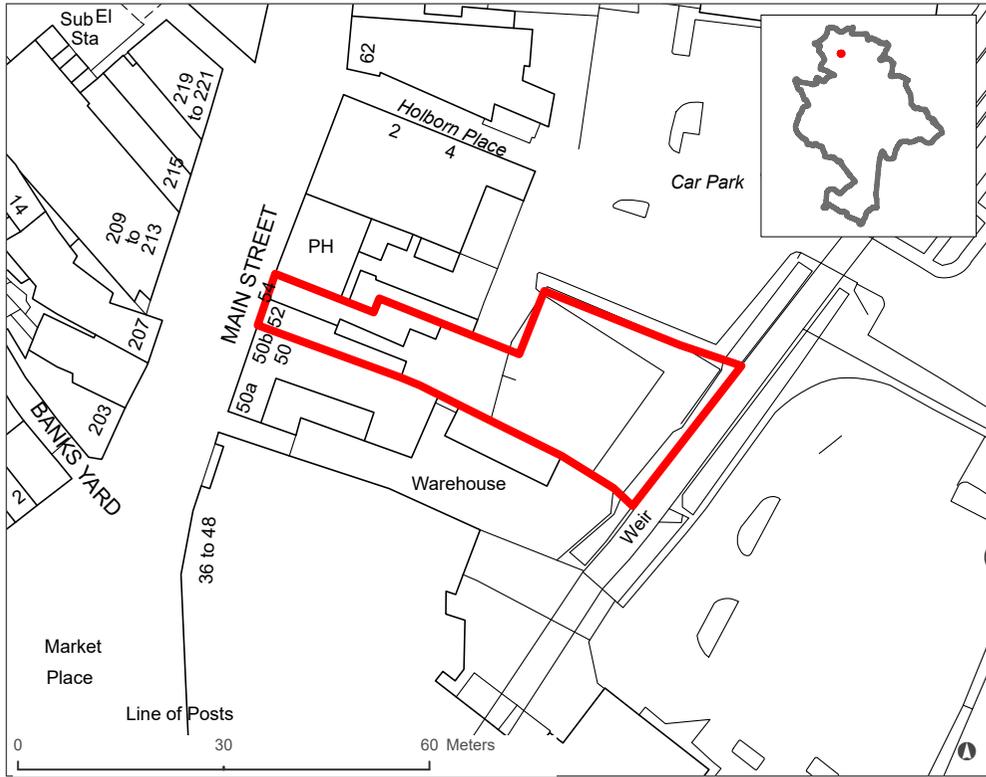
14/12/2017

Easting: 454318

Northing: 346031

Last updated date:

Site ID: 232 Land rear of 52 - 54 Spring Road, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: storage/vacant

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site likely to be in multiple ownership and will require assembly. No proactive approach in place to bring site forward at present have to assume site will not be available in first 5 years or achievable in the long term.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

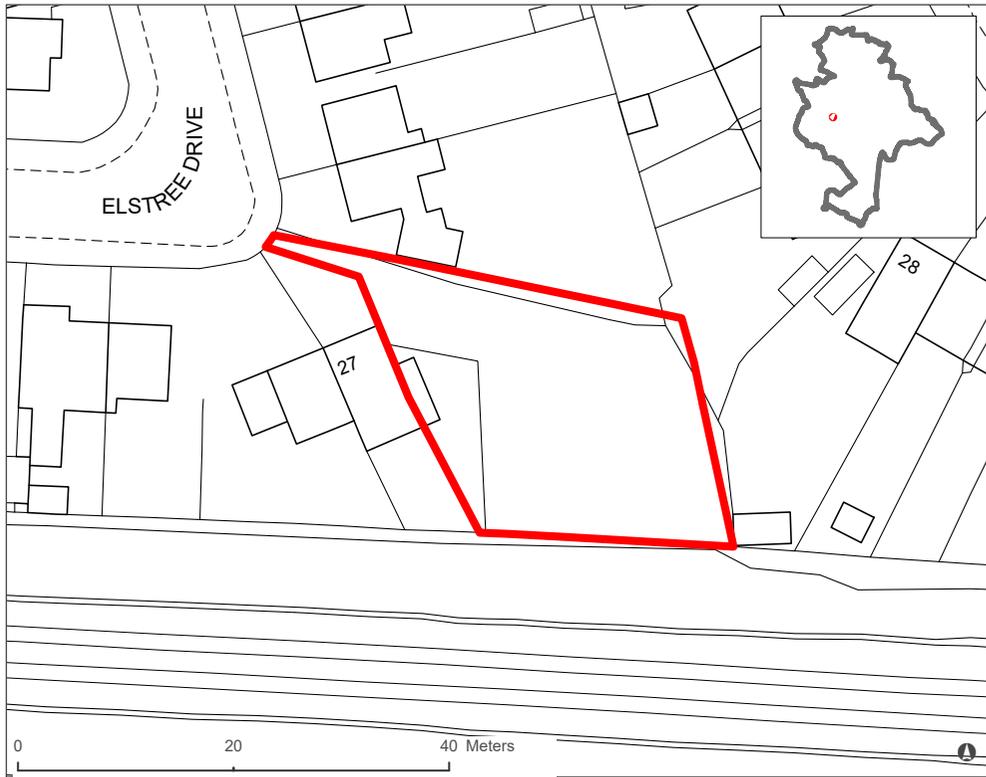
14/12/2017

Easting: 454032

Northing: 345209

Last updated date:

Site ID: 251 Land to rear of 27 Elstree Drive, Elstree Drive



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Active as drive on access road, rest of site overgrown scrubland

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

active use

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

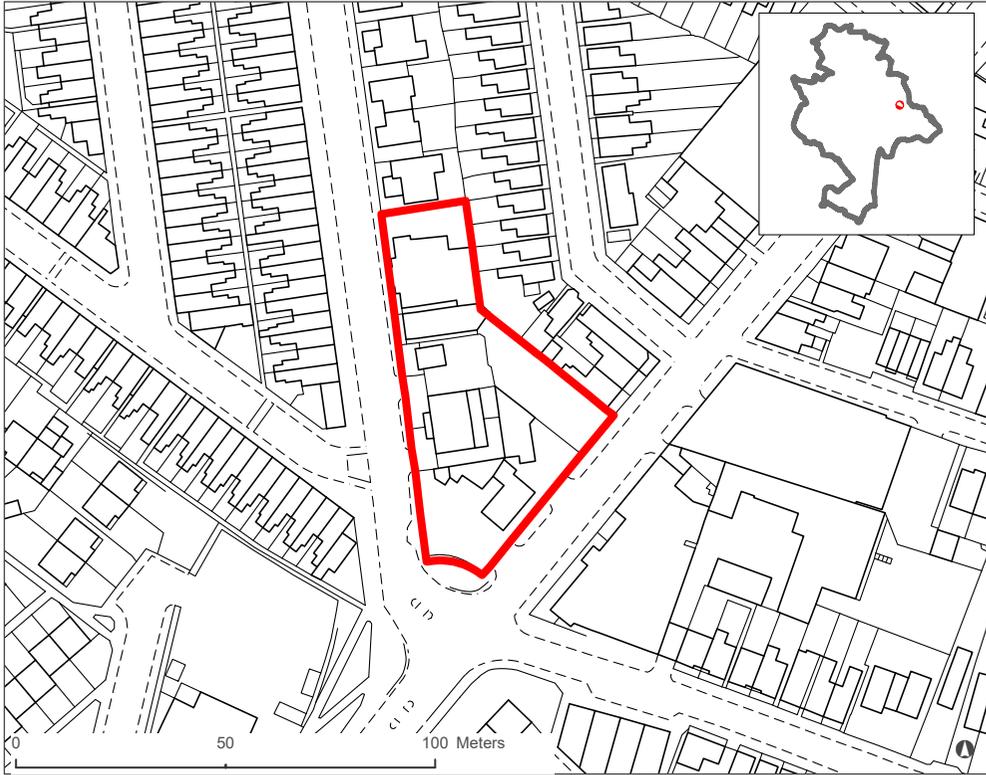
14/12/2017

Easting: 453475

Northing: 340628

Last updated date:

Site ID: 263 Flints Store, active petrol station, former police station, The Wells Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Various, some vacancies active - retail and petrol station, vacant - hall and former police station

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Whilst appears as a suitable location for residential development or mixed use scheme, site would require assembly. No progress has been made or approach from the development industry about development

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

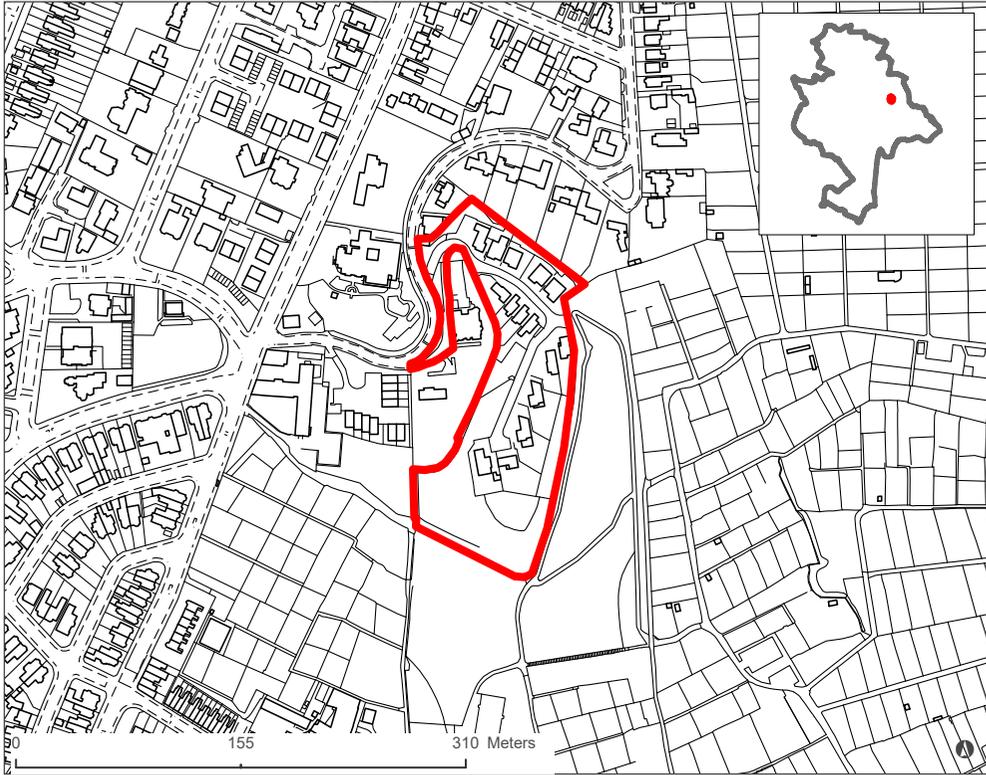
14/12/2017

Easting: 458523

Northing: 341254

Last updated date:

Site ID: 268 Springfield, The Crescent, Alexandra Park



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use:

Land Type: Greenfield

Planning Status: Permitted

Construction Status: No

Site Area: 1.74 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/01653/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site Source: Site / SHLAA Survey

Date first added to SHLAA:
14/12/2017

Easting: 457884

Northing: 341861

Last updated date:

Site ID: 276 Hand car wash (former pfs) and White Hart public house and car park, Abbey Bridge



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Pub and car wash active pub with adjoining filling station with active hand car wash

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument:
Yes

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Public house in active use. No recent pre-app about bringing this site forward, although in a suitable location for residential, there are no sign of the existing use ceasing occupation of site

Site Source: Site / SHLAA Survey

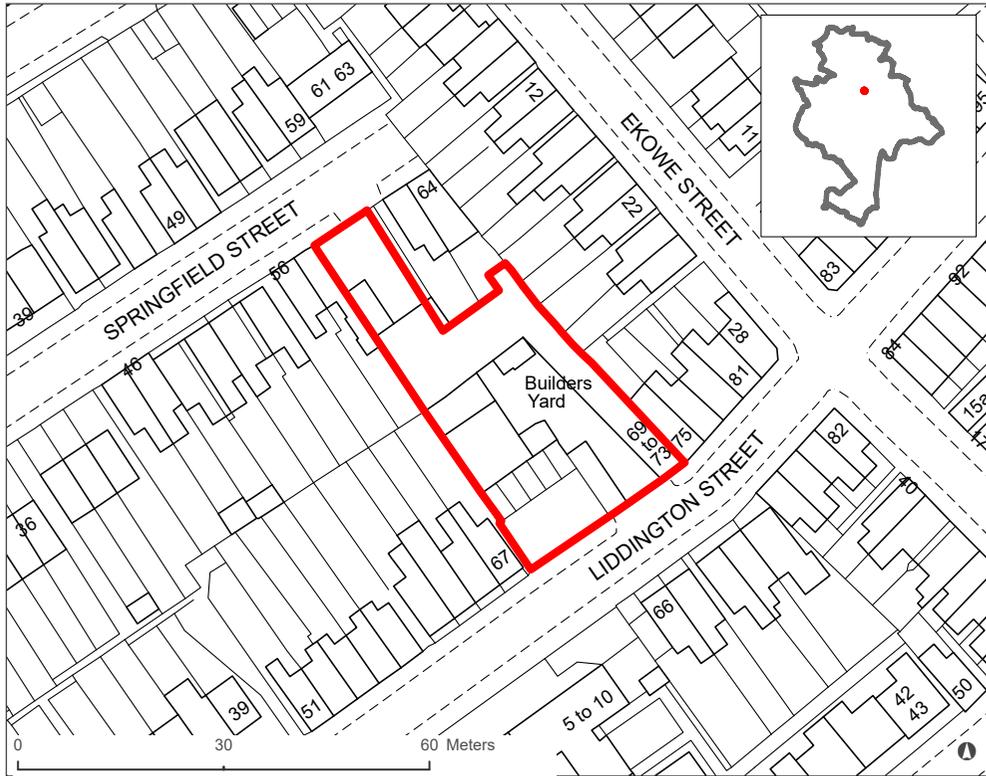
Date first added to SHLAA:
14/12/2017

Easting: 455269

Northing: 338866

Last updated date:

Site ID: 294 Builders yard and garage, Liddington Street



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active use - garage block and builders yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active employment use therefore subject to employment policies of the Local Plan. Appears unsuitable at present

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

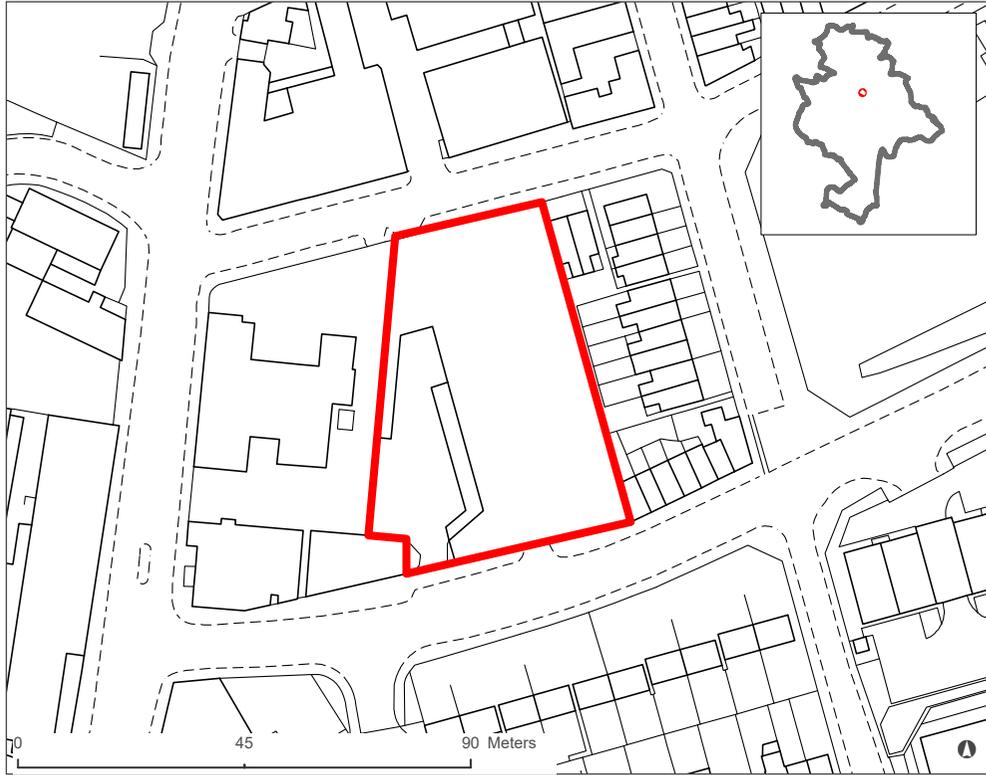
14/12/2017

Easting: 455755

Northing: 342506

Last updated date:

Site ID: 302 Nottingham Storage Systems Ltd, North Gate



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: industrial nottingham
storage systems ltd

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house
prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

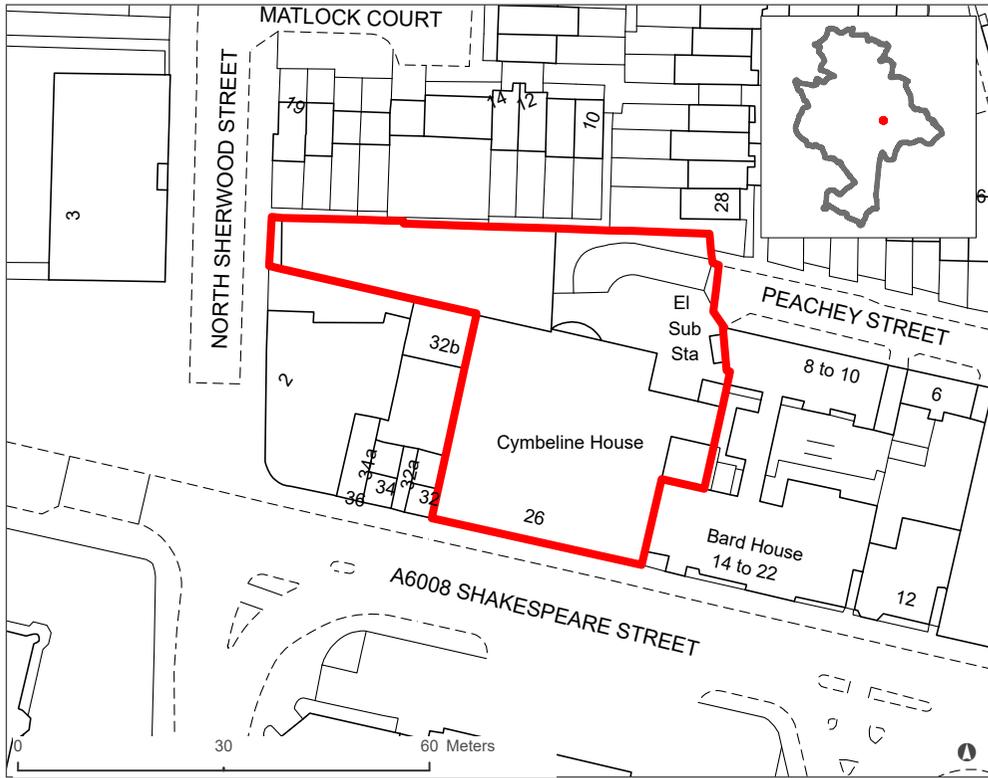
14/12/2017

Easting: 455659

Northing: 342172

Last updated date:

Site ID: 327 Police garage and offices, 24-30 Shakespeare Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknow

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application

Ref:15/01670/PVAR3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

lapsed permission, no significant other constraints

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

14/12/2017

Easting: 457186

Northing: 340399

Last updated date:

Site ID: 373 Boots Social, corner of Bathley St and Arkwright St



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: embankment club and car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

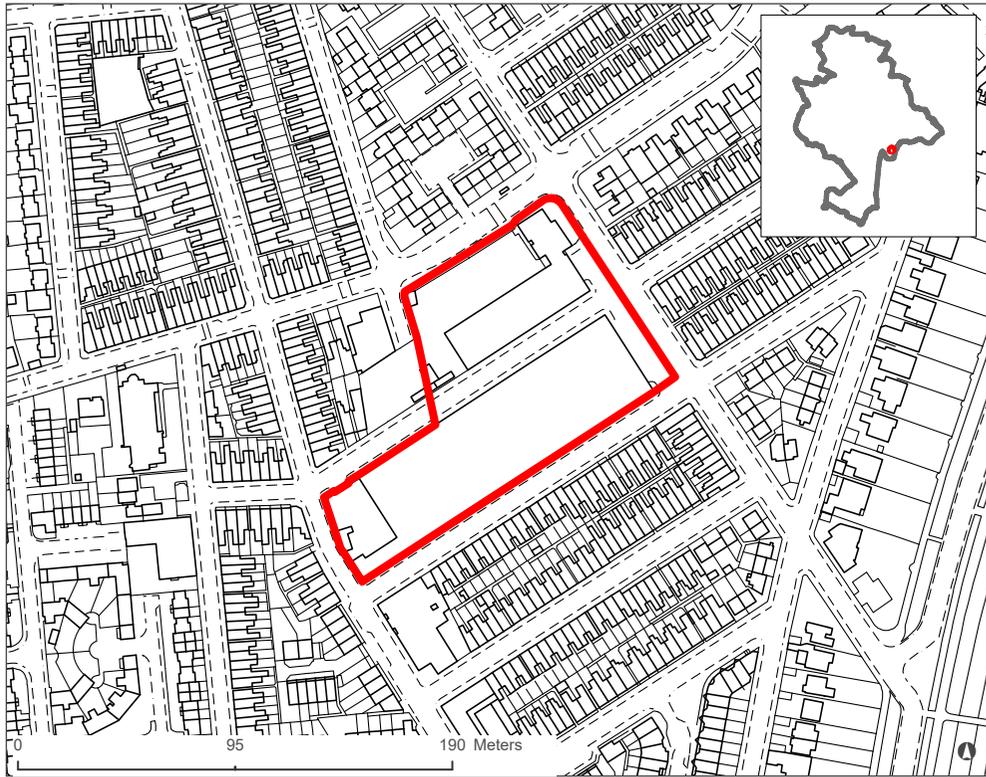
Active leisure club and bar, building of strong historic character though not listed. No sign of any intention to bring site forward for development.

Site Source: Submitted by other public sector body **Date first added to SHLAA:** 14/12/2017

Easting: 457955 **Northing:** 338321

Last updated date:

Site ID: 374 Meadows bus depot, Turney Street



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active bus depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a bus depot, development is dependant on suitable relocation strategy. Site will not become available until measure are put place.

Site Source: Submitted by other public sector body **Date first added to SHLAA:** 14/12/2017

Easting: 457801

Northing: 338273

Last updated date:

Site ID: 376 Riverbank public house and land to south, Victoria Embankment



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active pub

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pub in active use and recently refurbished.

Site Source: Submitted by other public sector body **Date first added to SHLAA:**

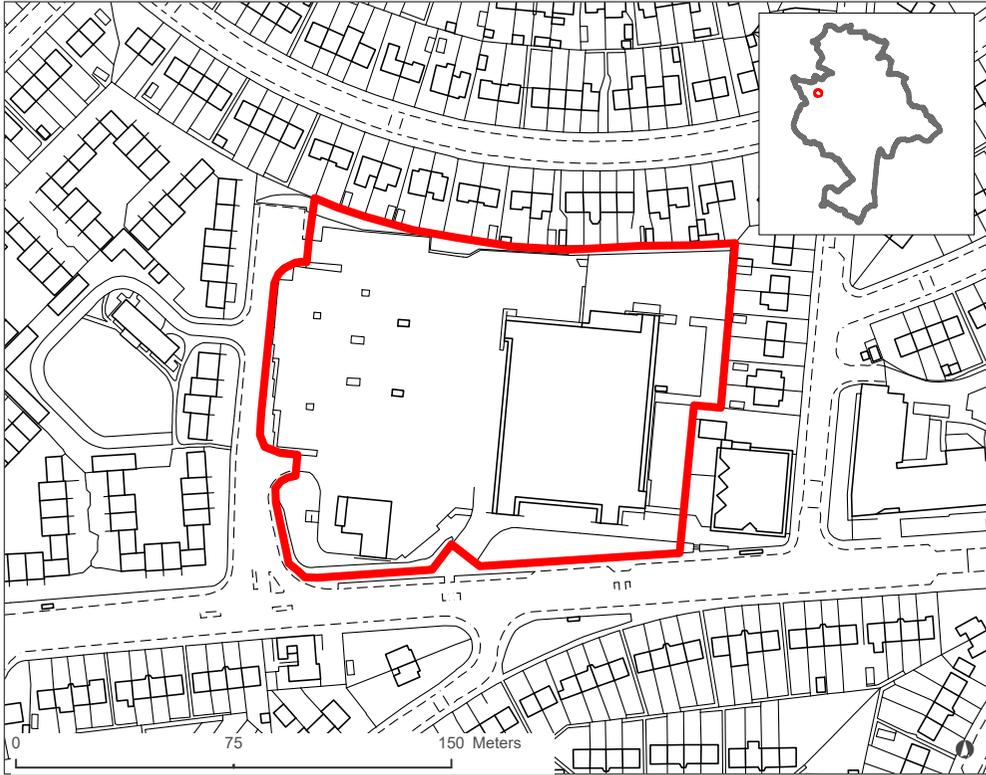
14/12/2017

Easting: 458055

Northing: 338281

Last updated date:

Site ID: 378 Co-op store, Strelley Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Retail /active car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.66 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active retail use, pre-app discussions were some time ago these have ceased, no recent sign of any intention to bring site forward for residential development

Site Source: Site / SHLAA Survey

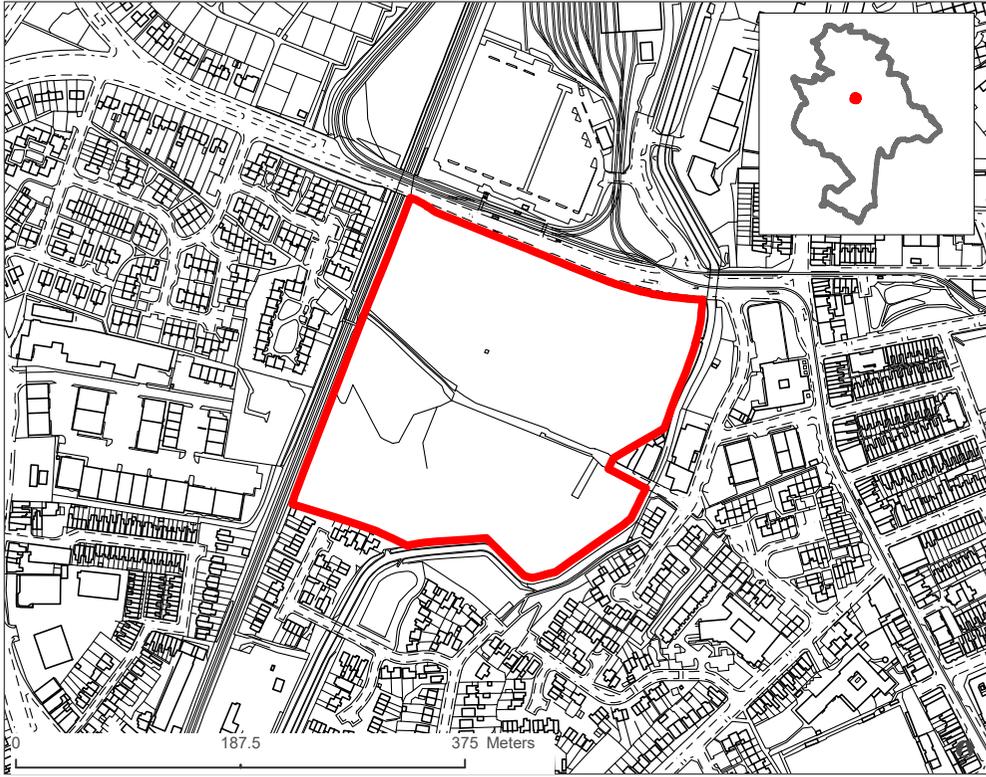
Date first added to SHLAA:
14/12/2017

Easting: 452520

Northing: 342228

Last updated date:

Site ID: 384 Wilkinson Street - Former PZ Cussons



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Existing Use: Vacant

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 6.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:SR23

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

NCC engaged with owners to address flood risk constraints.

Site Source: Local Plan allocation

Date first added to SHLAA:

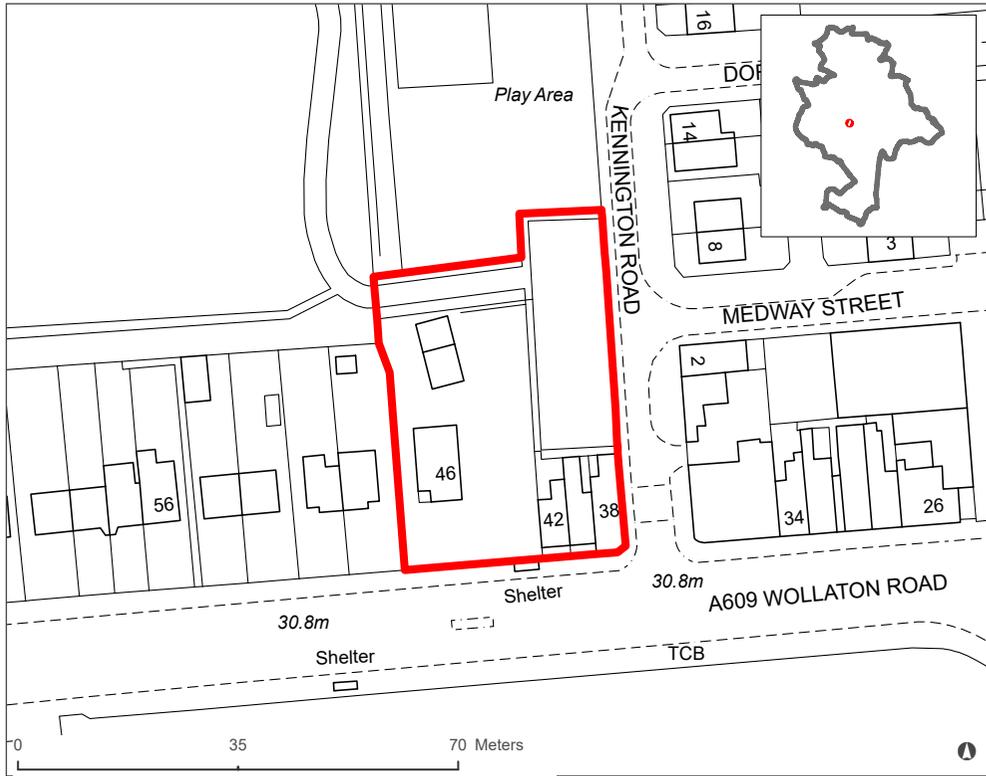
14/12/2017

Easting: 455363

Northing: 341679

Last updated date: 31/03/2023

Site ID: 386 Frontage properties, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active house, 2 terrace and 1 vacant shop with car park to rear

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active uses. No recent pre-app discussions or sign of any intention to develop therefore have to assume site is unlikely to become available in the long term

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

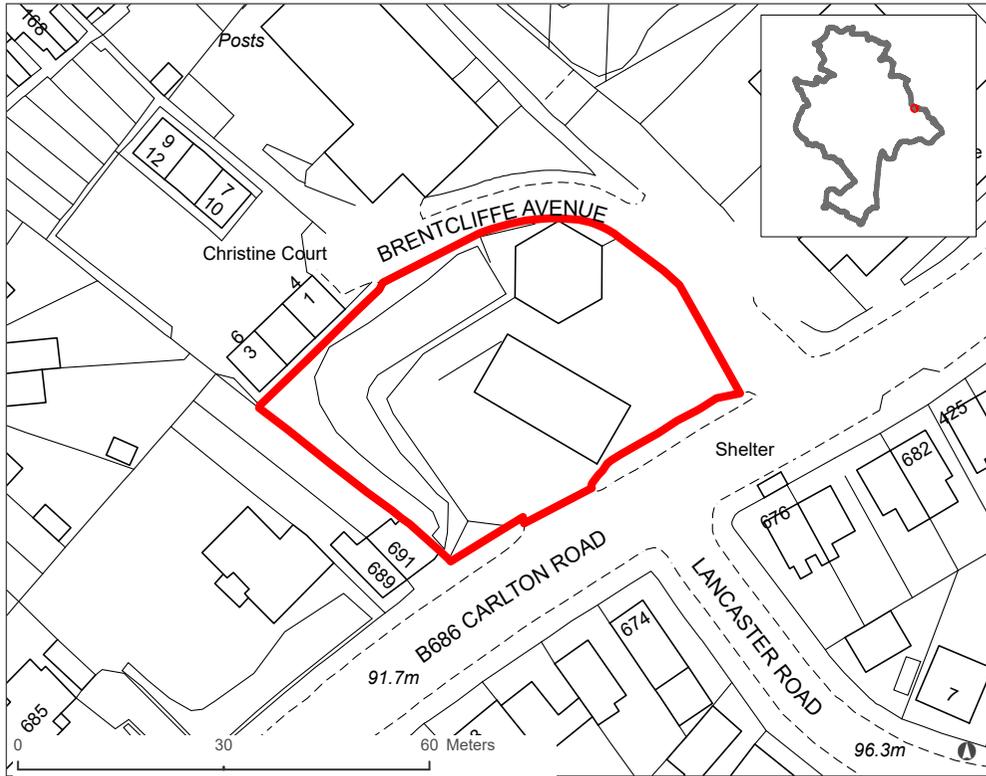
14/12/2017

Easting: 454700

Northing: 340120

Last updated date:

Site ID: 388 Carlton Hill Service Station Carlton Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: active - car wash

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium
house prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

active use

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

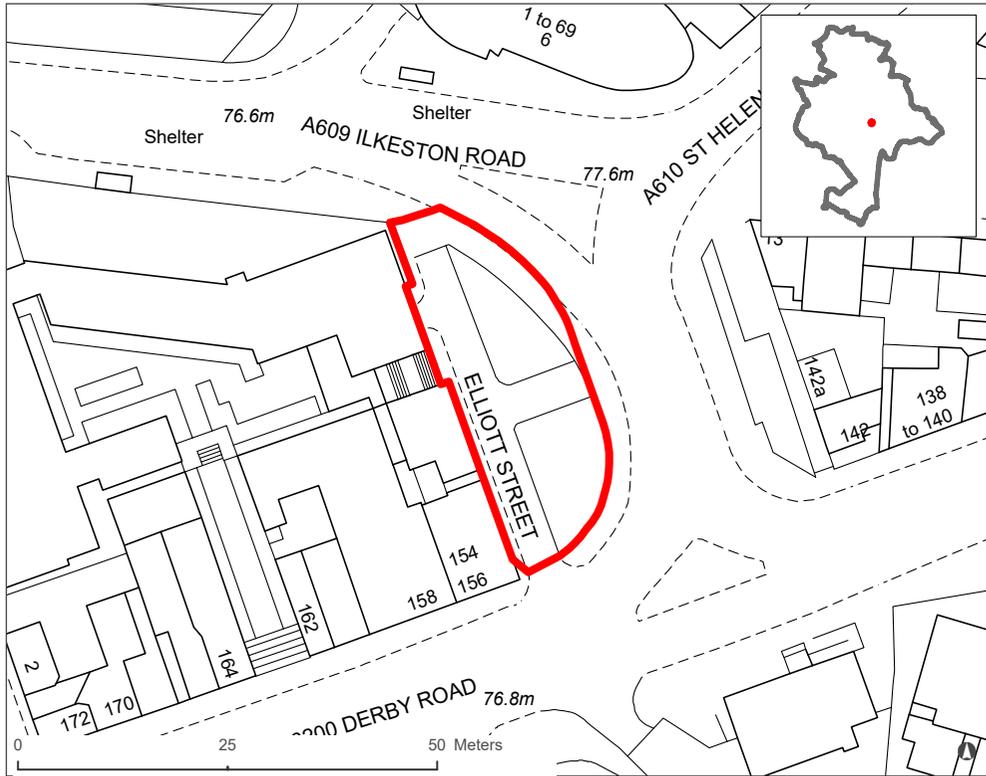
14/12/2017

Easting: 459484

Northing: 341179

Last updated date:

Site ID: 392 Junction of Ilkeston Rd & Derby Rd, Canning Circus



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: vacant land and highway
- left over from cigar factory
development

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house
prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**N/A

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Narrow site no sign of any intention to develop or proactive approach from the local authority. Site would be difficult to develop in isolation.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

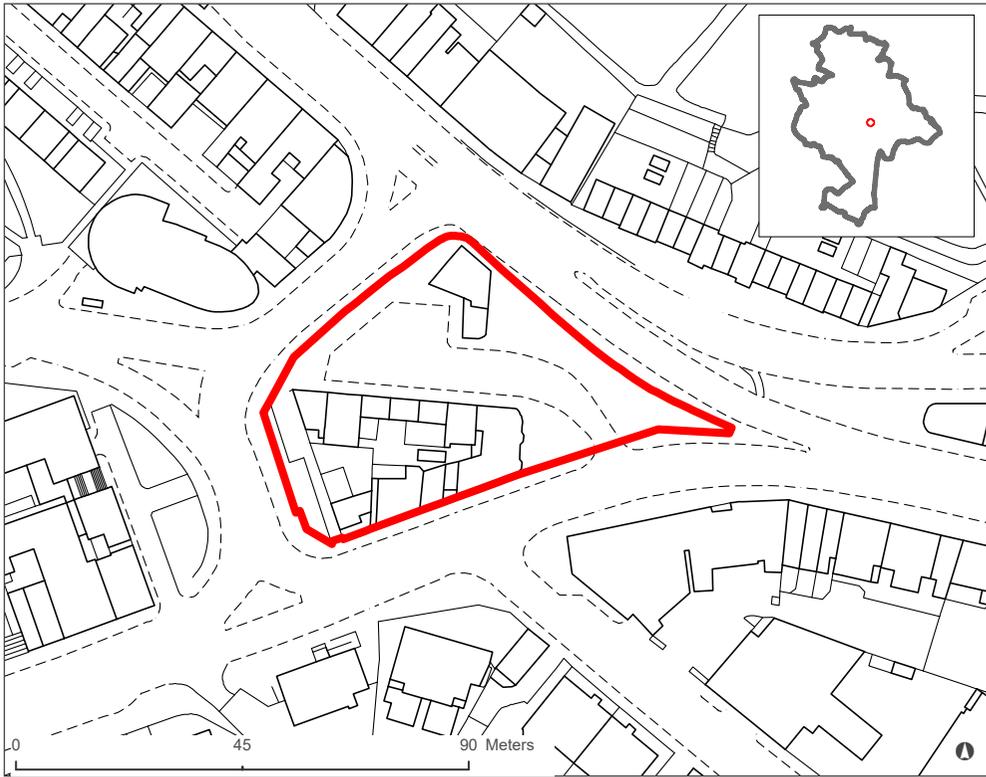
14/12/2017

Easting: 456314

Northing: 340145

Last updated date:

Site ID: 393 Island site, Canning Circus



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Variety of uses variety of uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Variety of active alternative uses, likely to be different land owners and tenancy agreements. Listed building present on site, and within a Conservation Area which could influence the viability of a scheme. Unlikely to be available or achievable in the long term

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

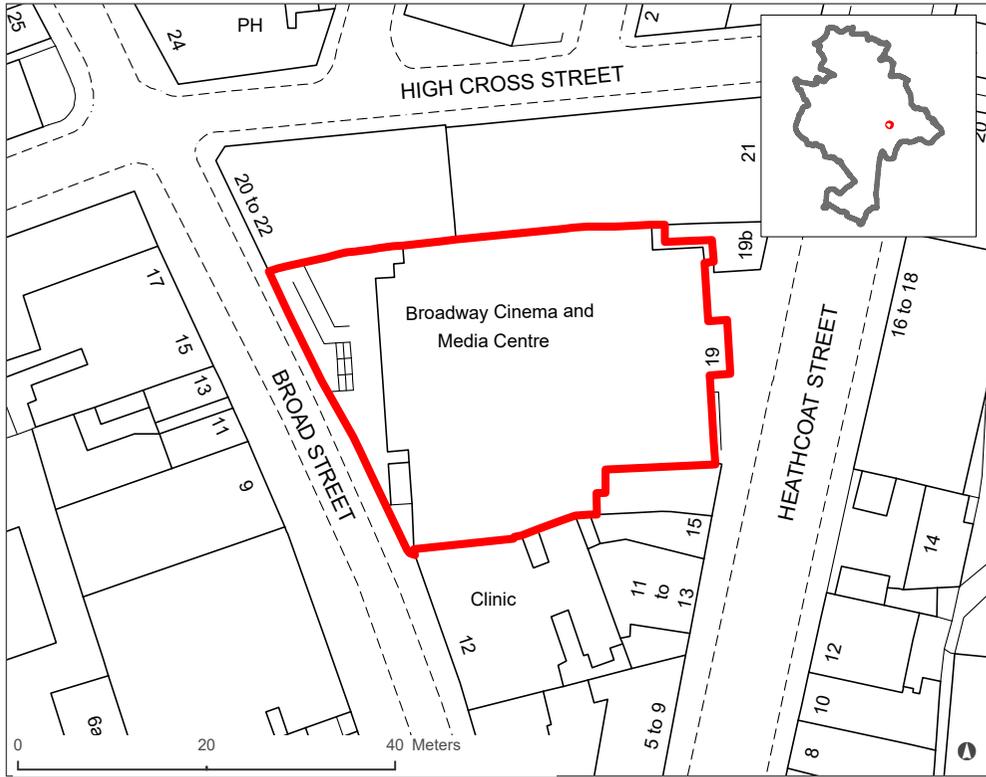
14/12/2017

Easting: 456367

Northing: 340190

Last updated date:

Site ID: 417 EL Grain Sewing Machines and 19 - 21, High Cross Street and Heathcoat Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Broadway cinema

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

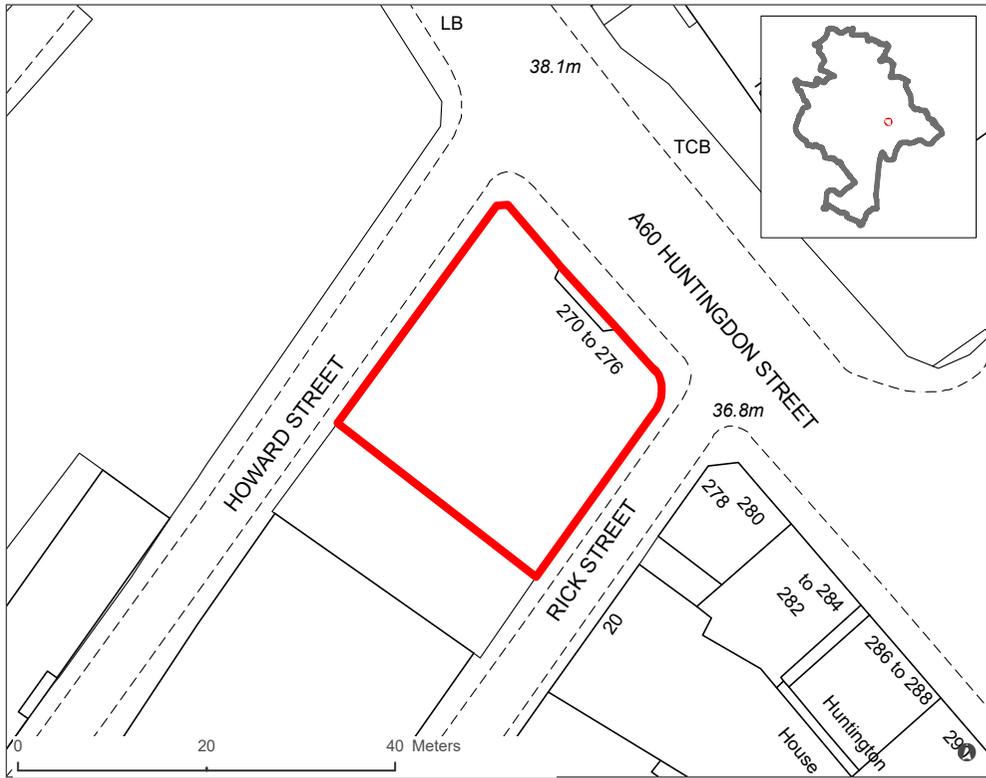
14/12/2017

Easting: 457636

Northing: 340016

Last updated date:

Site ID: 427 Depot and warehouse, Rick Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Variety of different uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative use, no sign of any intention to bring this site forward for residential development.

Site Source: submitted by private owner/agent/

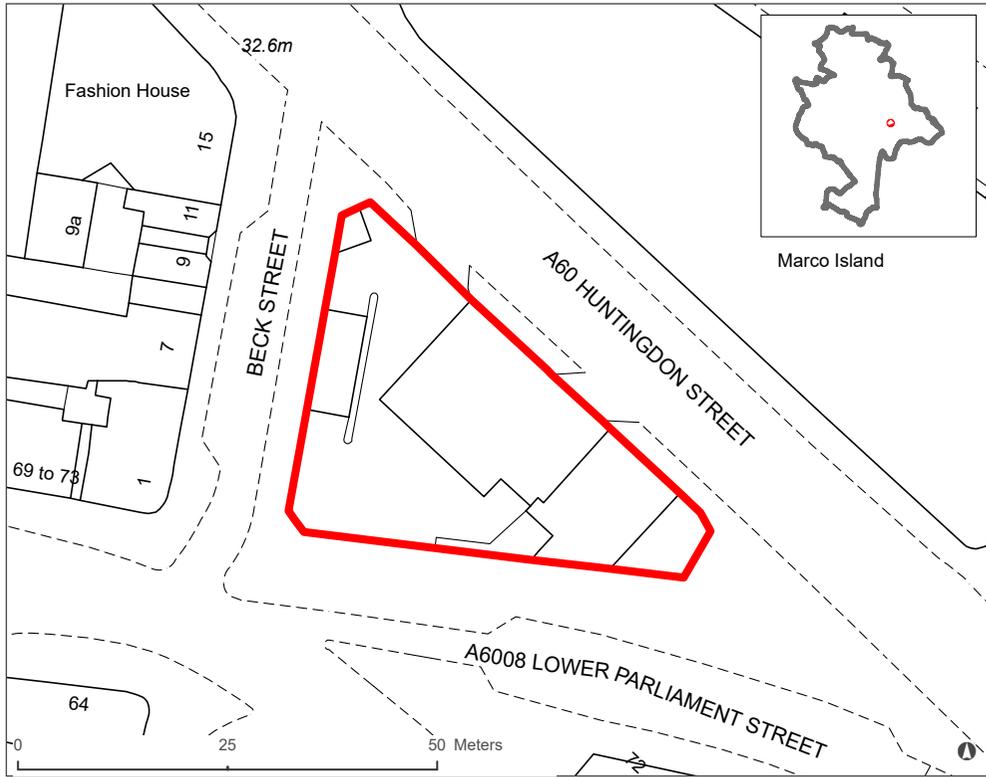
Date first added to SHLAA:
14/12/2017

Easting: 457546

Northing: 340297

Last updated date:

Site ID: 428 Petrol filling station, Huntingdon Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active petrol station

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active petrol filling station, no recent pre application discussions about a residential scheme. May be a suitable location for housing , however it is unknown when and whether the site is likely to be available and achievable in the long term

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

14/12/2017

Easting: 457732

Northing: 340112

Last updated date:

Site ID: 432 Hopewells, Huntingdon Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active retail

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active retail use. There have been no recent pre application discussion about bringing this site forward for development, or any signs of the existing use ceasing trade.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

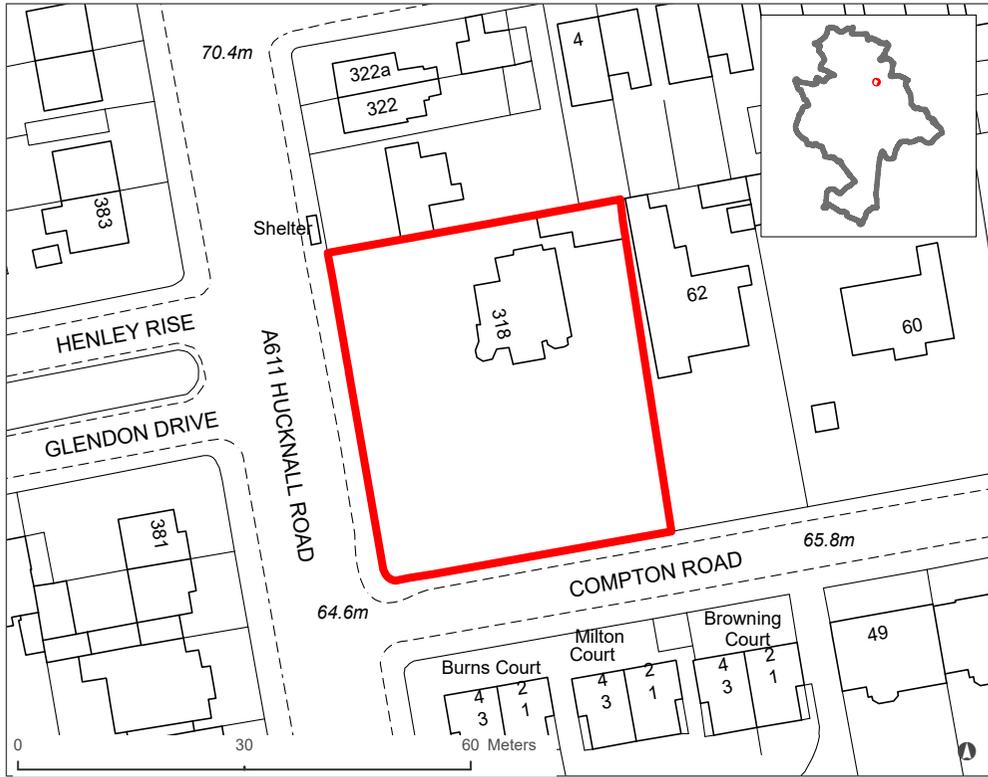
14/12/2017

Easting: 457521

Northing: 340520

Last updated date:

Site ID: 454 318 Hucknall Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Resi - garden

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Easting: 456648

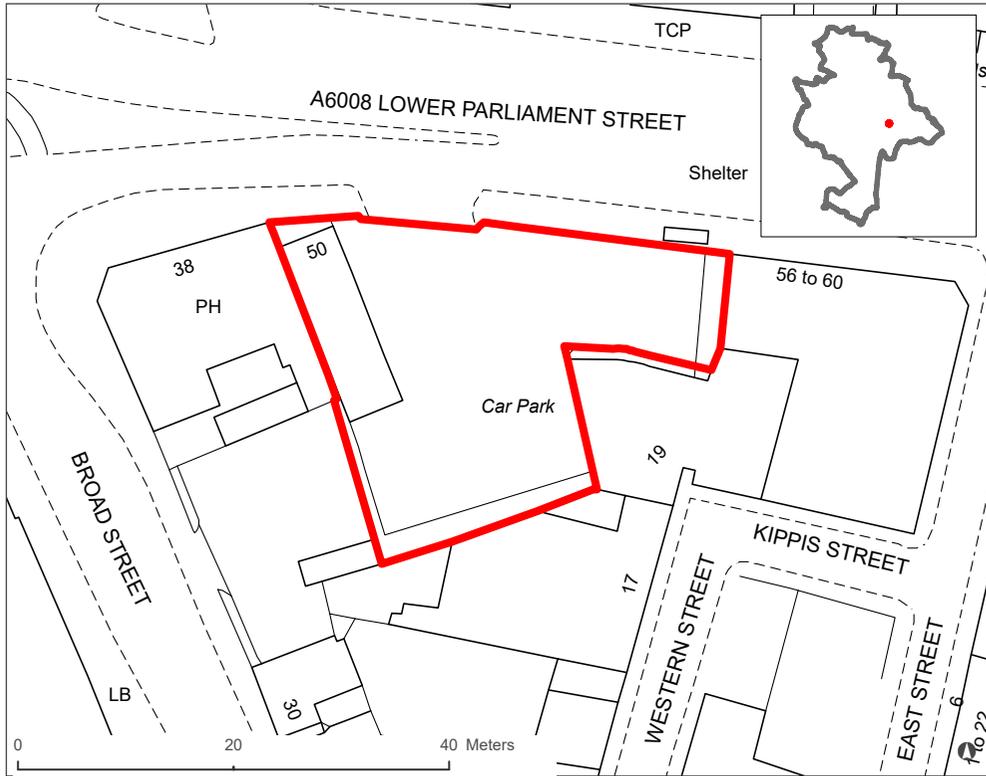
Northing: 343095

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 457 50 Lower Parliament Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: UNKNOWN

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has lapsed, the principle of residential has been established. There is a more recent application 15/01650/pful3 for 15 dwellings.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

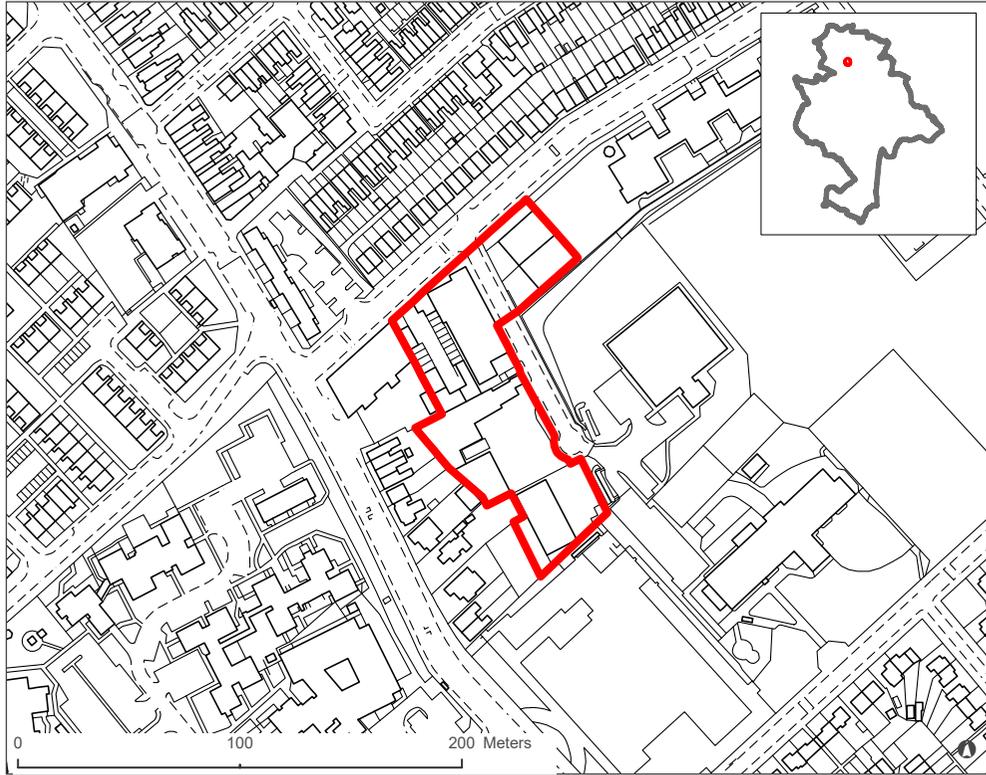
14/12/2017

Easting: 457582

Northing: 340101

Last updated date:

Site ID: 502 Land off Kemmel Road, Piccadilly



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Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - ind, warehousing seddow plant hire

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.71 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No sign of intention to develop

Site Source: Disposal of Council asset

Date first added to SHLAA:

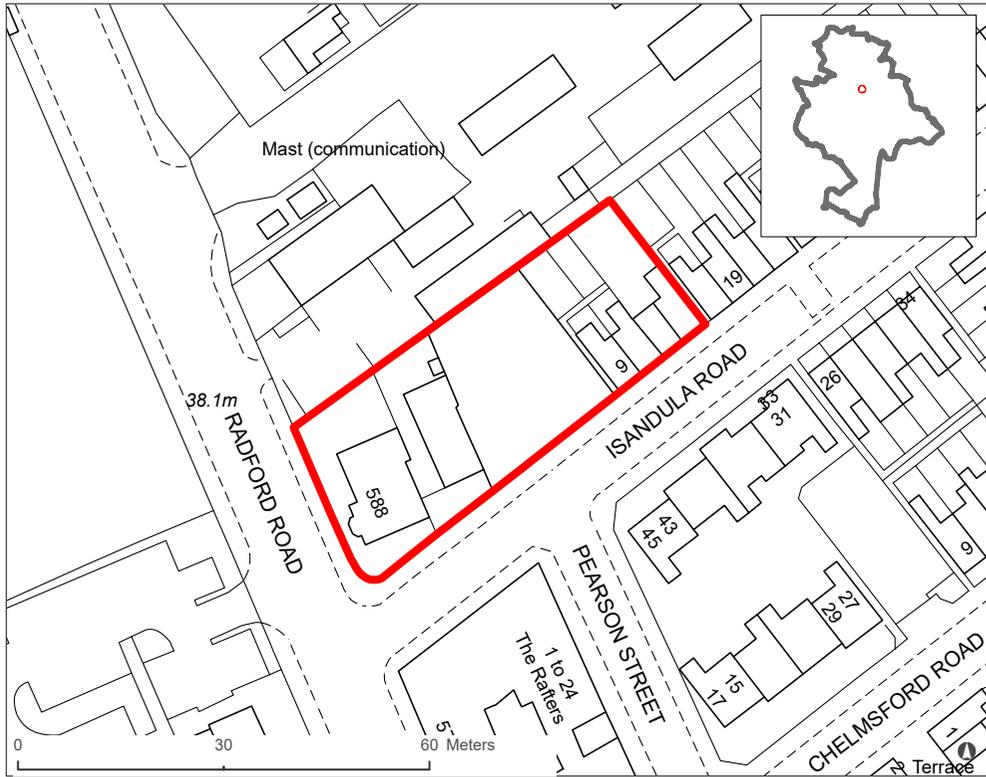
14/12/2017

Easting: 454568

Northing: 344412

Last updated date:

Site ID: 504 Boseley Glass and Sons, Isandula Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Active employment use, Mary Magdalen Centre is not. NCRELS recommends consider for release stating average buildings on an average site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Part of site vacant part of site active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Date first added to SHLAA:

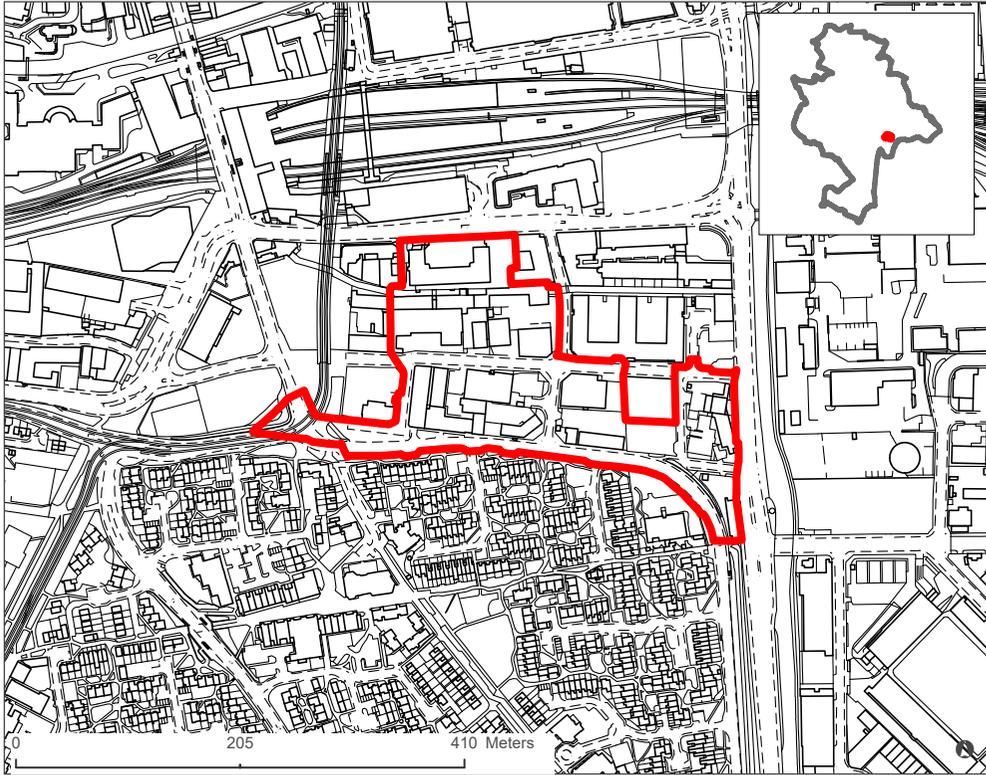
14/12/2017

Easting: 455577

Northing: 342580

Last updated date:

Site ID: 522 D14, Crocus Street



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: Non D/D

Existing Use: Existing industrial use
and warehousing

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 4.64 (Hectares)

Site Viability Zone: Zone 3: Low house
prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No sign of intention to develop therefore non d/d unless circumstances change.

Site Source:

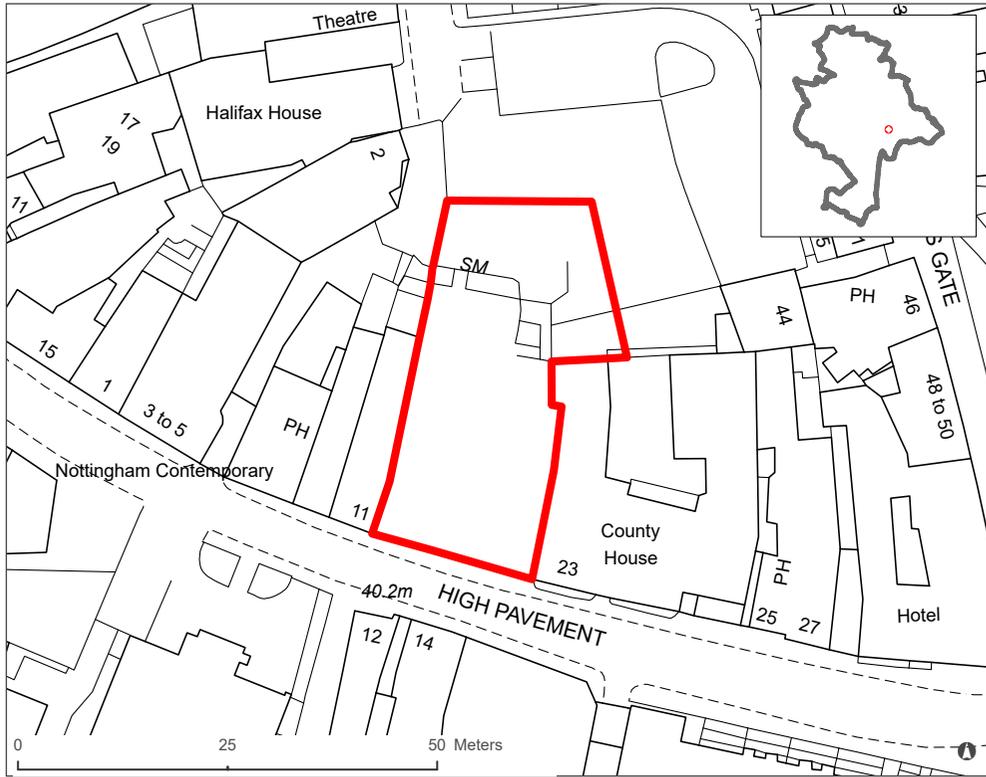
Date first added to SHLAA:

Easting: 457709

Northing: 339071

Last updated date:

Site ID: 535 Site bordering High Pavement, Halifax Place



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active - car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Extant mixed use allocation in active use as car park. Broadly suitable for residential, existing use not operating the site to its full potential. No indication of when current use will cease - therefore no developable within 15 years at present.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

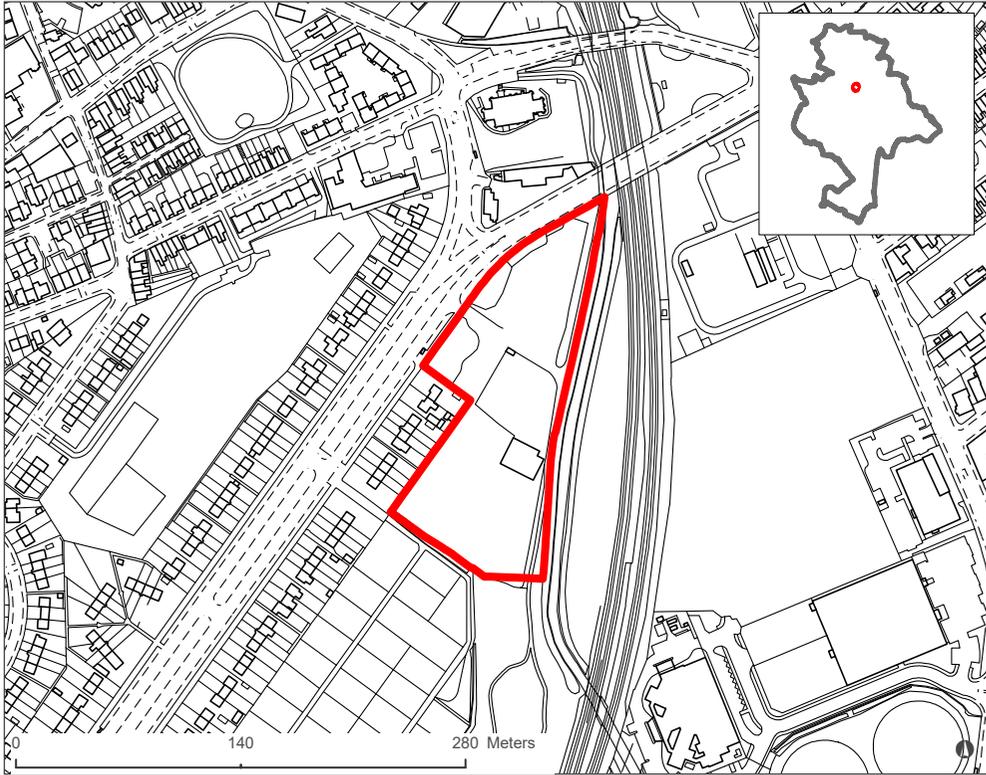
14/12/2017

Easting: 457565

Northing: 339643

Last updated date:

Site ID: 546 Western Boulevard Western Boulevard



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Travelling showmens winter quarters. rented from ncc. unable to see whole site - part gypsy site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.57 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

active use for travelling show people

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

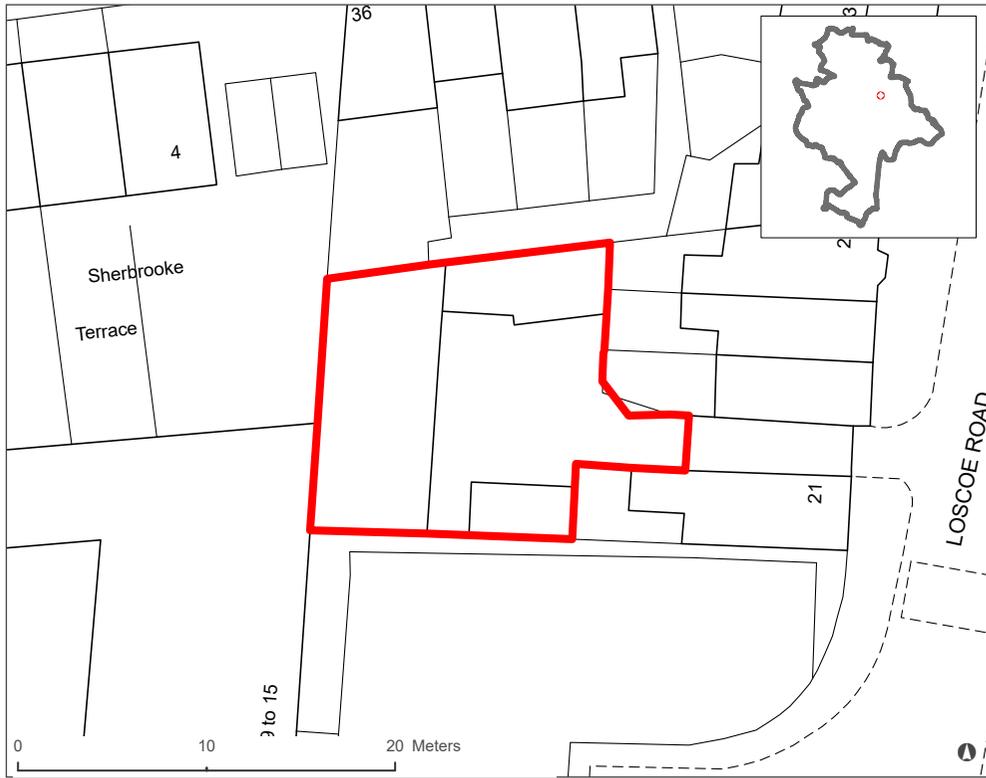
14/12/2017

Easting: 455316

Northing: 342486

Last updated date:

Site ID: 587 Builders yard rear of 21 Loscoe Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: Builders Yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Existing Builders Yard

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

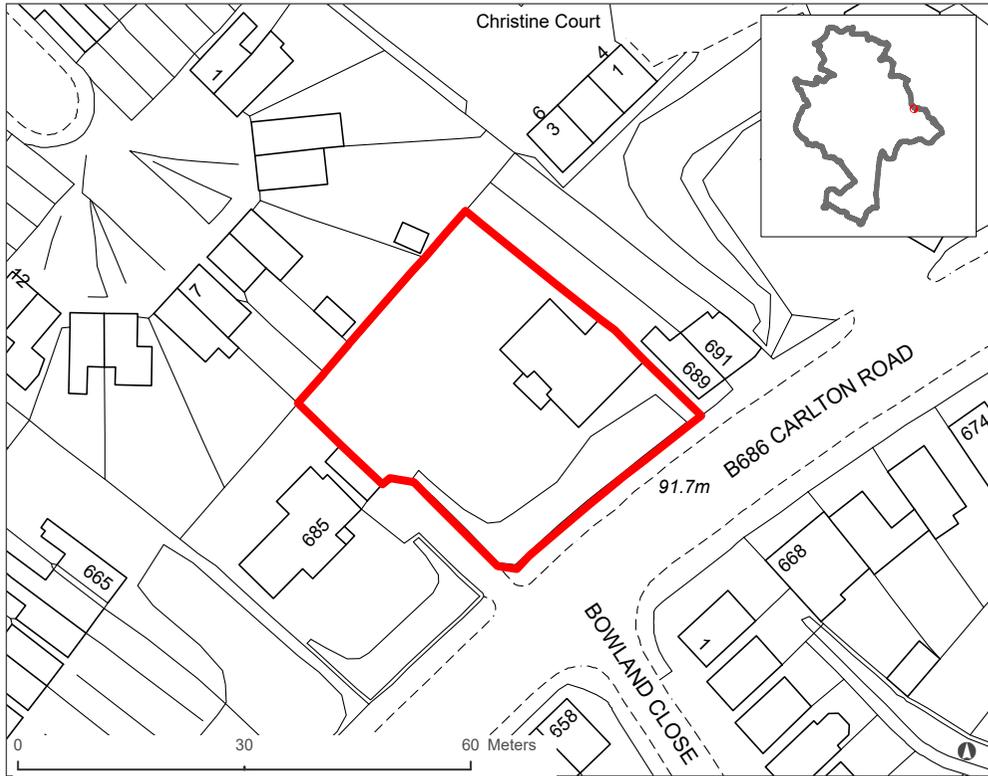
14/12/2017

Easting: 456984

Northing: 342210

Last updated date:

Site ID: 595 687 Carlton Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 2: Medium
house prices

Is the site suitable? Could be Suitable

**Current or Previous Application
Ref:**08/01463/PFUL3

LAPP Reference:

**Overcoming non-standard
constraints**

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

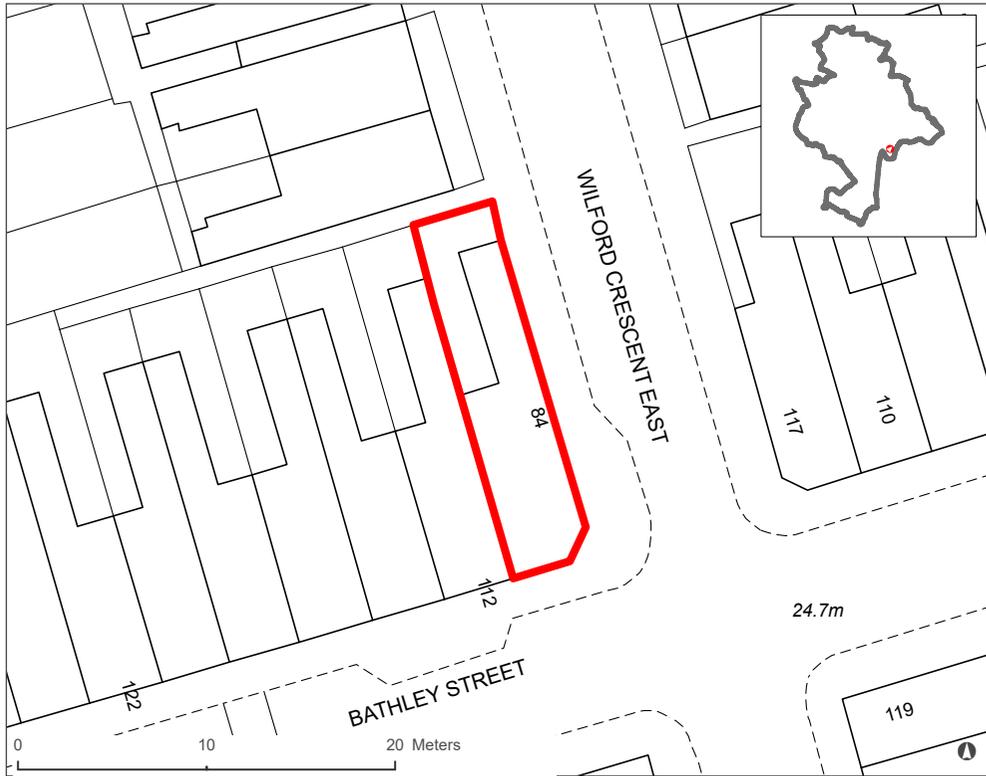
14/12/2017

Easting: 459444

Northing: 341153

Last updated date: 31/03/2023

Site ID: 623 84 Wilford Crescent



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: archive

Existing Use: boarded up retail

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Unimplemented permissions

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

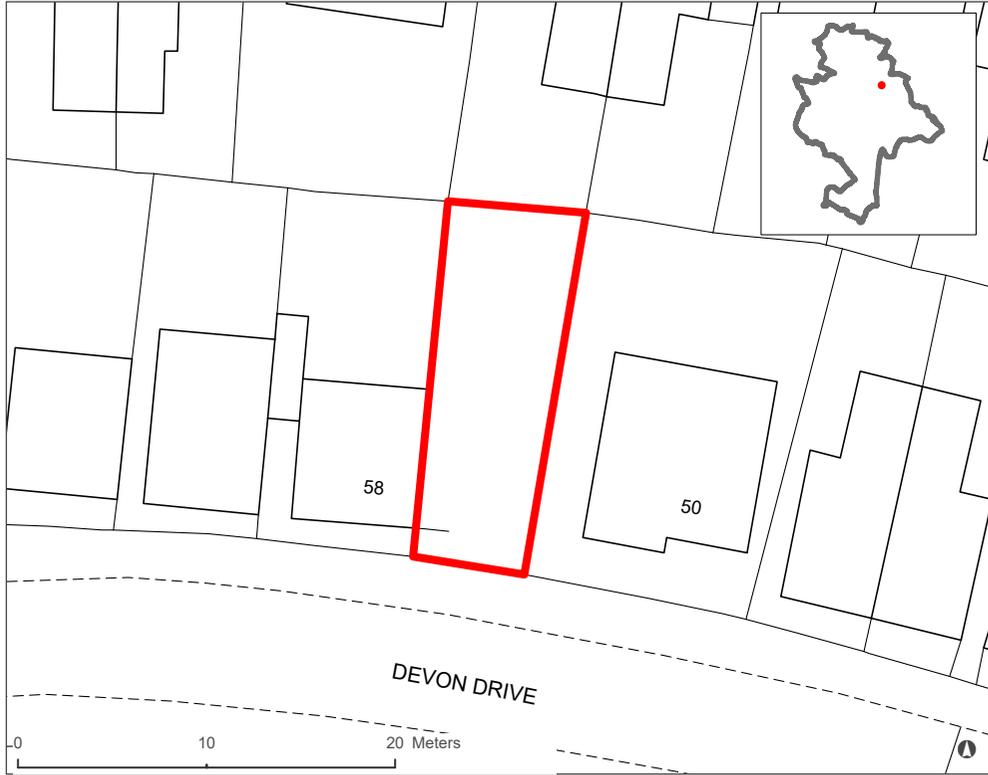
14/12/2017

Easting: 457666

Northing: 338226

Last updated date:

Site ID: 632 Land to rear 81 Percival Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: resi - garden

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period0

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

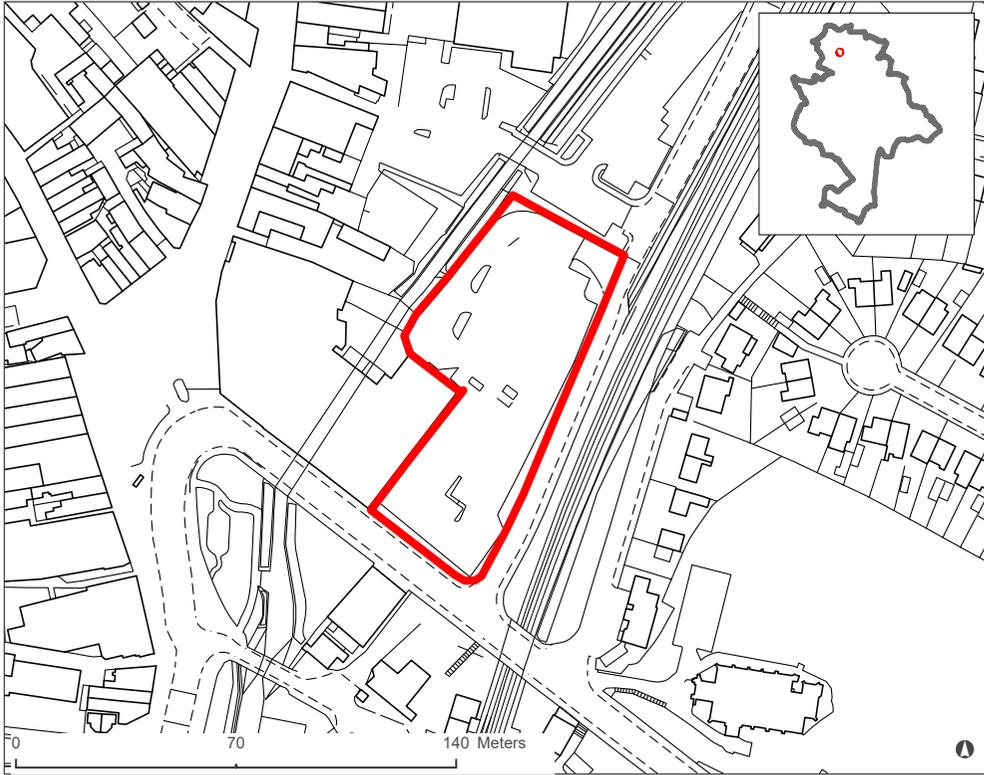
14/12/2017

Easting: 457051

Northing: 342747

Last updated date:

Site ID: 641 Wilkinsons car park, Springfield Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Busy car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active use as car park serving Wilkinsons. Not a suitable residential environment unless part of the wider redevelopment of Bulwell Town Centre and a comprehensive flood mitigation scheme. Not d/d until included as part of a comprehensive proposal.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

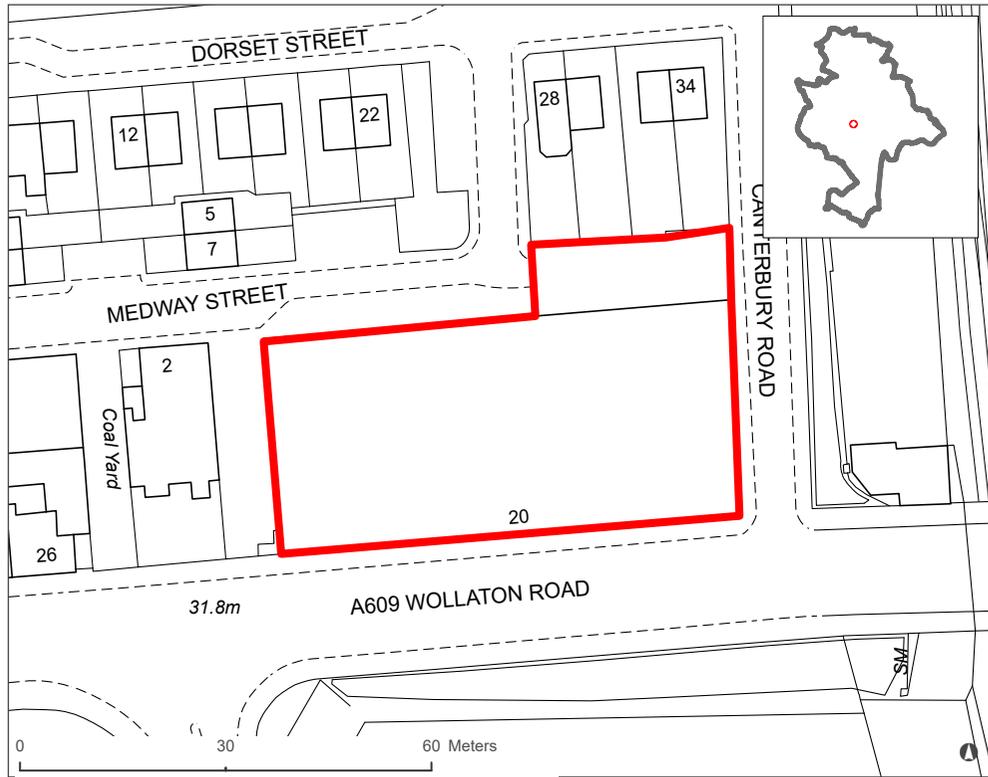
14/12/2017

Easting: 454133

Northing: 345144

Last updated date:

Site ID: 646 Depot, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: NCRELS recommends consider for release stating average buildings on an average site poor overall, LA states probably partial release subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active employment use therefore subject to employment policy of the Local Plan. Flood risk is an issues wholly within EA and SFRA zone, historical uses suggest contamination likely. Appears unsuitable at present

Site Source: Disposal of Council asset

Date first added to SHLAA:

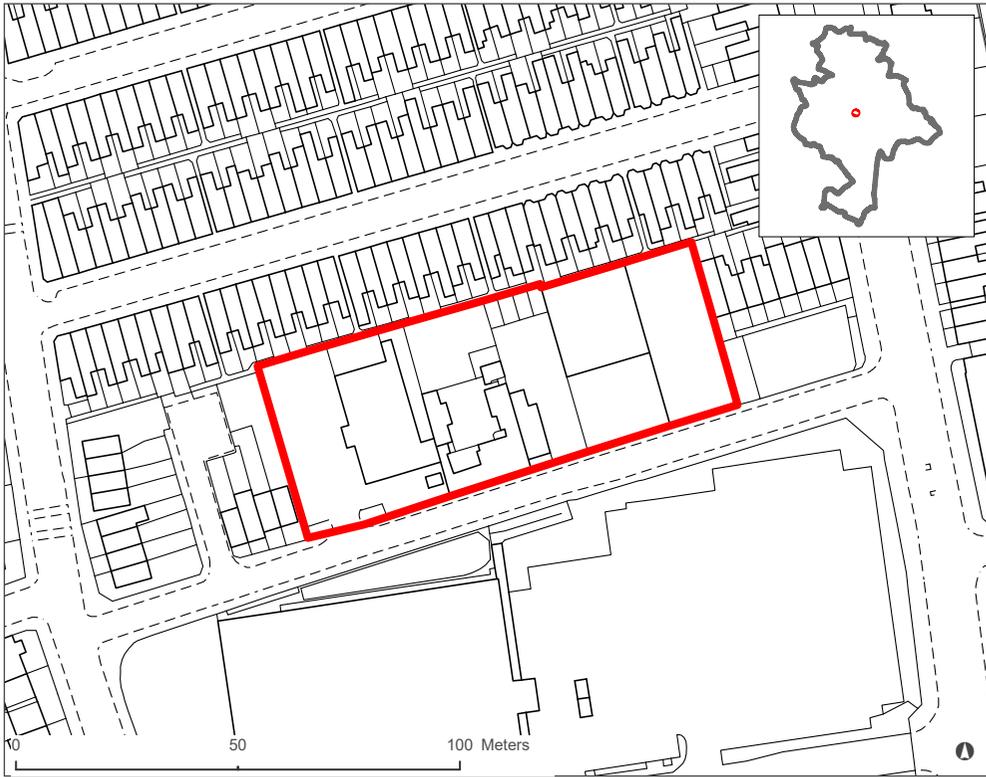
14/12/2017

Easting: 454852

Northing: 340110

Last updated date:

Site ID: 647 Radford Blvd Prospect St industrial area, Prospect Place



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Approx 5 units 2 vacant. NCRELS recommends consider for release, stating poor buildings on a poor site . LA view is release the majority subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Partly in active employment use therefore subject to employment policy of the Local Plan. Site likely to be in multiple ownership. No proactive approach in place to bring site forward at present

Site Source: Disposal of Council asset

Date first added to SHLAA:

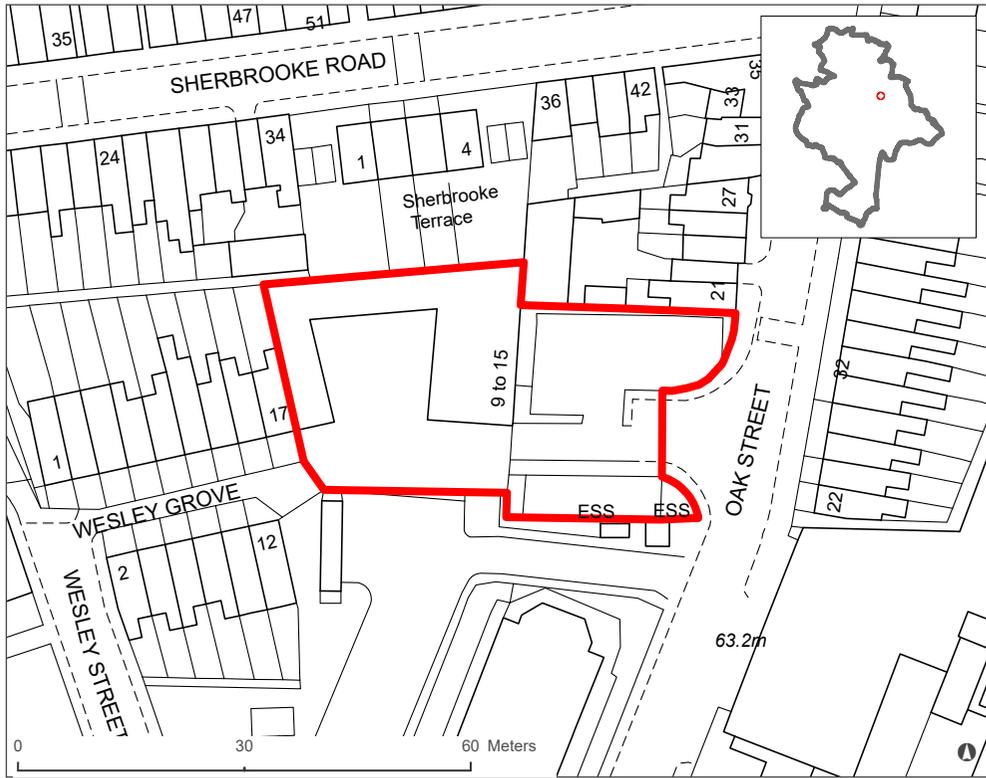
14/12/2017

Easting: 455333

Northing: 340894

Last updated date:

Site ID: 648 Former Industrial Site To West Of Car Park, Oak Street



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/02143/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Lapsed permission, no significant other constraints. Agent confirmed for valuation purposes only

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

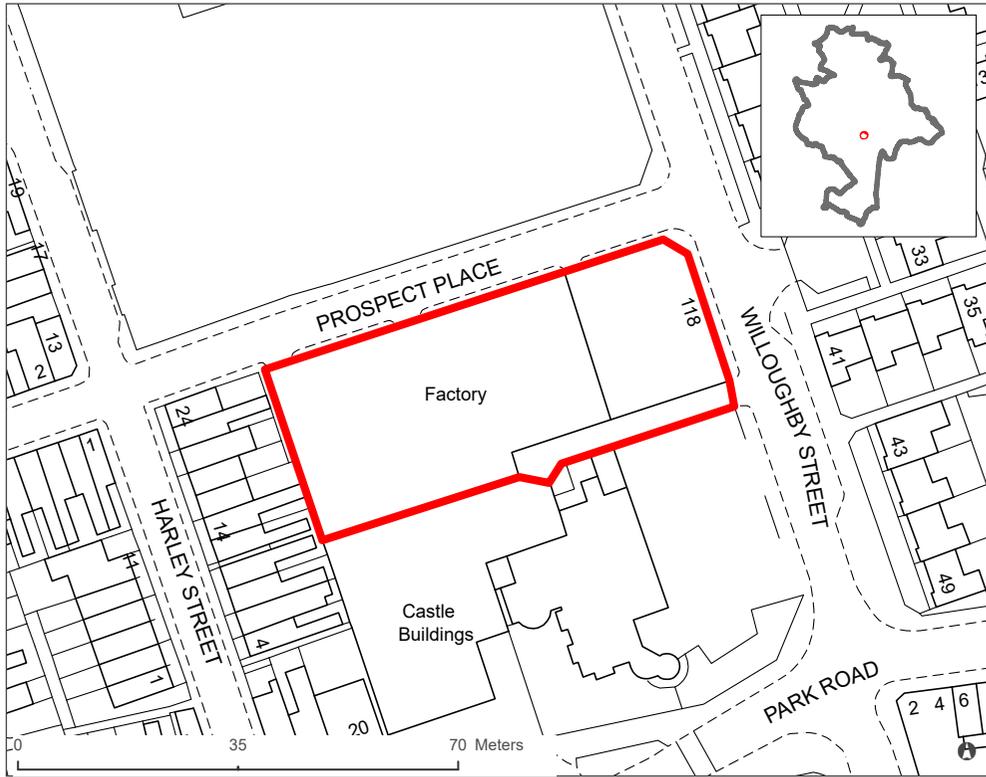
14/12/2017

Easting: 456990

Northing: 342191

Last updated date: 31/03/2023

Site ID: 650 Factory Willoughby Street, Prospect Place



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Archive

Existing Use: Vacant ind building

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Vacant industrial building. May be broadly suitable for residential development subject to policy. Site is available and could be achievable in the medium term.

Site Source: Disposal of Council asset

Easting: 455753

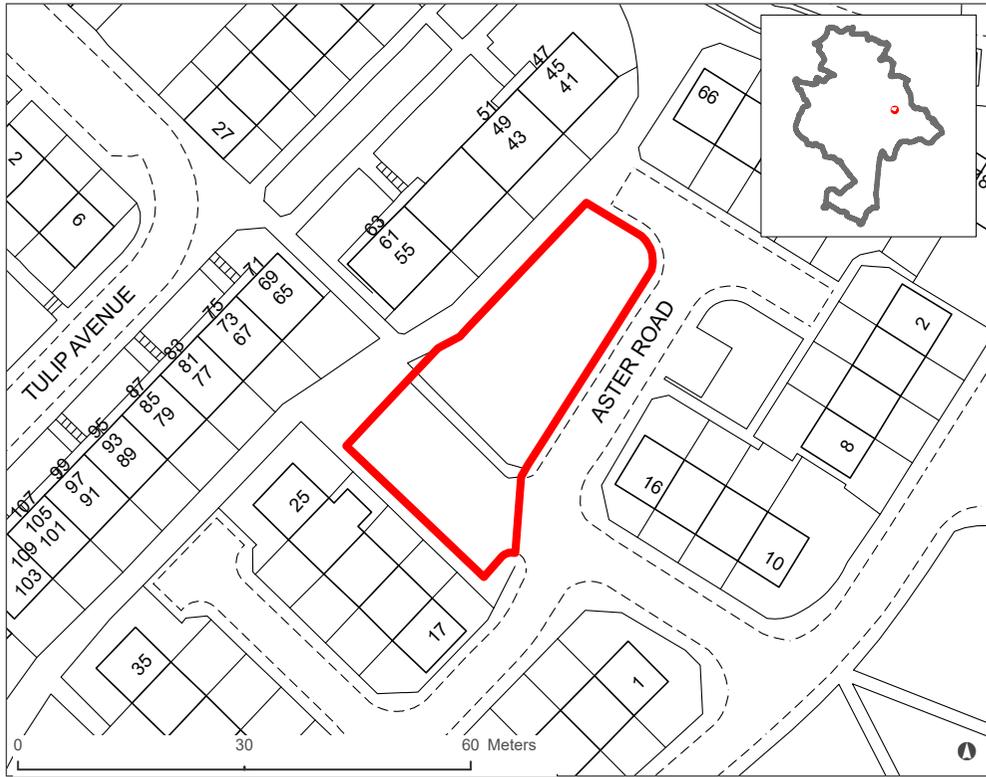
Northing: 339229

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 666 Garage block, Aster Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: vacant garage block

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Likely to remain as garages and open space

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

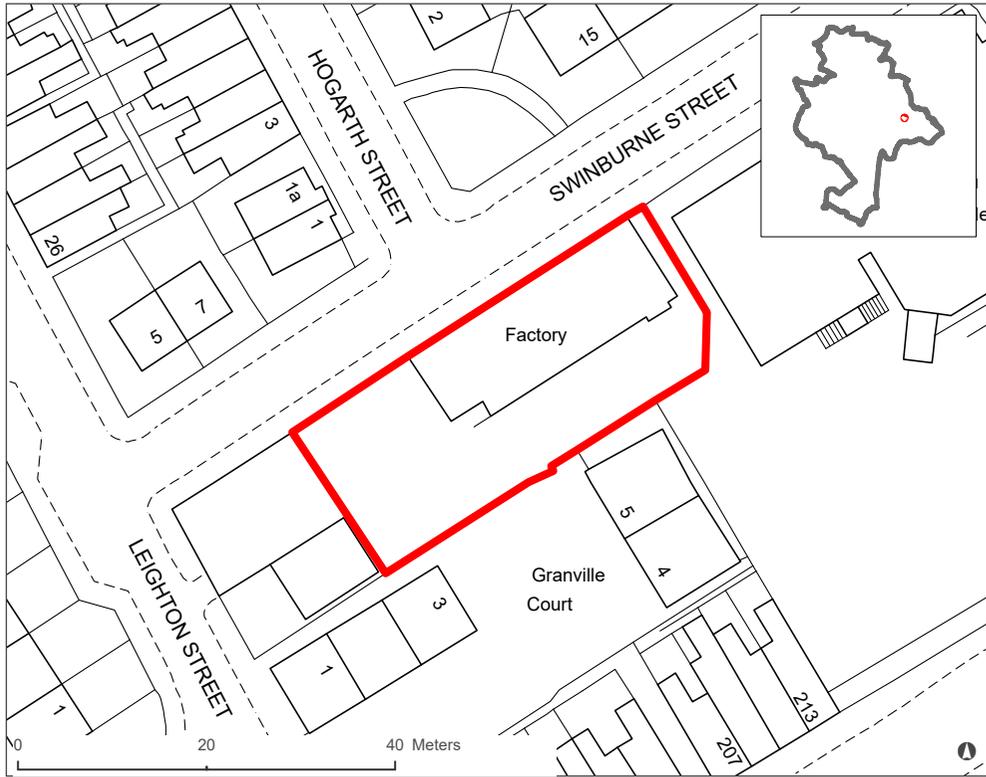
14/12/2017

Easting: 458007

Northing: 341077

Last updated date:

Site ID: 680 Factory/warehouse, Swinburne Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: Factory/warehouse,

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:08/01524/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

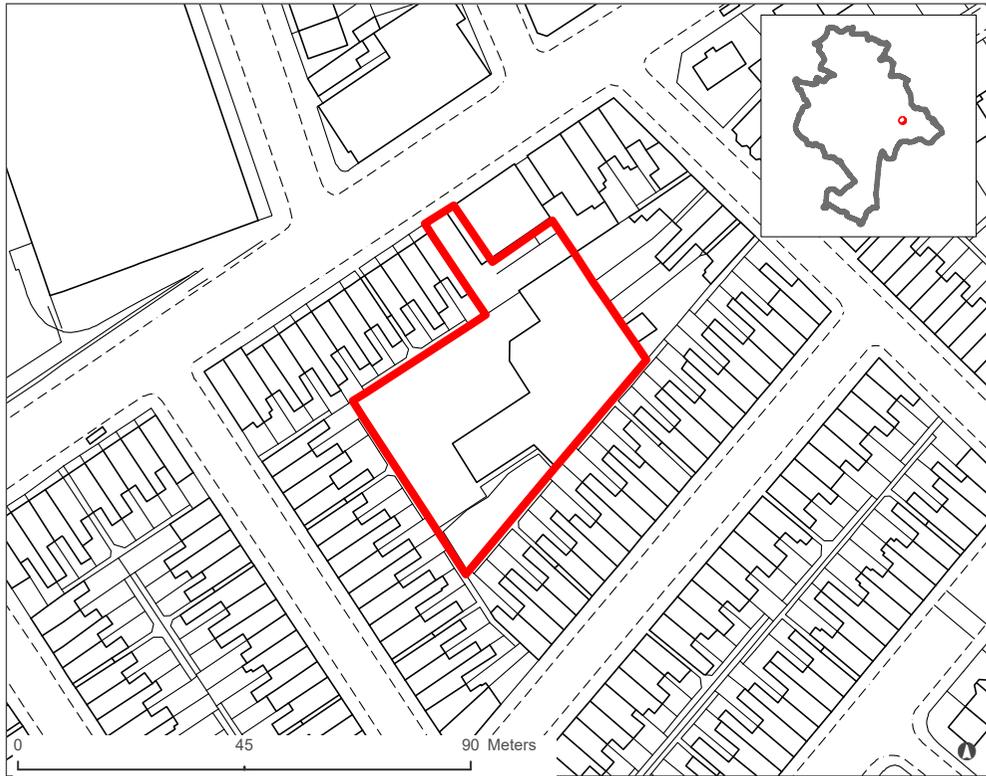
14/12/2017

Easting: 458724

Northing: 340500

Last updated date: 31/03/2023

Site ID: 682 170-184 Carlton Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: Vacant

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:11/03391/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed

Site Source: Site / SHLAA Survey

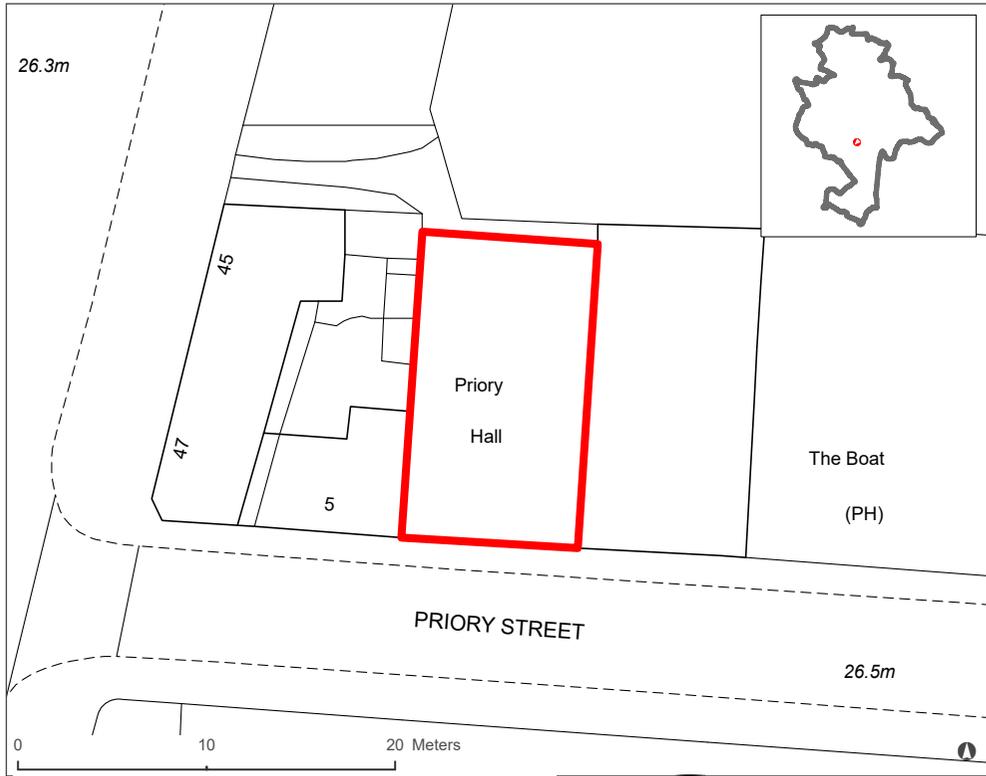
Date first added to SHLAA:
14/12/2017

Easting: 458578

Northing: 340338

Last updated date: 31/03/2023

Site ID: 748 Priory Mission Hall, Priory Street



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton East

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

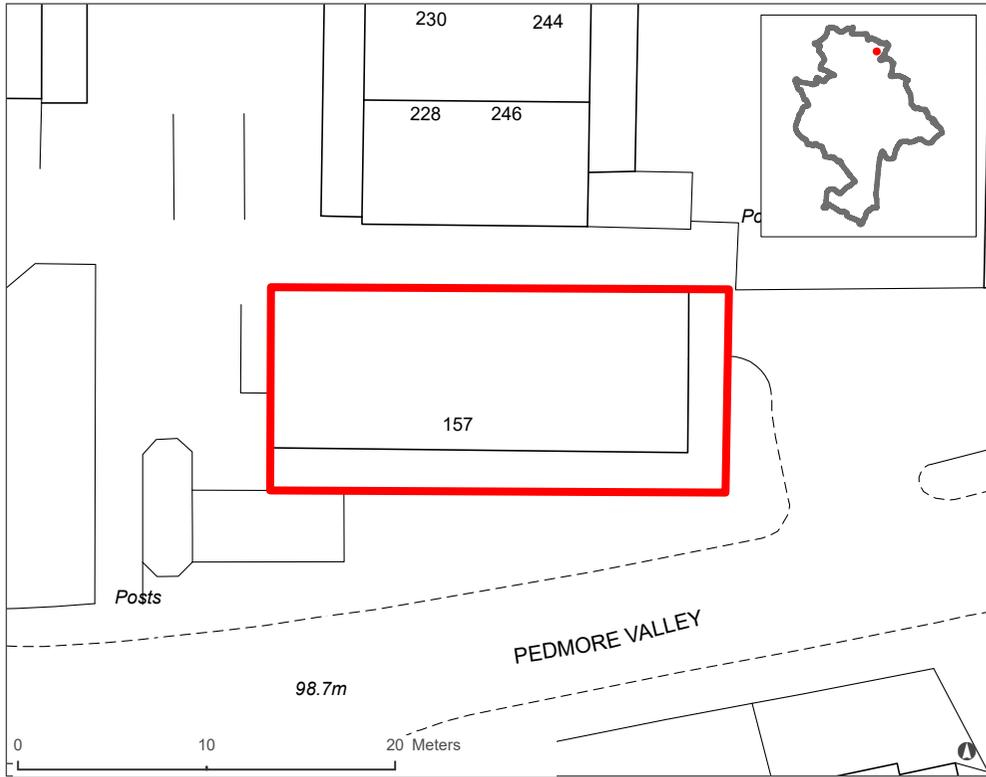
14/12/2017

Easting: 455230

Northing: 338730

Last updated date:

Site ID: 762 Pedmore Valley Dental Practice Pedmore Valley



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Overall Conclusion: Could be Suitable

Ward: Bestwood

Ownership Status: Unknown
Ownership

Reporting Status: archive

Existing Use: Dental Practice

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Dental Practice

Site Source: Site / SHLAA Survey

Easting: 456696

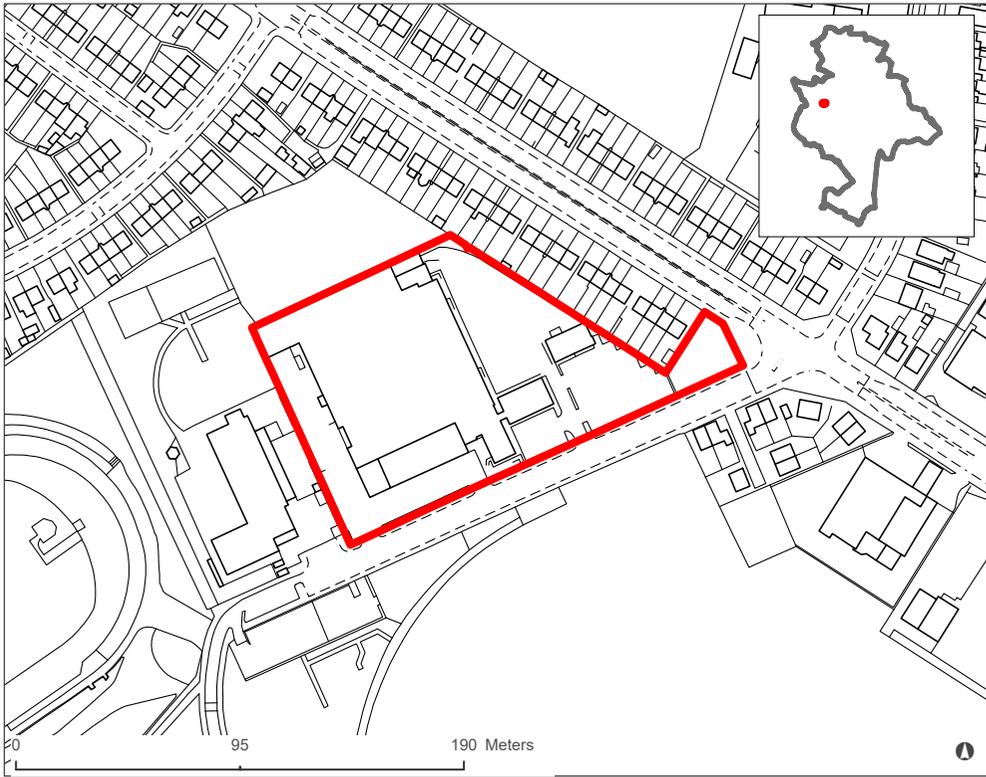
Northing: 345360

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 890 NCC Depot, Harvey Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: Ncc depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.33 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site currently has a large depot on site therefore non d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

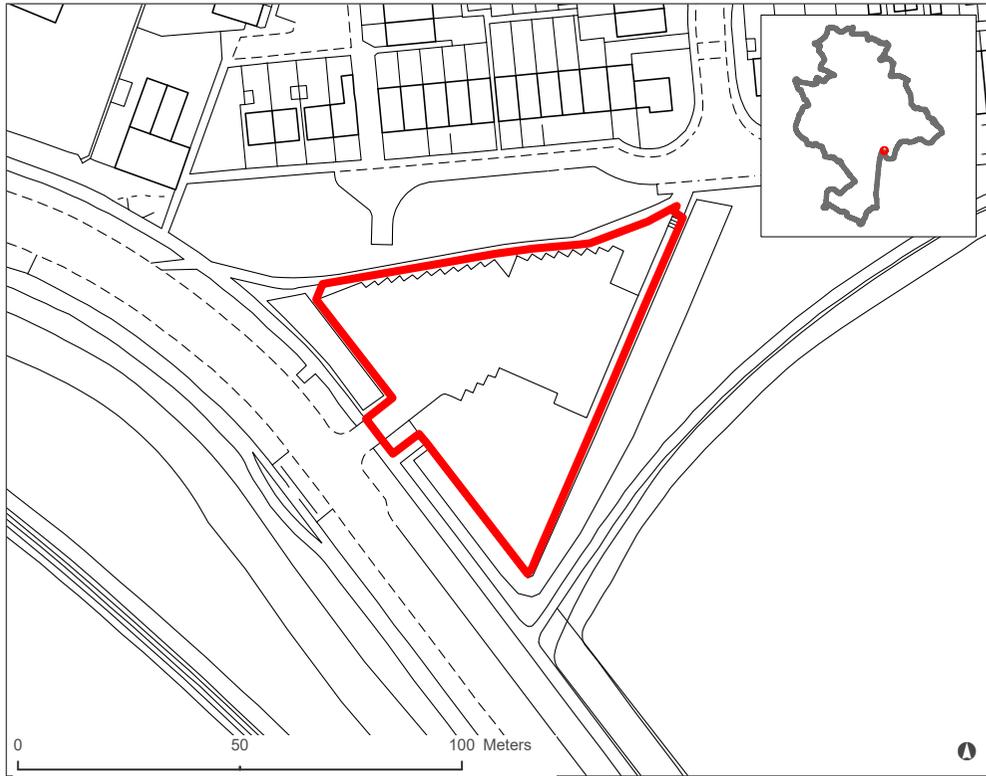
14/12/2017

Easting: 452950

Northing: 341622

Last updated date:

Site ID: 891 Toll Bridge Inn, Victoria Embankment



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Community use favoured by NCC therefore unlikely for all the land to all be suitable for residential,

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

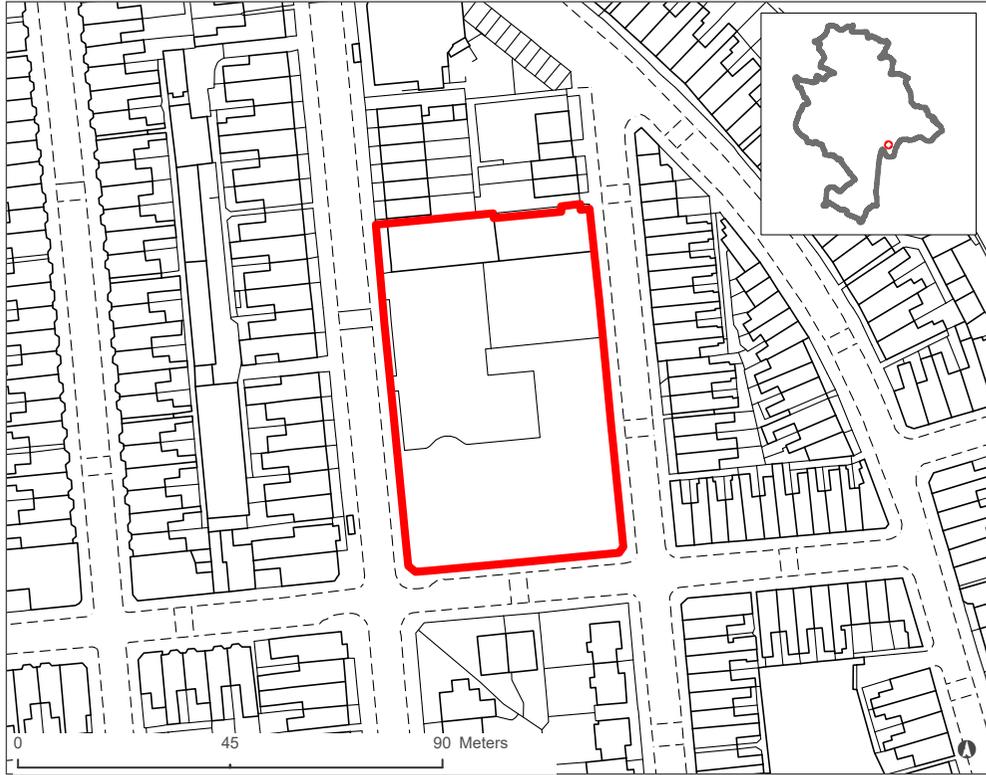
14/12/2017

Easting: 457255

Northing: 338109

Last updated date:

Site ID: 933 76 Wilford Grove



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site is located within ea flood zone 3 and trent s fra zone 3, therefore any development depends upon detailed flood risk assessment. In active industrial uses/ play ground. Unlikely to come forward without public intervention

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

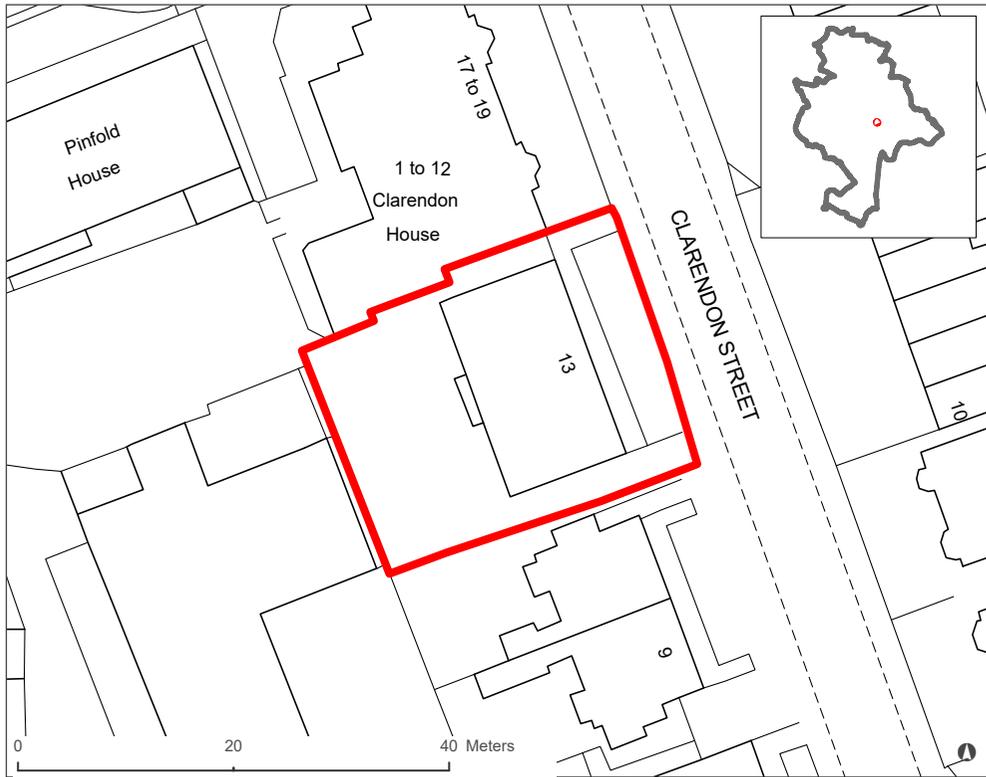
14/12/2017

Easting: 457562

Northing: 338431

Last updated date:

Site ID: 1104 13-15, Clarendon Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

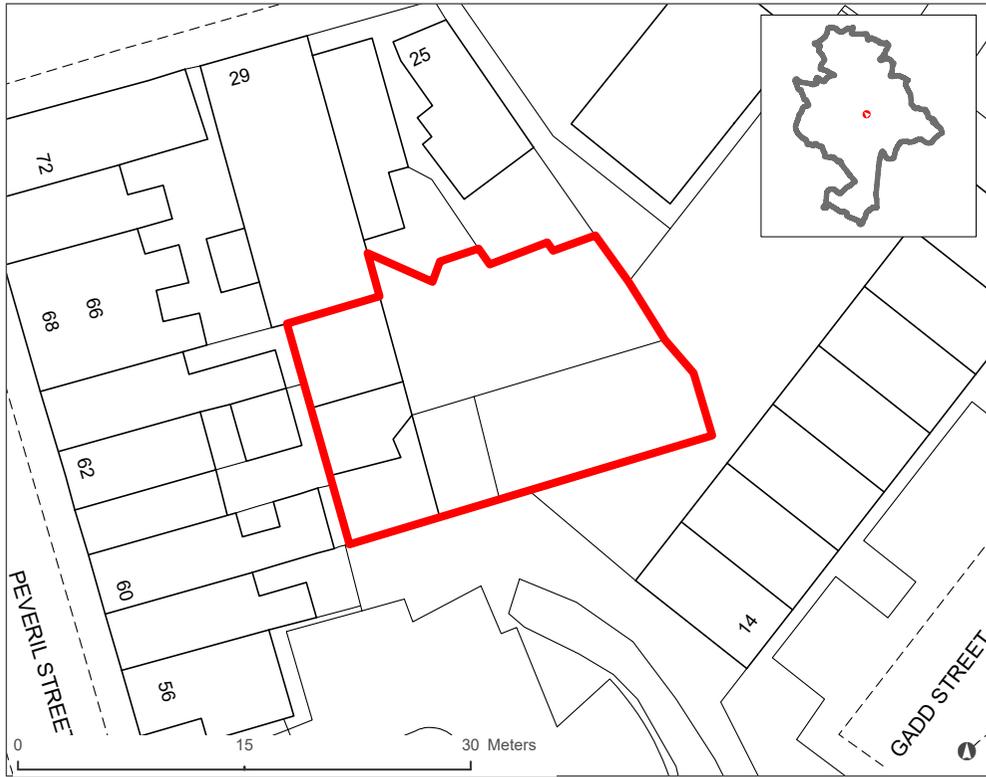
Date first added to SHLAA:
14/12/2017

Easting: 456699

Northing: 340231

Last updated date:

Site ID: 1105 Victoria buildings rear of 60-72 Peveril Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: Factory

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

2006 unimplemented pp

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

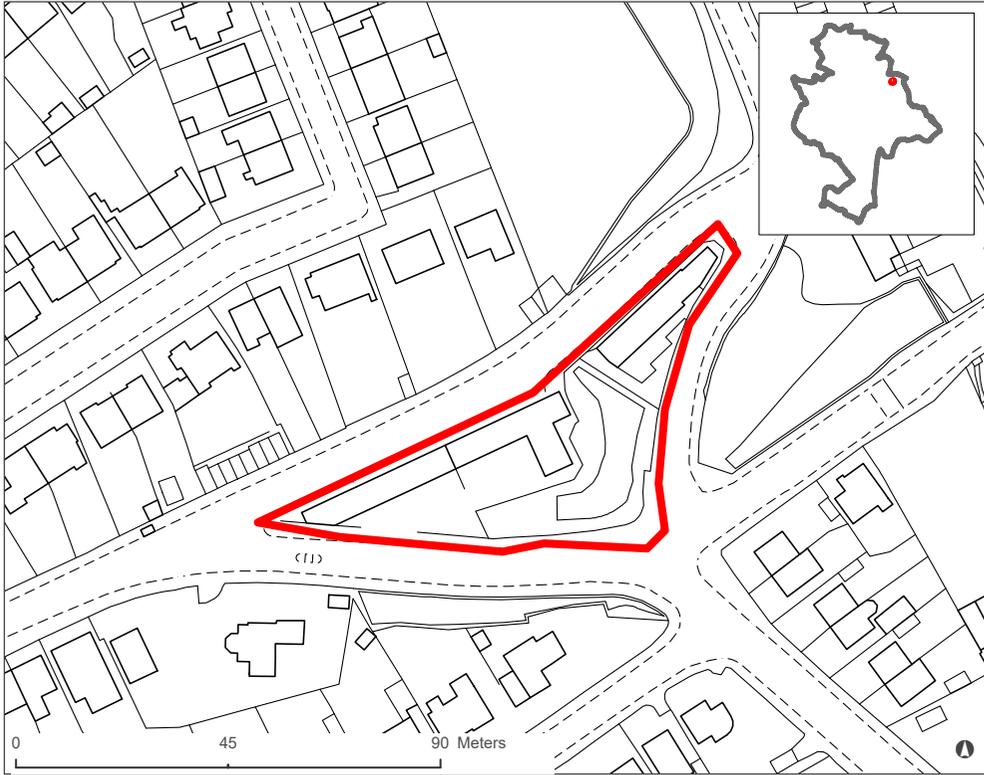
14/12/2017

Easting: 455938

Northing: 340779

Last updated date:

Site ID: 1512 National Dry Cleaners, Winchester Street



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: National Dry Cleaners,

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

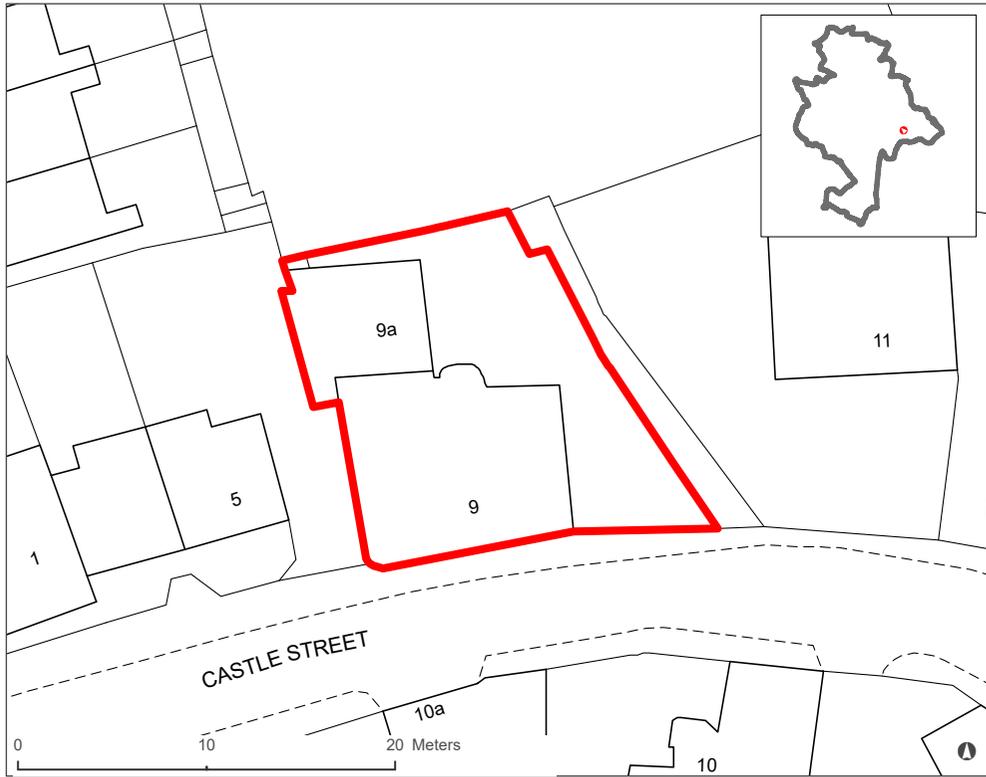
14/12/2017

Easting: 457937

Northing: 342994

Last updated date:

Site ID: 1806 9 -9A Castle Street



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:12/01005/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

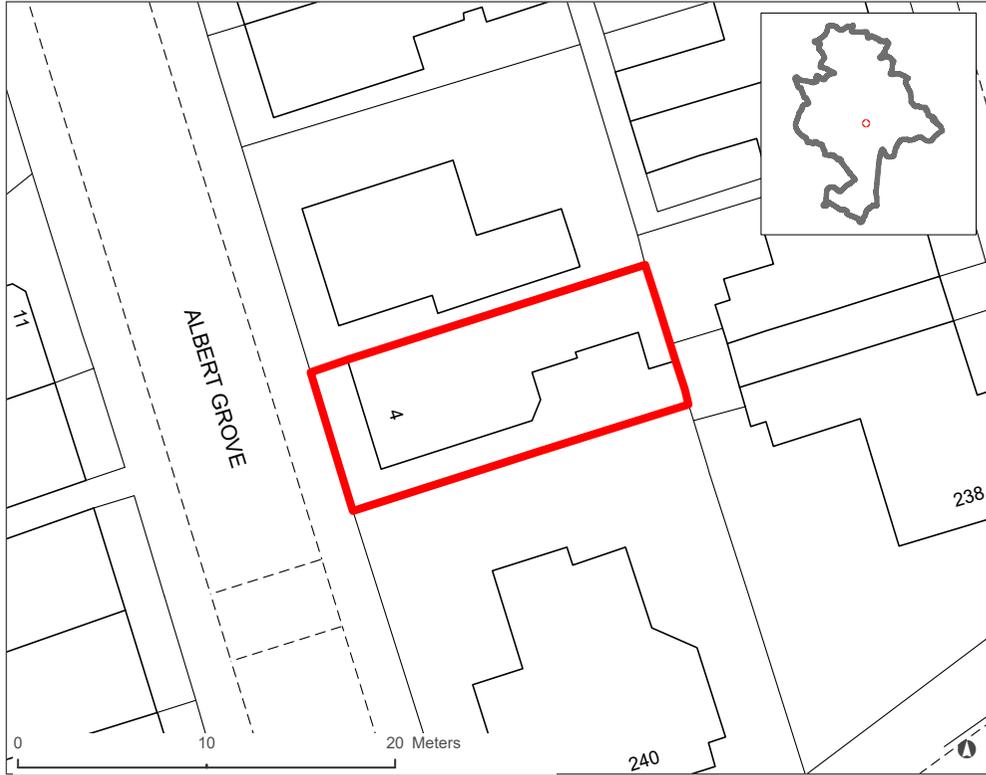
Site Source: Site / SHLAA Survey

Date first added to SHLAA:
14/12/2017

Easting: 458654 **Northing:** 339608

Last updated date:

Site ID: 1950 4 Albert Grove



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

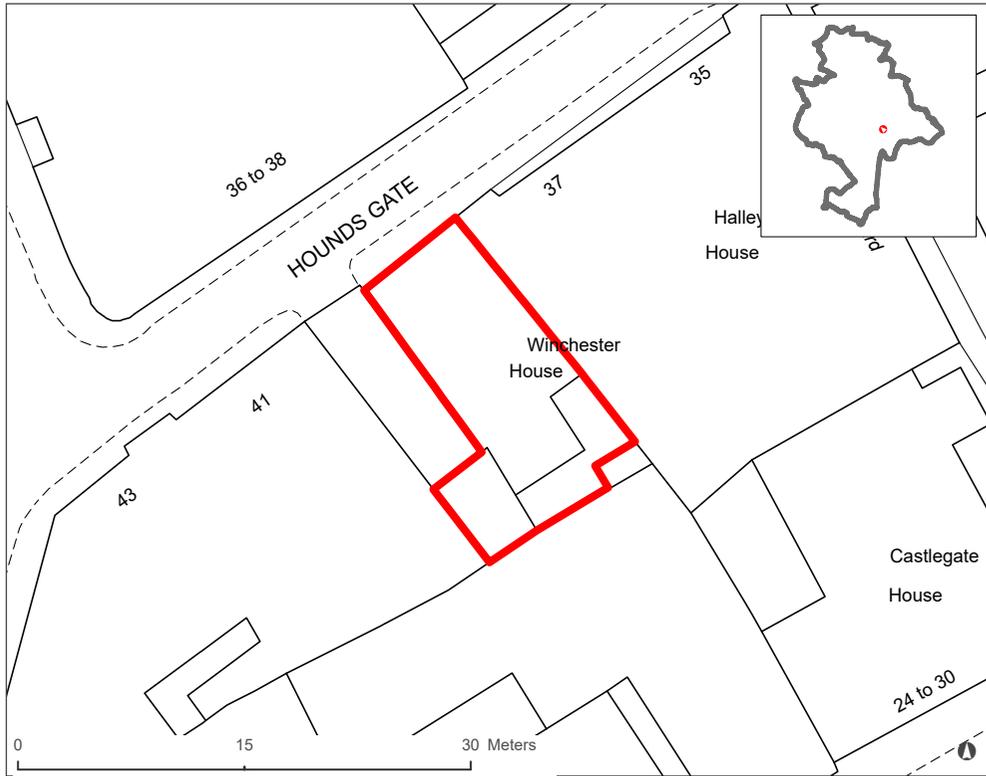
14/12/2017

Easting: 455911

Northing: 339971

Last updated date:

Site ID: 1955 Winchester House, 39 Hounds Gate NG1 7AA



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/00620/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

Site Source: Site / SHLAA Survey

Easting: 457132

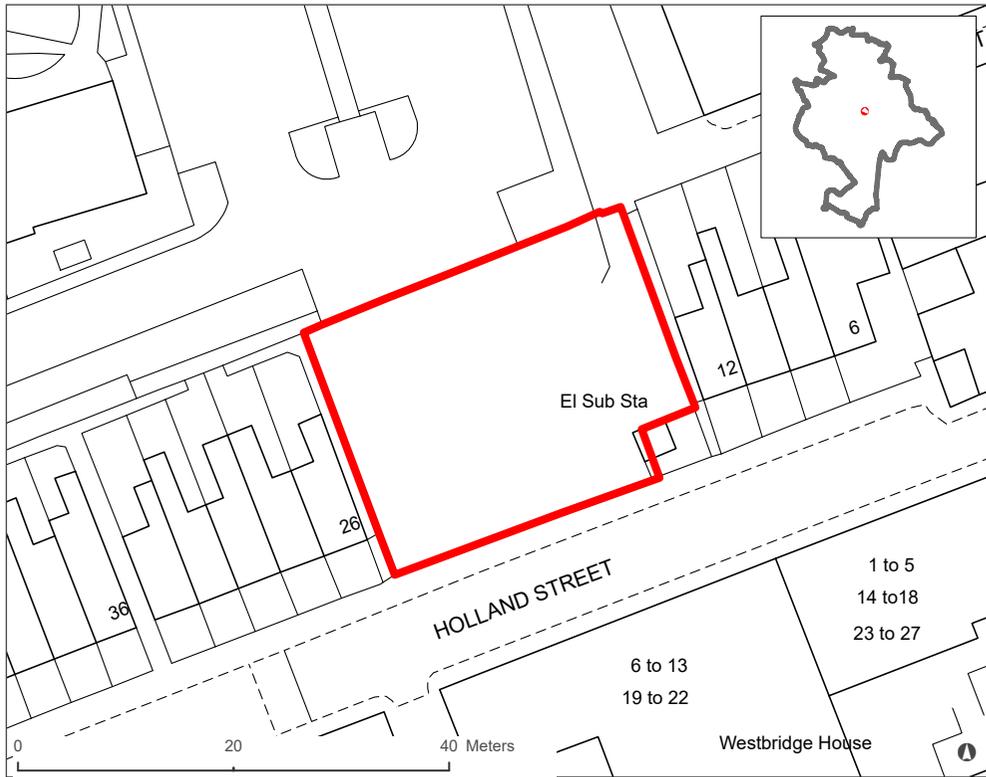
Northing: 339680

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2007 Car Park Between 12 To 26 Holland Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/01818/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

Site Source: Site / SHLAA Survey

Easting: 455810

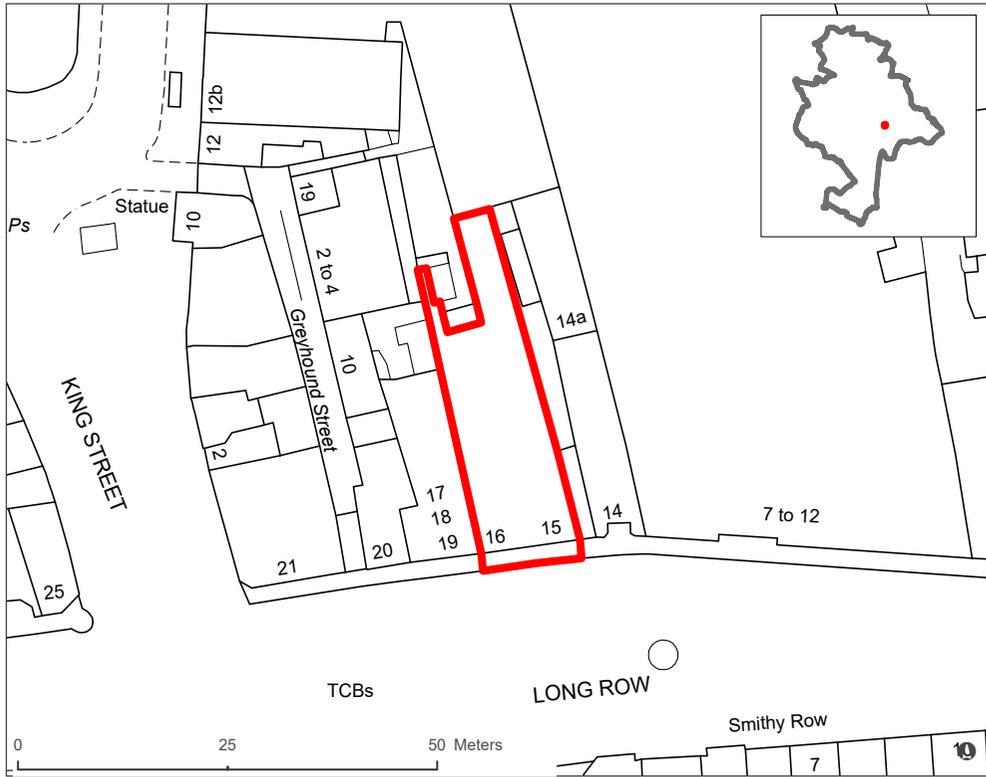
Northing: 341084

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2011 15 Long Row Nottingham NG1 2DH



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: 13/02566/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

Site Source: Site / SHLAA Survey

Easting: 457282

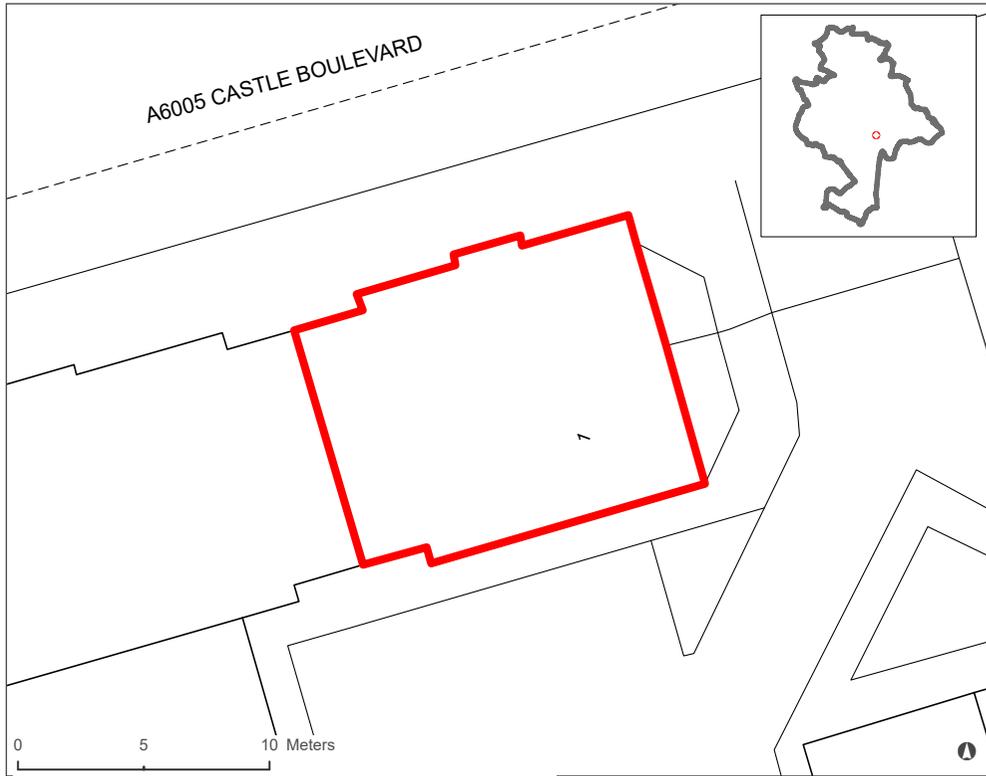
Northing: 339943

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

Site ID: 2012 1 Castle Quay



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application

Ref:13/02671/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site had Prior Approval for residential use, as such is considered suitable for residential development

Site Source: Site / SHLAA Survey

Easting: 456632

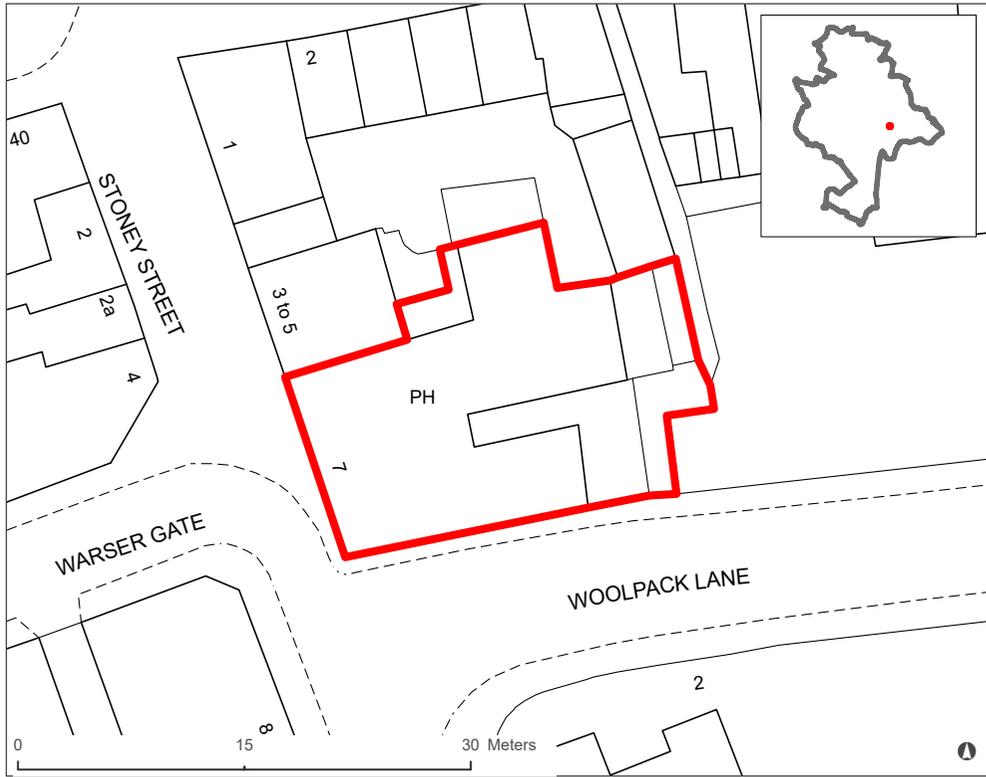
Northing: 339240

Date first added to SHLAA:

14/12/2017

Last updated date:

Site ID: 2131 Floor above the Old Angel, 7 Stoney Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:14/02314/LLIS1

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

'Although residential permission has expired, the principle of residential has been established.

Site Source: Planning Application / pre application **Date first added to SHLAA:**

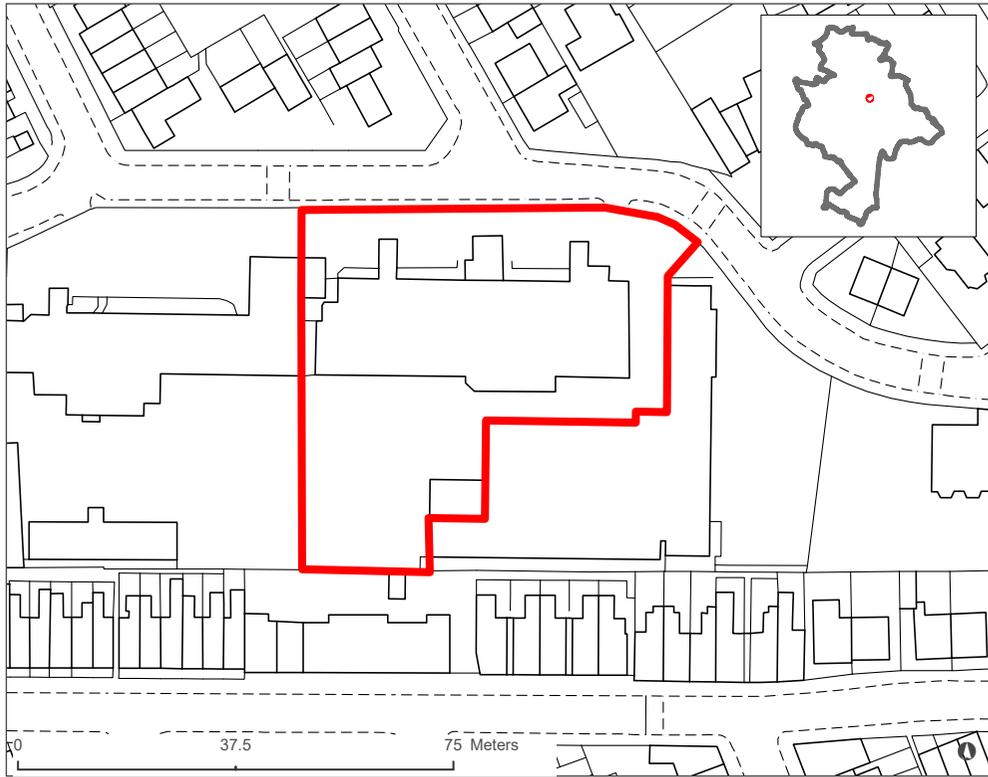
14/12/2017

Easting: 457636

Northing: 339902

Last updated date:

Site ID: 2148 The White House, Beech Avenue



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.3 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application

Ref:14/00712/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

There was prior approval but then a fire. Principle of residential established. NCC Development Management confirmed timescales. Permission for 48 dwellings. 17/01230/PVAR3 for a variation - pending

Site Source: Planning Application / pre application **Date first added to SHLAA:**

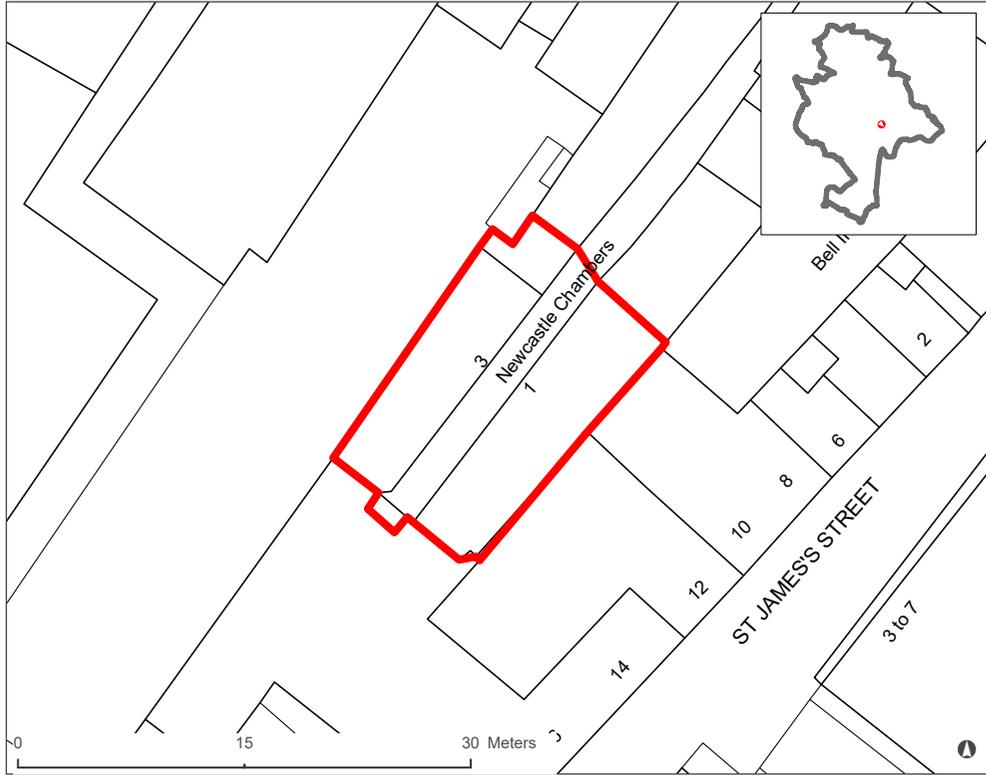
14/12/2017

Easting: 456137

Northing: 341948

Last updated date:

Site ID: 2155 2 And 3 Newcastle Chambers NG1 6HL



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/00554/LLIS1

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : Yes

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No significant constraints, site is regarded as suitable, achievable and available

Site Source: Planning Application / pre application **Date first added to SHLAA:**

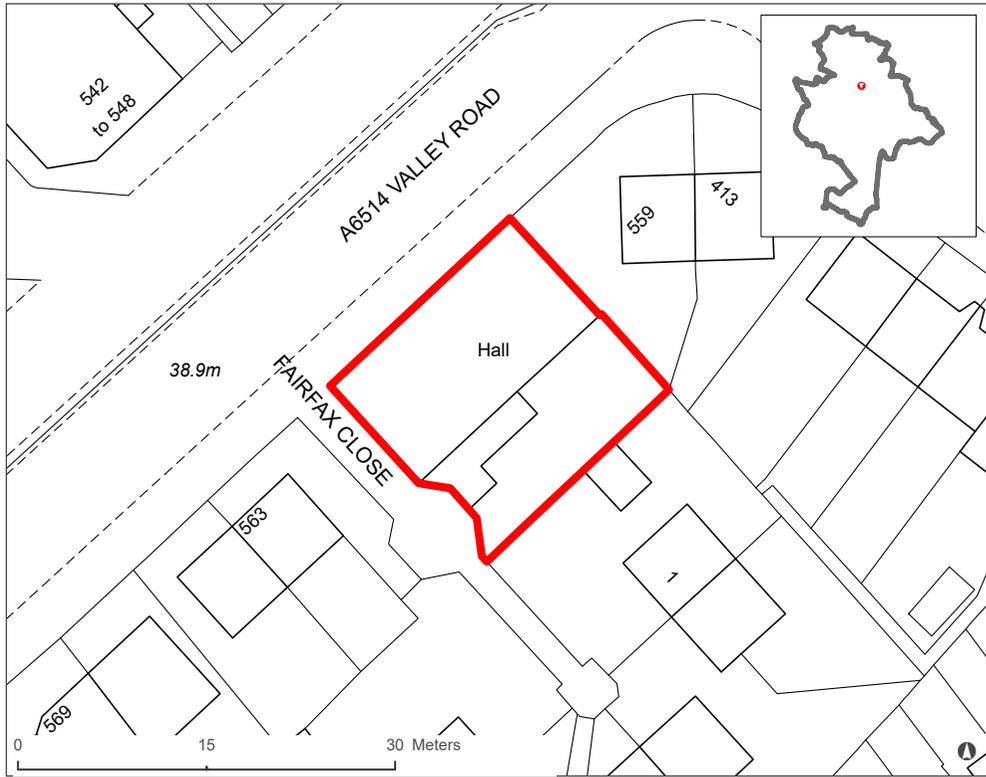
14/12/2017

Easting: 457045

Northing: 339886

Last updated date: 31/03/2023

Site ID: 2173 561 Valley Road, NG5 1JG



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref: 15/01620/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site had Prior Approval for residential use, as such is considered suitable for residential development

Site Source: Planning Application / pre application **Date first added to SHLAA:**

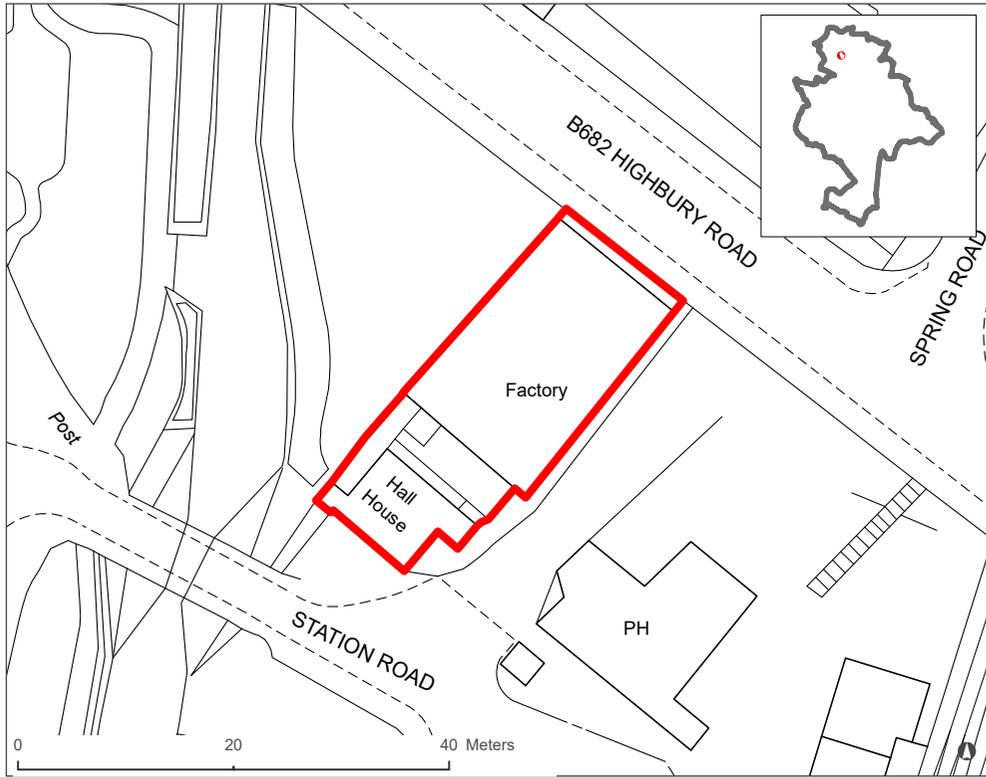
14/12/2017

Easting: 455554

Northing: 342857

Last updated date:

Site ID: 2252 Old Town Hall, Highbury Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:16/01831/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: Yes

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:
Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site is regarded as suitable, achievable and available

Site Source: Planning Application / pre application **Date first added to SHLAA:**

14/12/2017

Easting: 454079

Northing: 345074

Last updated date: 31/03/2023

Site ID: 2459 Methodist Bridgeway Hall/ Salvation Army Site



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status:

Reporting Status: Archive

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.33 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Suitable for 50 dwellings but not currently available

Site Source: Planning Application/PREAPP

Easting: 457507

Northing: 338868

Date first added to SHLAA:

15/04/2019

Last updated date: 31/03/2023

Site ID: 2511 1 - 12 Macmillan Close, NG3 6GJ



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Archive

Existing Use: Residential institution

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:19/01775/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site Source: Planning Application/PREAPP

Easting: 458788

Northing: 342948

Date first added to SHLAA:

30/06/2020

Last updated date: 31/03/2023

Site ID: 2663 Fraser Road Telephone Exchange



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status:

Reporting Status: Non D/D

Existing Use:

Land Type:

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Ecology):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site Source:

Date first added to SHLAA:

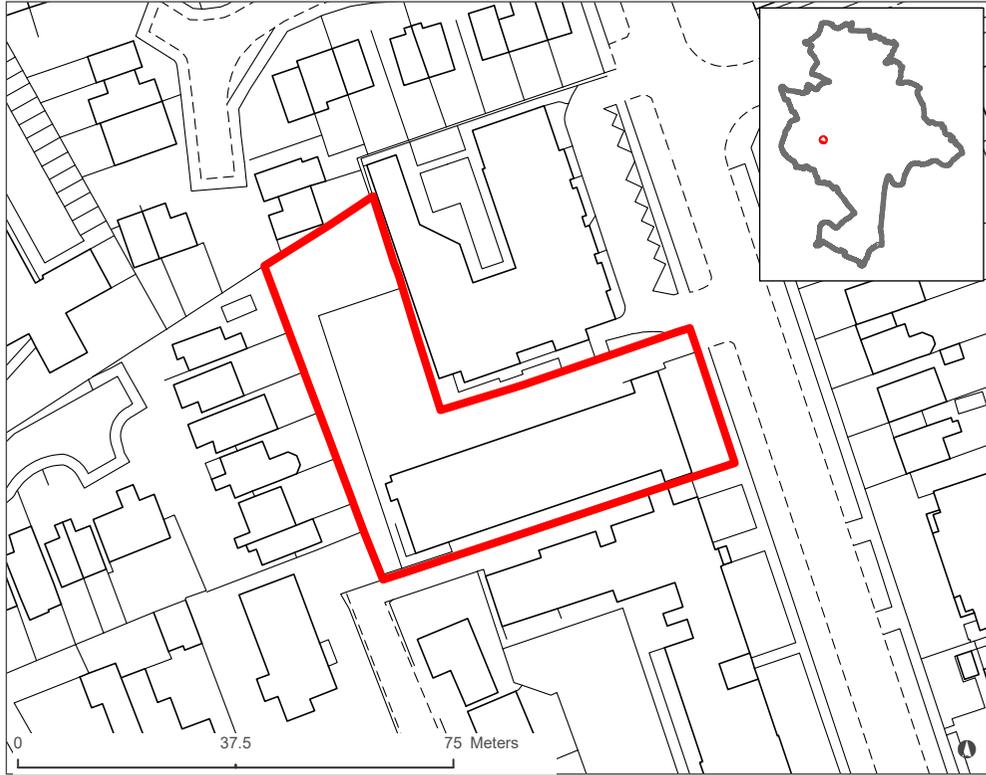
Easting: 457972

Northing: 338323

Last updated date:

**Sites which
are Not
Deliverable
or
Developable**

Site ID: 3 Telephone Exchange, Lambourne Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Appears in active employment use therefore, presumption against residential development subject to policy of NLP. not identified in NCRELS as below threshold

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

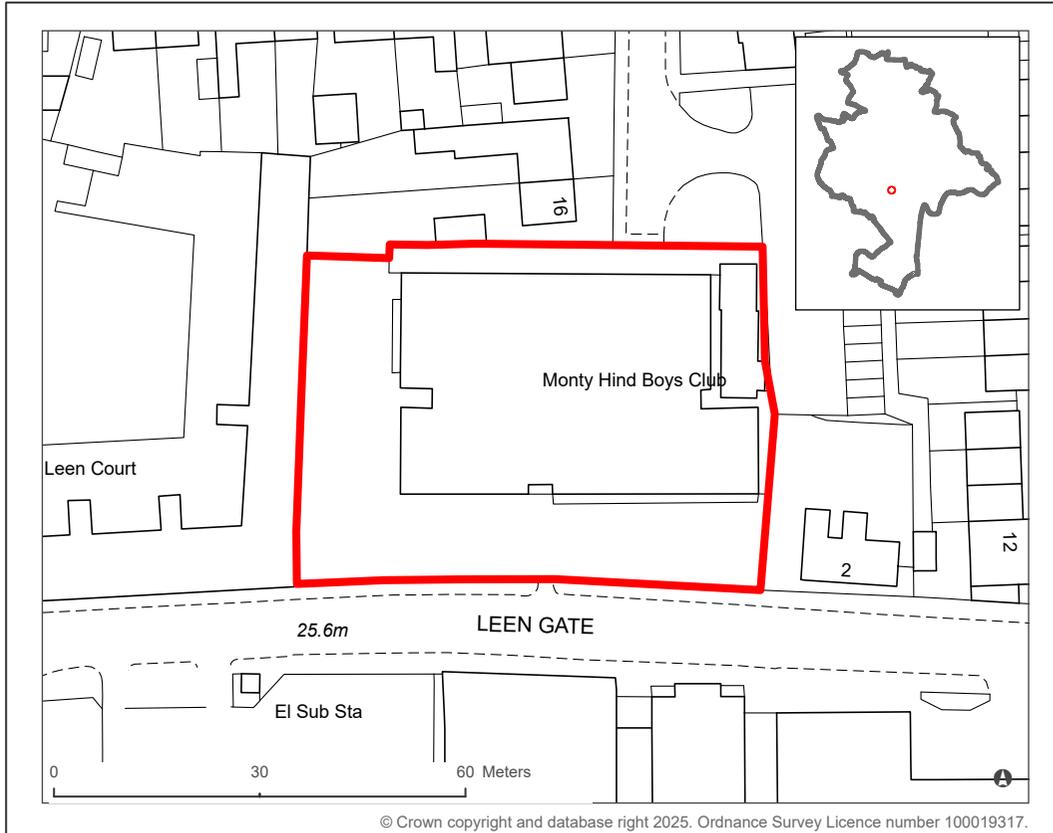
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 453193 **Northing:** 340193

Last updated date:

Site ID: 12 Monty Hind Training Centre, Leengate



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active centre with sports hall to rear

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.33 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active community use no immediate signs of use ceasing activity therefore non d/d .

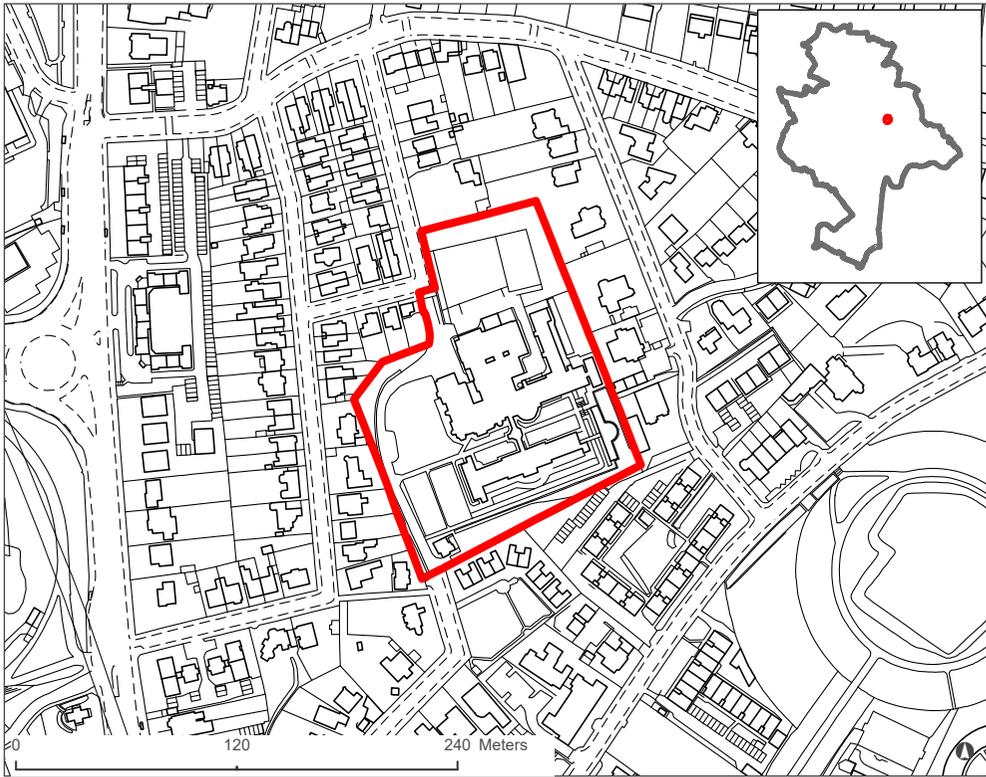
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455126 **Northing:** 338953

Last updated date:

Site ID: 25 Muslim school, Thorncliffe Rise



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Educational private school

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.83 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Site is an active use as a private school, whilst the site in a good location for residential development there are no signs that the existing use will cease activity, therefore not considered d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457115 **Northing:** 341411

Last updated date:

Site ID: 58 Open area, Denholme Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space. in use and maintained as open space not part of the open space network. overgrown open space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

In use as open space amenity land development likely to result in objections from neighbouring residential, contamination issues likely. no sign of any intention to bring site forward for development. have to assume non d/d .

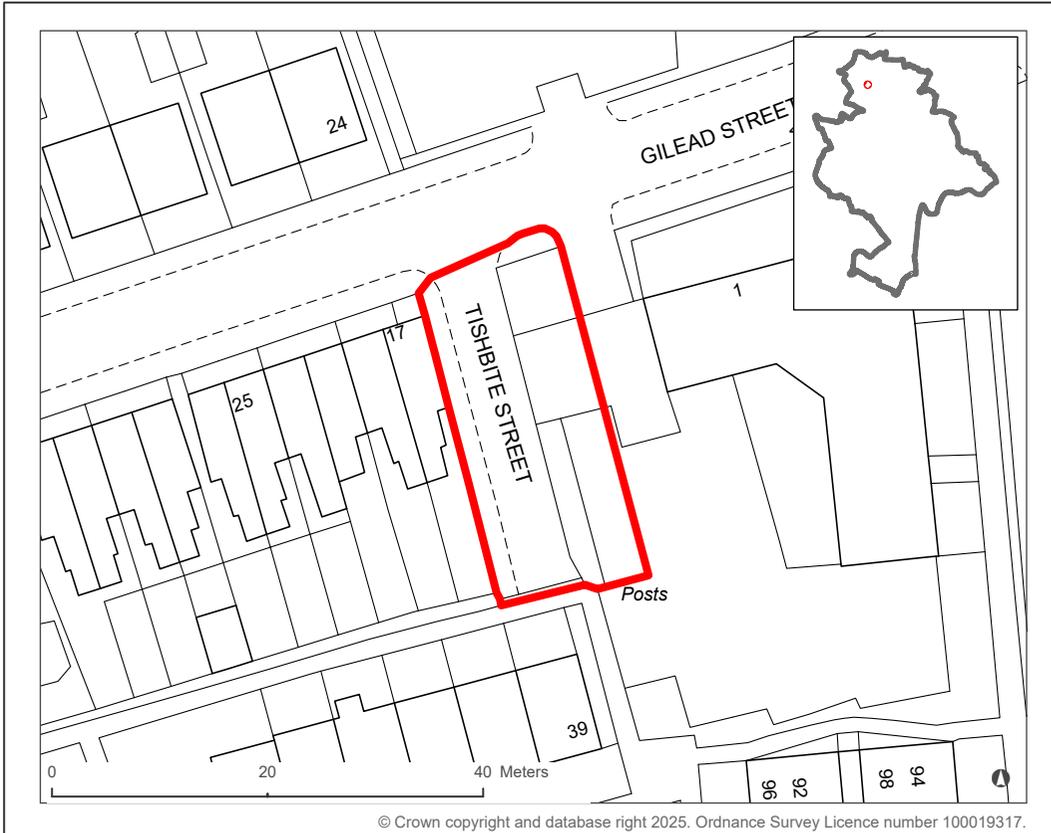
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 451777 **Northing:** 340199

Last updated date:

Site ID: 63 Tishbite Street, Gilead Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: highway

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Unrealistic that development would ever be pursued for such a small site on amenity open space. no signs of any intention to develop non d/d .

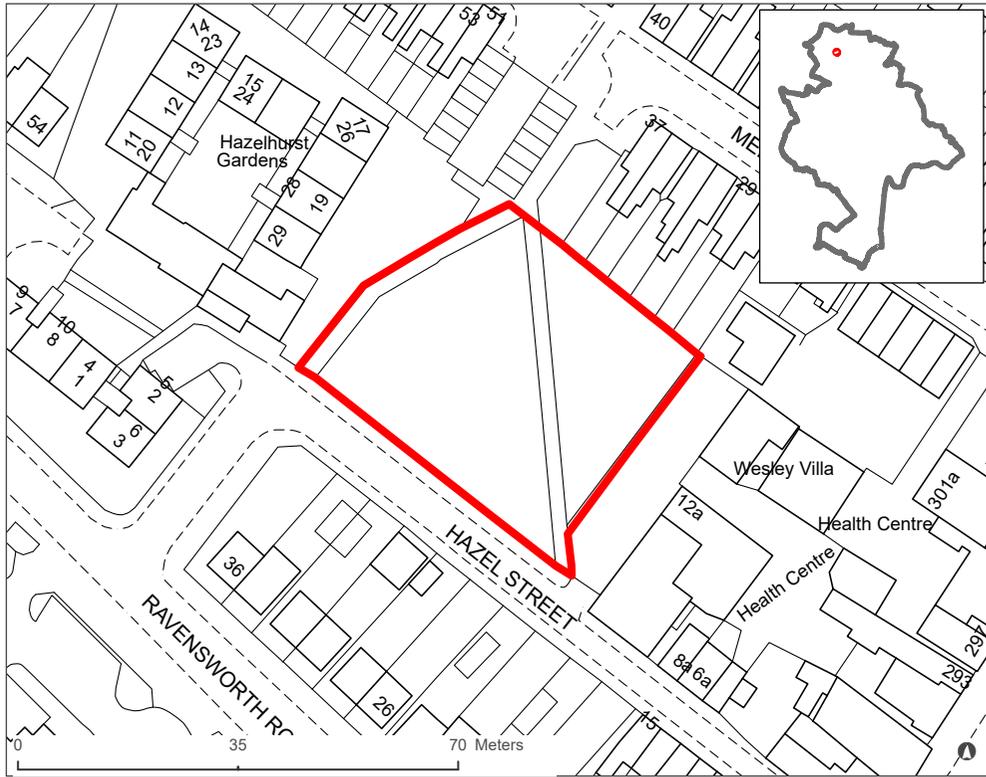
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 453842 **Northing:** 345145

Last updated date:

Site ID: 72 Public open space, Hazel Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: os- public through route

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

In active use as public open space, well used and well maintained , development would be contrary to Open Space policy of local pan therefore unsuitable unless strategic approach suggests it is no longer needed, therefore non d/d .

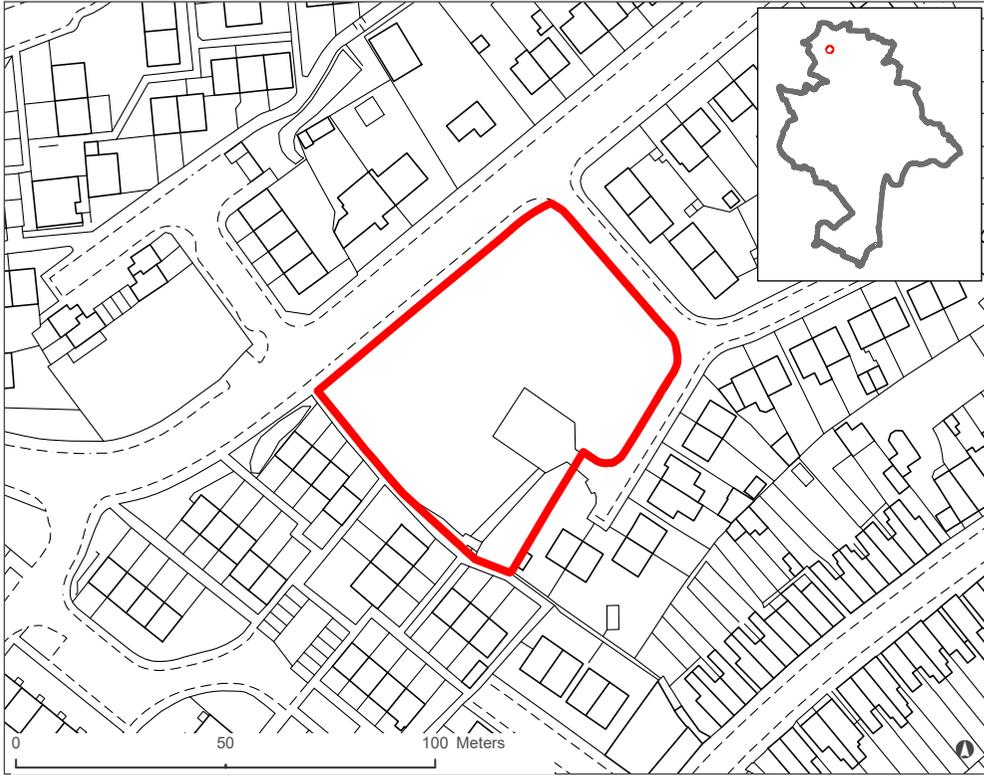
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 454021 **Northing:** 345452

Last updated date:

Site ID: 79 Green open space, Rock Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Open space. in use as open space though no play equipment just, grass bound by railing with a gate. open space - amenity land

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

In use as open space therefore protected by open space policy until it can be demonstrated that is no longer needed. until the need is established have to assume the site is non d/d.

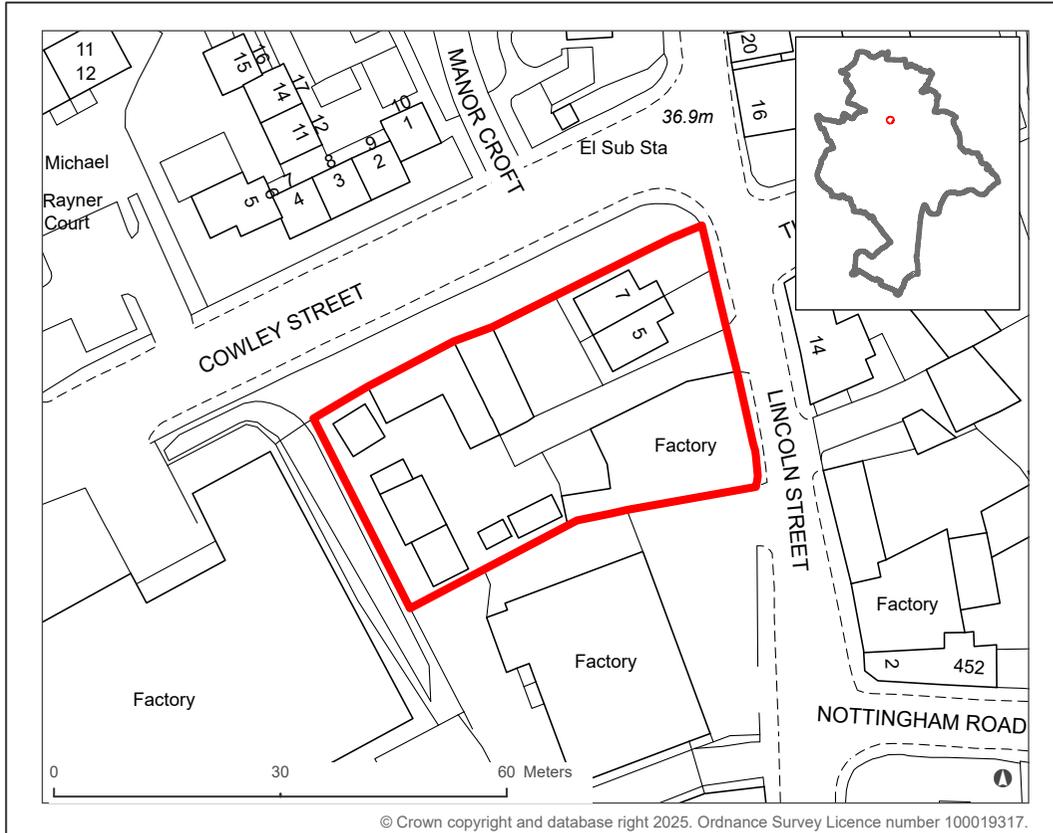
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 453740 **Northing:** 345518

Last updated date:

Site ID: 97 Lincoln street corner, Cowley Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: 1 dwelling plus industrial units

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business intention to cease trade, therefore have to assume non d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455060 **Northing:** 343052

Last updated date: 31/03/2023

Site ID: 103 Vernon Trading Estate, Vernon Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: 6 employment units, 2 vacant, NCRELS recommends consider for release, recommends release the majority subject to NLP policy.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Majority of the site in active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

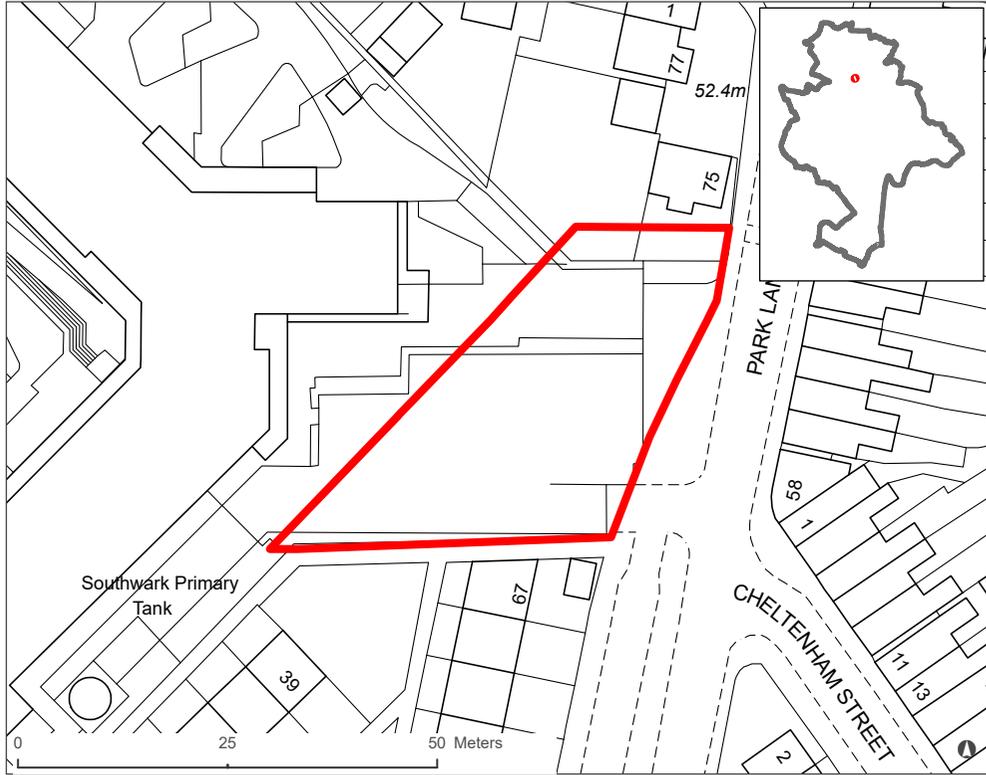
Site Source: Submitted by other public sector body

Easting: 455137 **Northing:** 343429

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 106 Allotment corner Park Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Owned by a public authority

Reporting Status: non d/d

Existing Use: Open space amenity land. In use as open space therefore development subject policy of NLP, where disposal will be informed by the need.

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Site used as a car park - no sign of change, therefore non d/d.

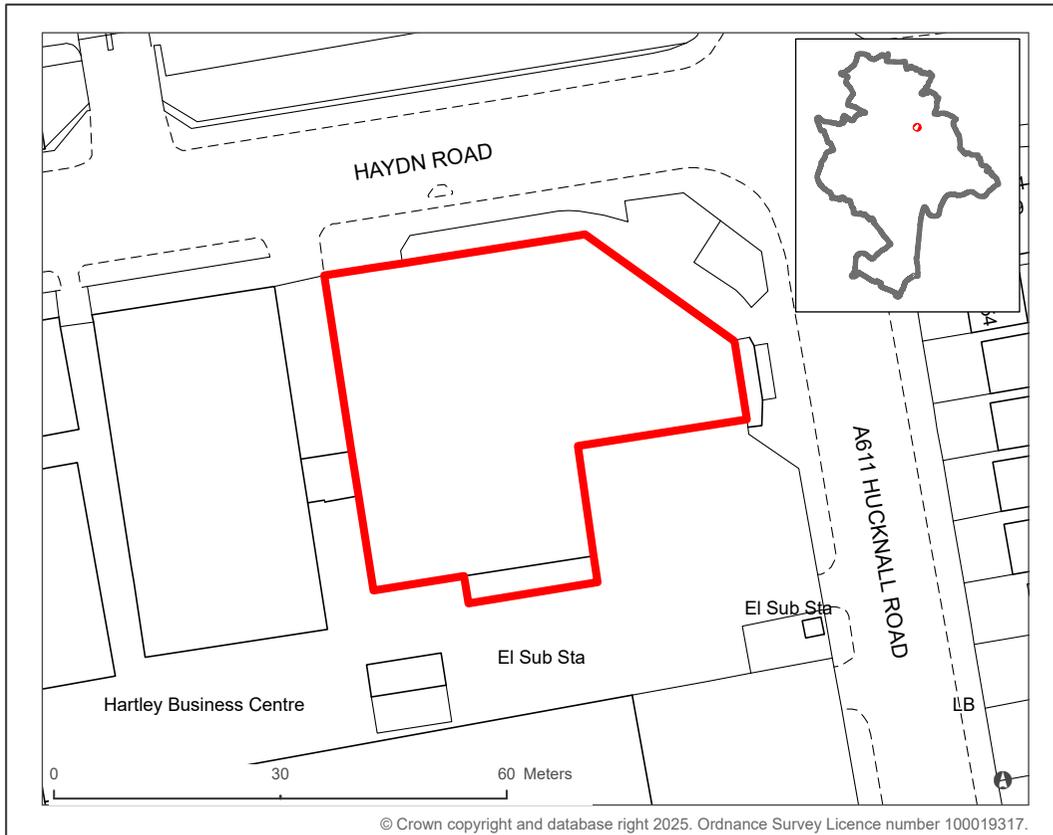
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455071 **Northing:** 343803

Last updated date:

Site ID: 115 Hartley workspace, Hucknall Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Employment site retain or land use has policy protecting current use. majority active employment uses, NCRELS recommended retain. low level light industry and office uses appear to be some vacancies

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Presumption against residential development subject to employment policy of the Local Plan, no sign of intention to develop therefore non d/d unless circumstances change.

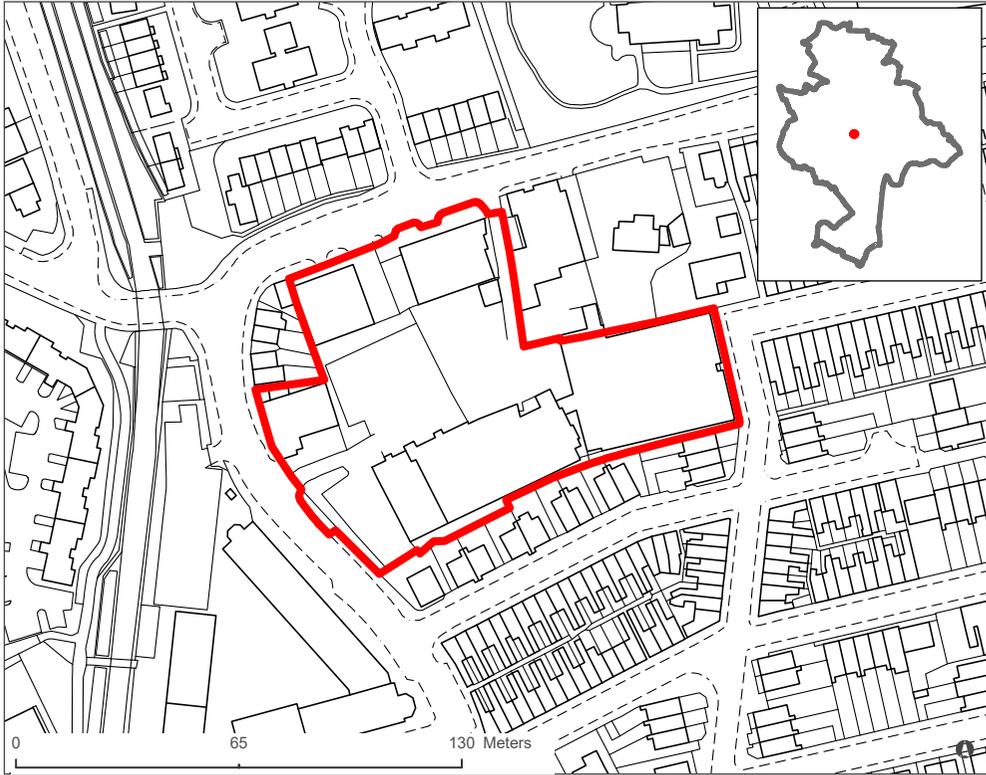
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 456664 **Northing:** 342735

Last updated date:

Site ID: 136 CRI Print, Hartley Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment units. NCRELS recommends consider for release, stating average building on average site. View is probably retain

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

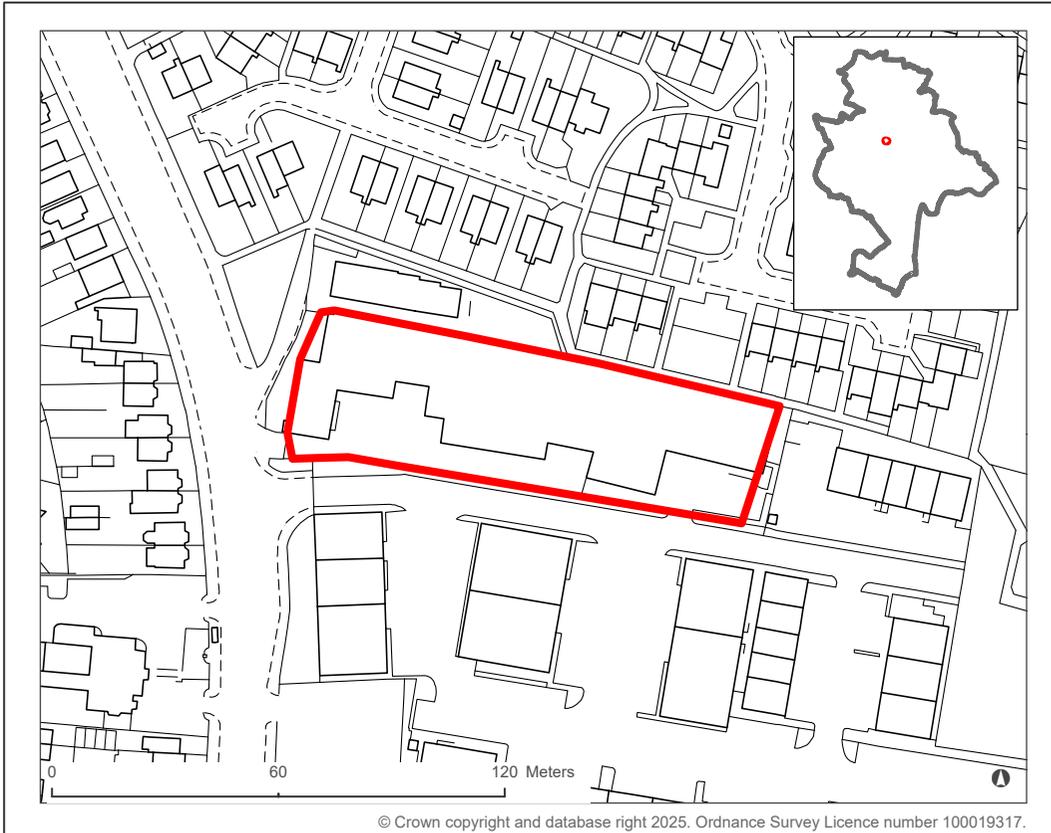
Site Source: Disposal of Council asset

Easting: 455170 **Northing:** 340579

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 151 RMB and Plumb, Alfreton Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: part boarded up, part in use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore subject to employment policy of the Local Plan. No recent pre-application discussions for residential. Unsuitable, no sign of site coming forward, therefore non d/d.

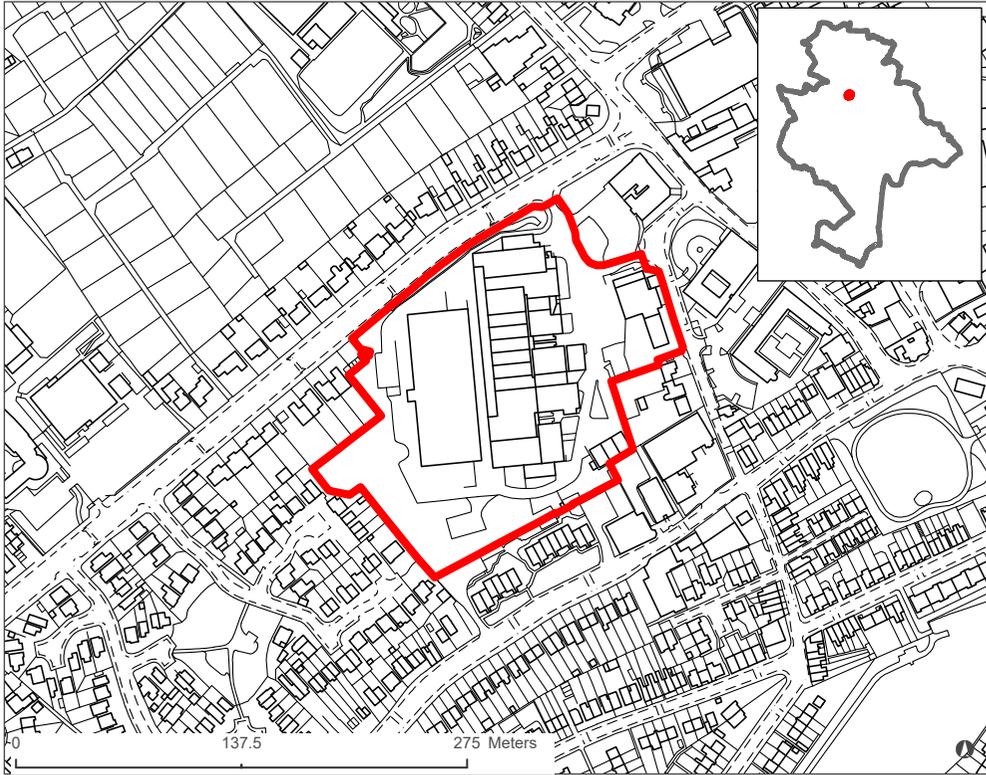
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455001 **Northing:** 341833

Last updated date:

Site ID: 152 Industrial park, Bar Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment units although there are some vacancies.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 2.89 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use. Subject to employment policy of the Local Plan

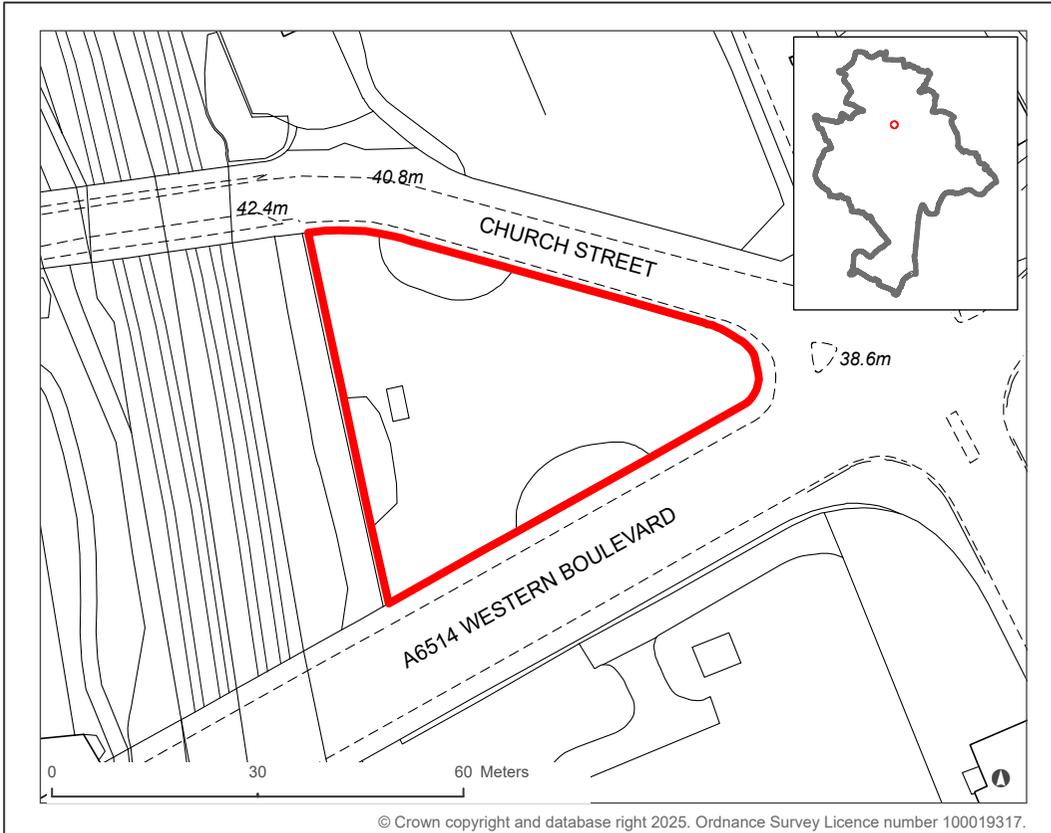
Site Source: Disposal of Council asset

Easting: 454907 **Northing:** 342949

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 153 Green area, Western Boulevard



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Open space - connected to the church green space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

In use and accessible as open space at the moment therefore protected by Open Space policy of Local Plan. Site is of considerable amenity value in its current form hosting a number of mature trees, would be worthy of TPO

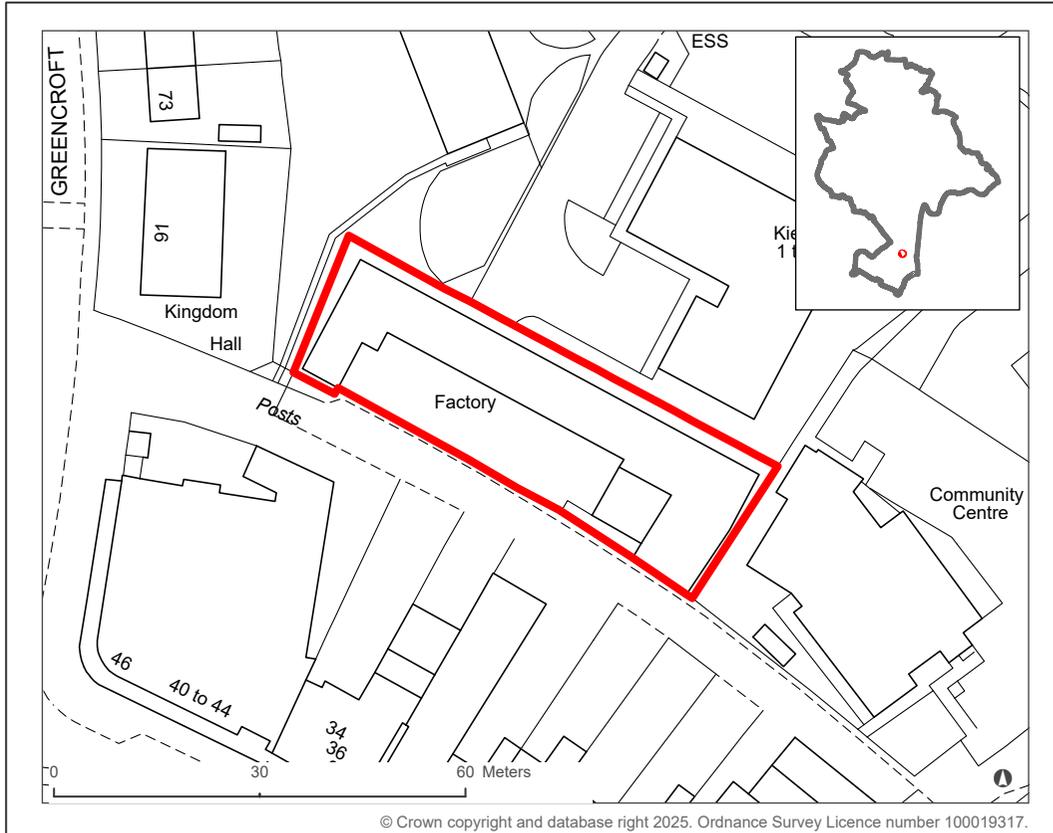
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455404 **Northing:** 342768

Last updated date:

Site ID: 176 A1 Window Systems, Varney Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active employment use. protected by policy of NLP.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

In active employment therefore presumption against residential development subject to employment policy of the Local Plan. No sign of any intention to develop, site is therefore non d/d.

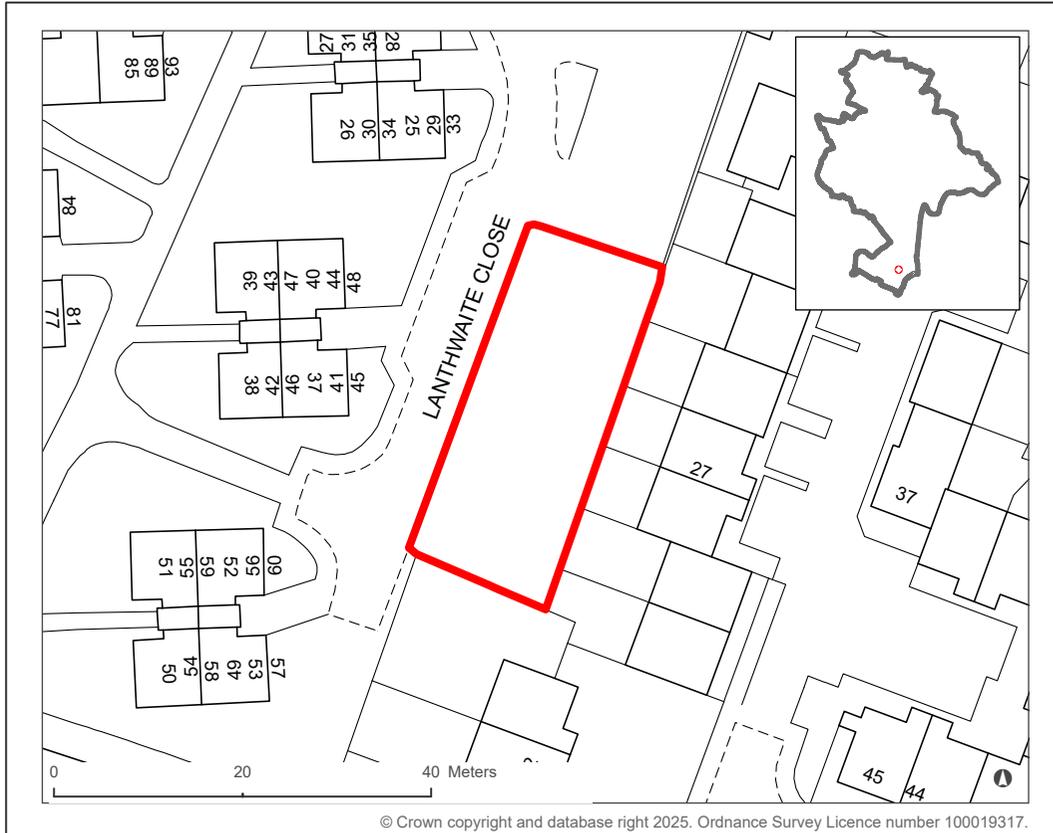
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455792 **Northing:** 335168

Last updated date:

Site ID: 184 Area of amenity open space, Lanthwaite Close



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space - amenity land amenity grassland

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Open space not part of the network but still protected. Site hosts mature trees, no sign of any intention to develop therefore site is non d/d

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455551 **Northing:** 334210

Last updated date:

Site ID: 196 Scrap yard, Bulwell Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. active employment use, NCRELS states average buildings on average site. LA recommends retain

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

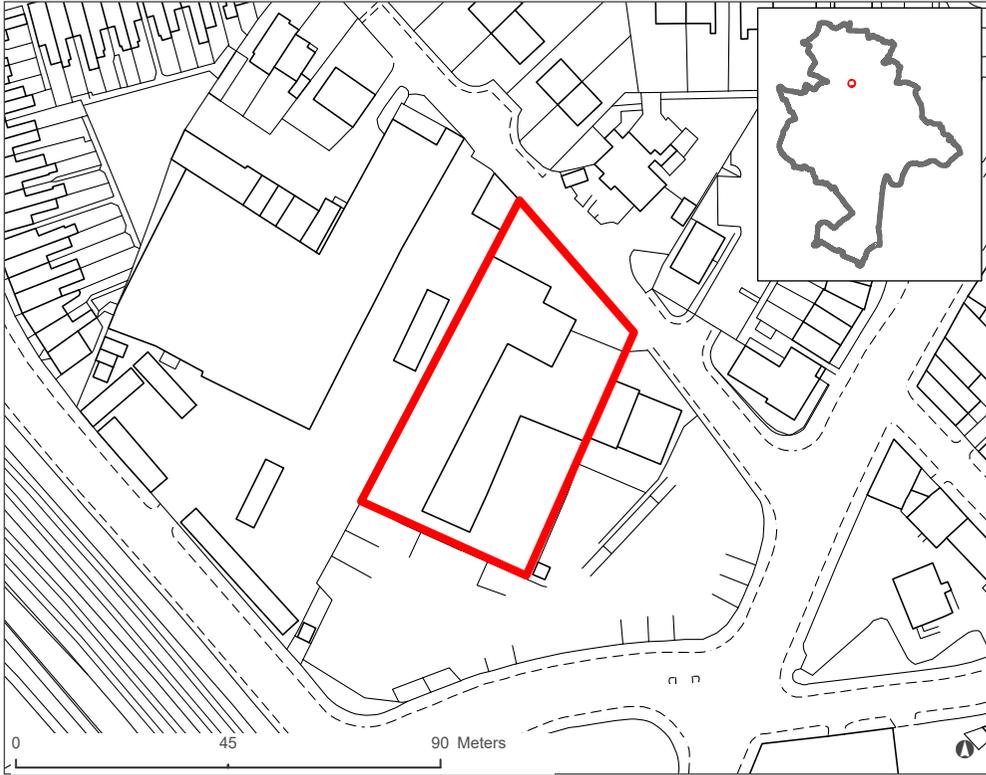
Site Source: Disposal of Council asset

Easting: 455025 **Northing:** 343562

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 197 Russell House, Bulwell Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. active employment site unsuitable subject to policy of NLP.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Easting: 455049 **Northing:** 343534

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 211 End of Gilead Street, Lillington Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space - amenity land. area of open space but not part of the open space network.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Area of amenity land protected by open space policy. No sign of any intention to bring this site forward for development. Unlikely to ever come to fruition therefore non d/d .

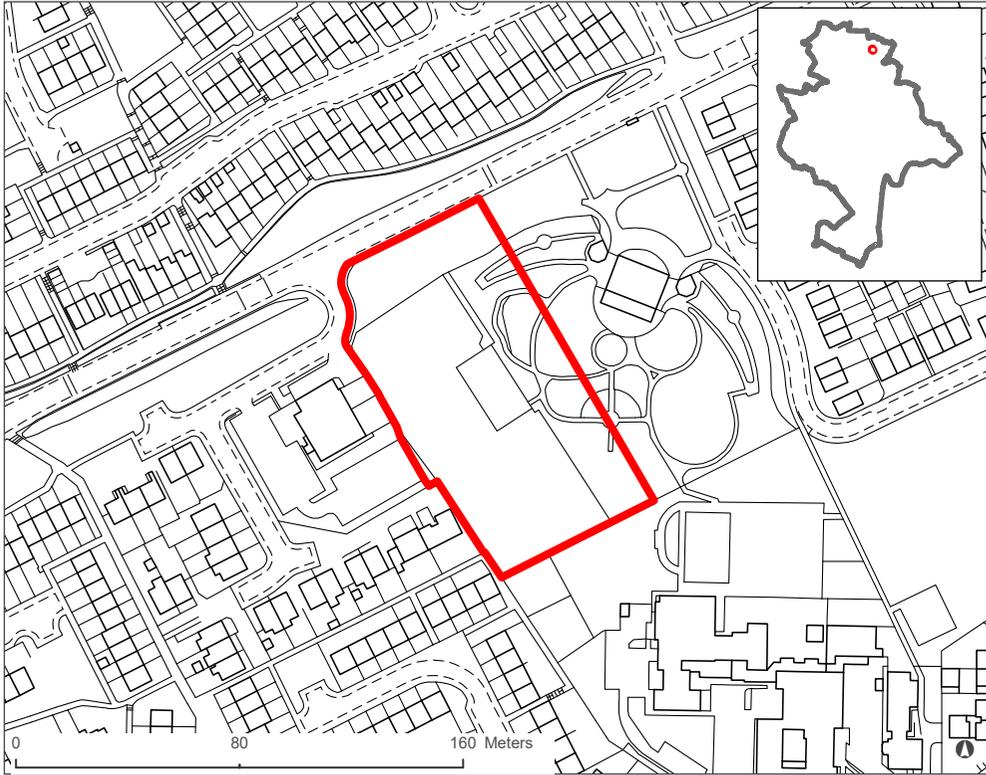
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 453791 **Northing:** 345132

Last updated date:

Site ID: 242 Western part of playing field adjacent to Top Valley Social Club, Ridgeway



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Vacant open space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Unlikely to be developed for residential development

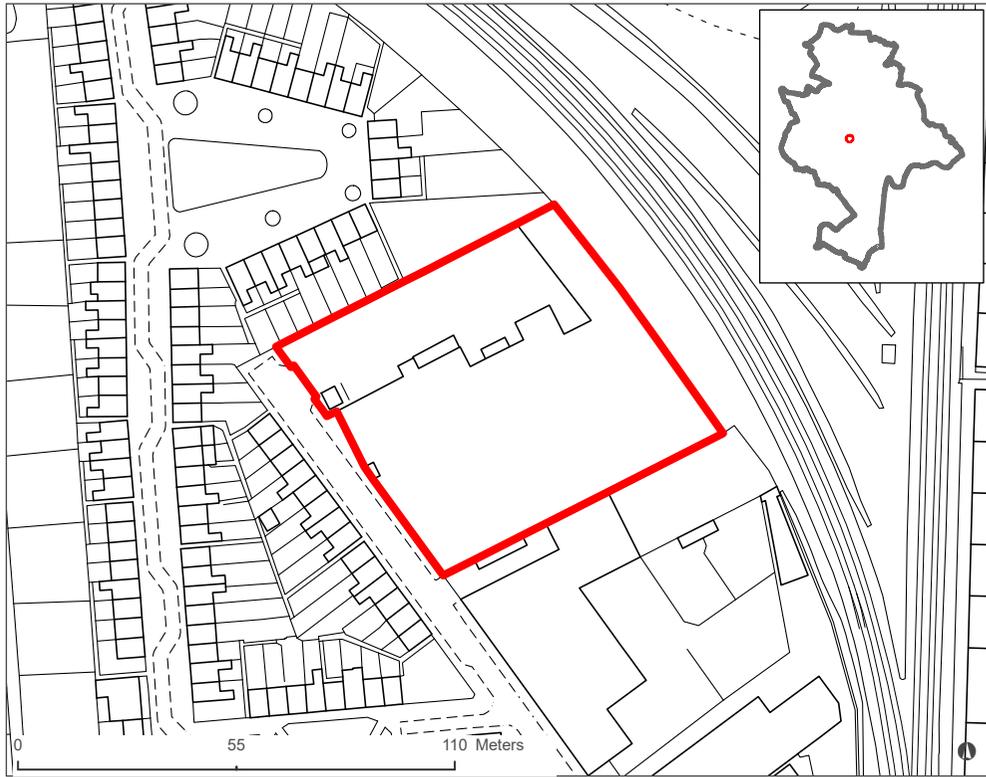
Site Source: Site/SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 456259 **Northing:** 345584

Last updated date:

Site ID: 385 Laundry at northern end of industrial estate, Canterbury Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: NCRELS recommends consider for release stating average buildings on an average site poor overall, LA states probably partial release

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore subject to employment policy of the Local Plan, no sign of any intention to bring site forward for development. unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

Easting: 454816 **Northing:** 340385

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 399 Carlton Road- Former Co-op



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Complete

Existing Use: Vacant Retail - co-op

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application

Ref:15/016/NOAPPN

LAPP Reference:SR33

Reasoned Justification:

Brownfield site close to residential properties. Retail built out on whole of the site

Site Source: Local Plan allocation

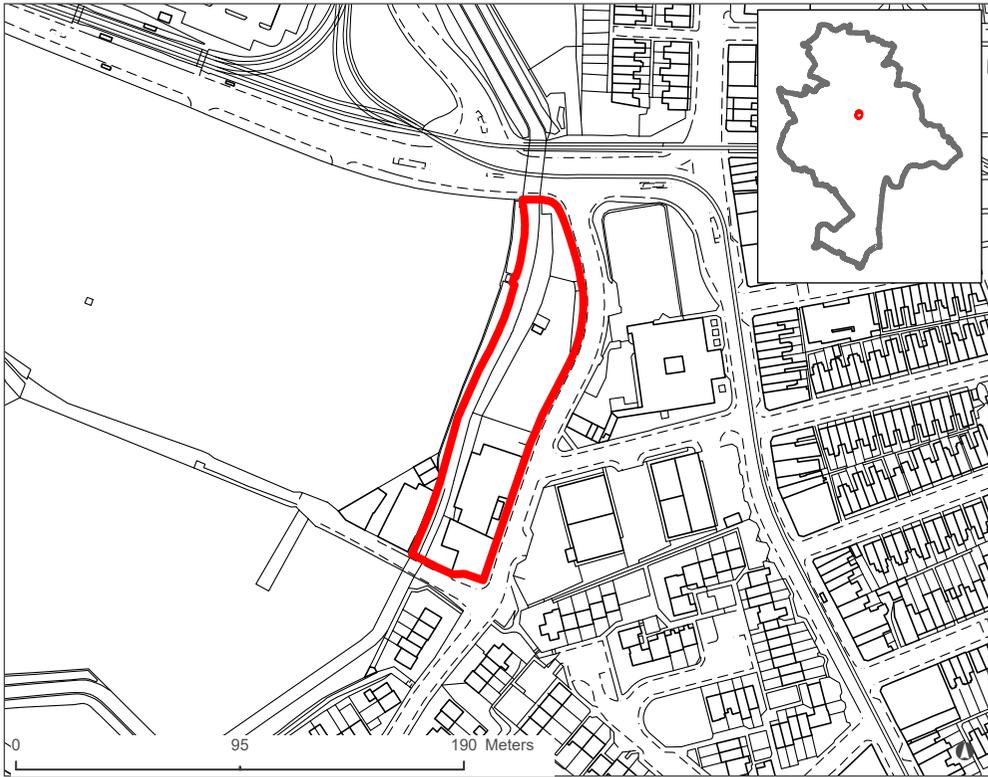
Date first added to SHLAA:

14/12/2017

Easting: 458527 **Northing:** 340324

Last updated date:

Site ID: 512 Industrial buildings, Gauntley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment uses. NCRELS recommends consider for release stating average buildings on an average site but poor overall. LA view is probably partial release

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

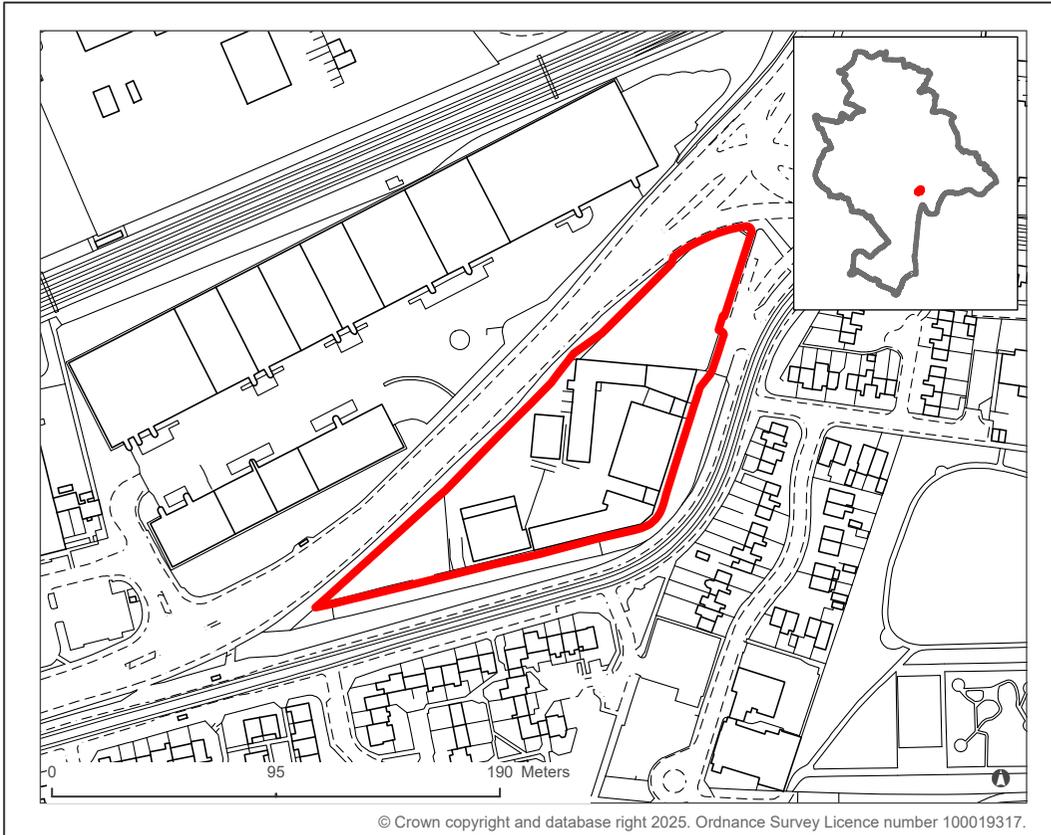
Site Source: Disposal of Council asset

Easting: 455446 **Northing:** 341874

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 519 D1, Wilford Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Car park and low level ind active ind + car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.96 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Majority of the site located in EA Flood Zone 3 and Flood Zone 3 for the trent SFRA. In active alternative employment use therefore development also subject to employment policy of the Local Plan. Also likely to be significant contamination issues through historical uses.

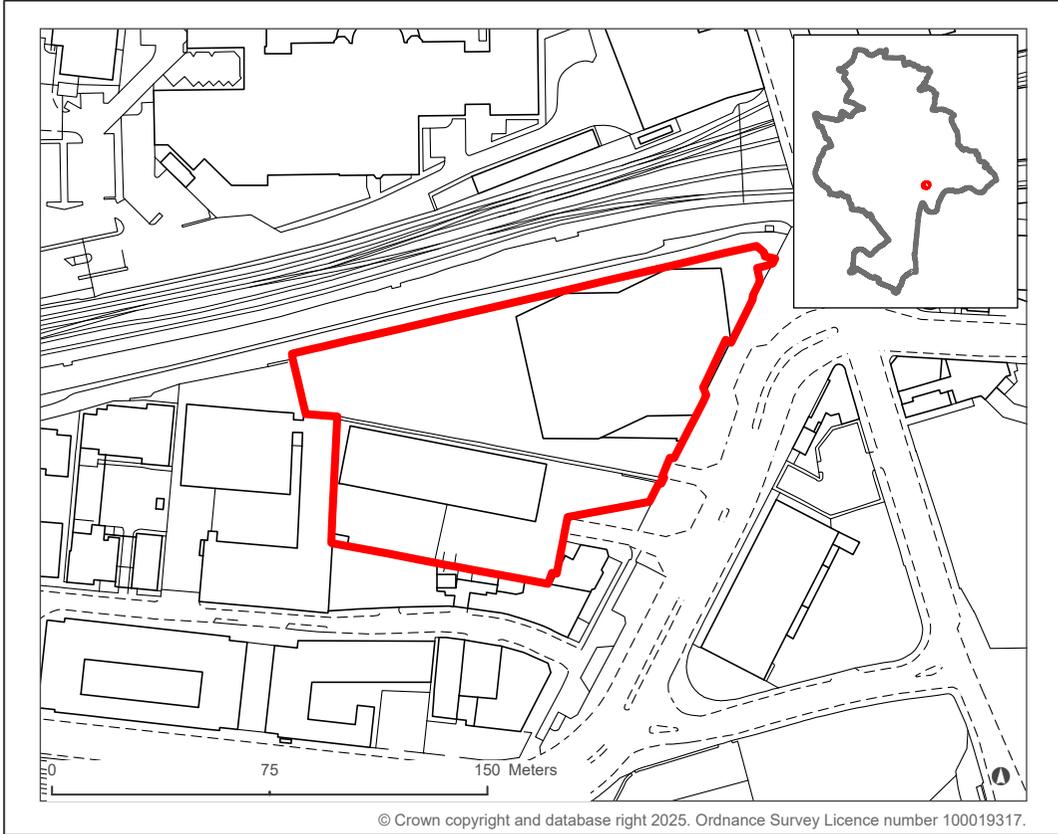
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457000 **Northing:** 338967

Last updated date:

Site ID: 523 Sovereign House, Sheriffs Way



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Demolished active office/retail/car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

To be developed for offices

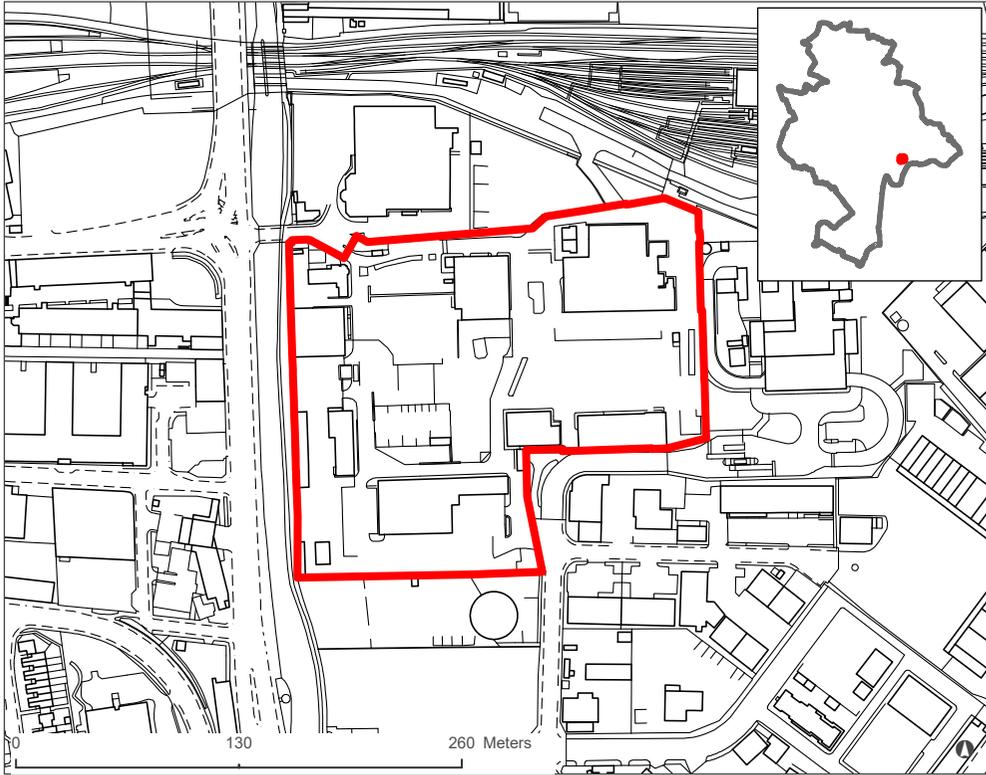
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457379 **Northing:** 339123

Last updated date:

Site ID: 544 Eastcroft Depot, London Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: eastcroft depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Site to be allocated for primarily non residential uses. Site therefore non d/d .

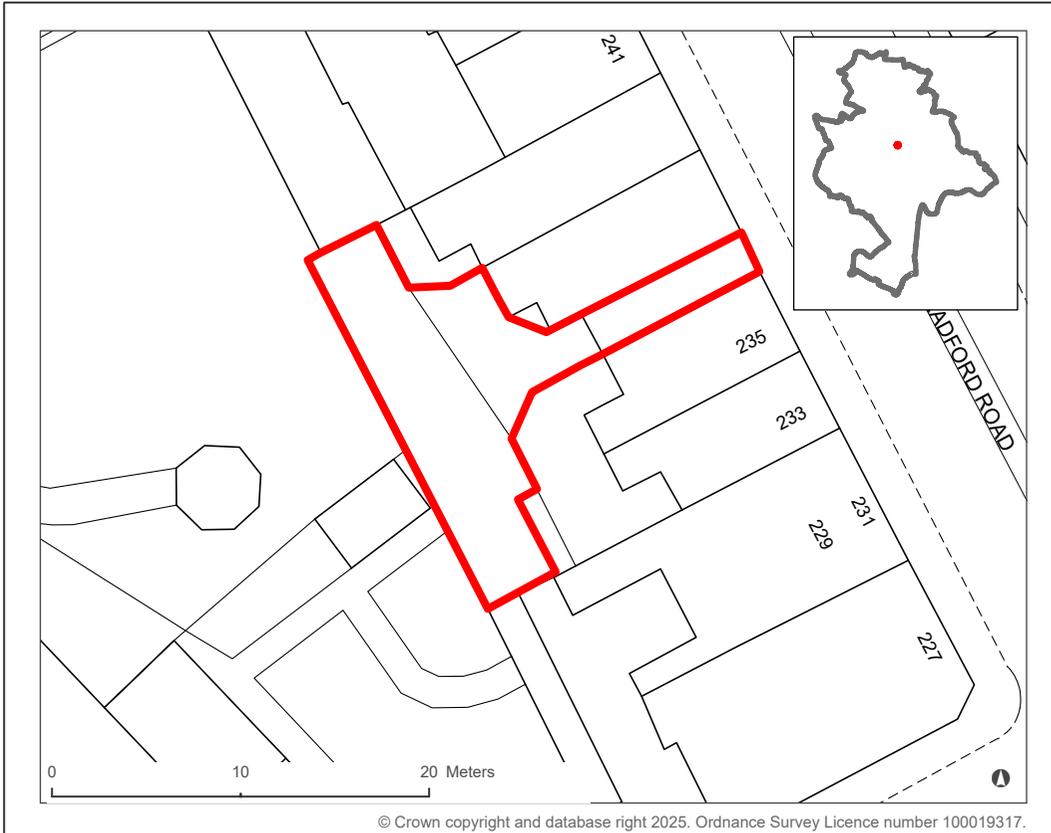
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 458128 **Northing:** 339158

Last updated date:

Site ID: 603 235a, Radford Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: vacant site cleared

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Planning permission refused, appeal dismissed, issues re over intensive development of the site and impact upon neighbours assume non d/d.

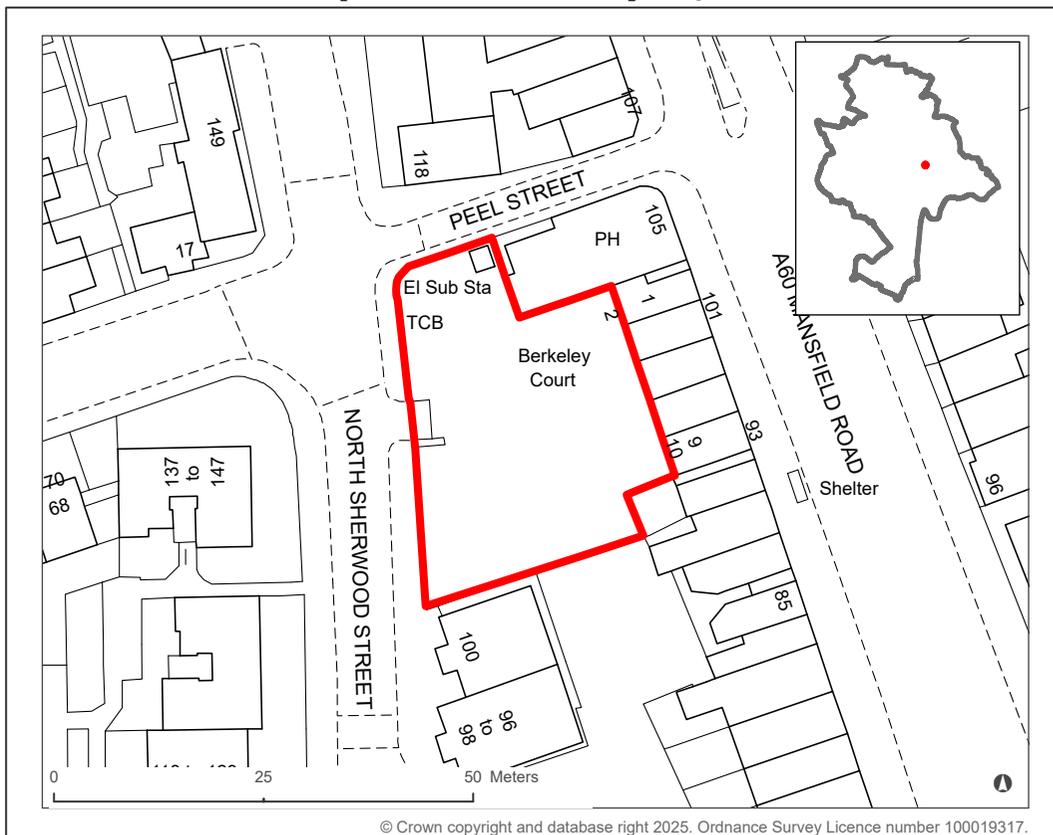
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455603 **Northing:** 341590

Last updated date:

Site ID: 606 Car park at Berkeley Ct, north of 100 North Sherwood St



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Planning permission refused appeal dismissed on the grounds of a poor environment for the potential occupant and the character of the Conservation Area, unlikely to be able to overcome reasons for refusal therefore assume non d/d.

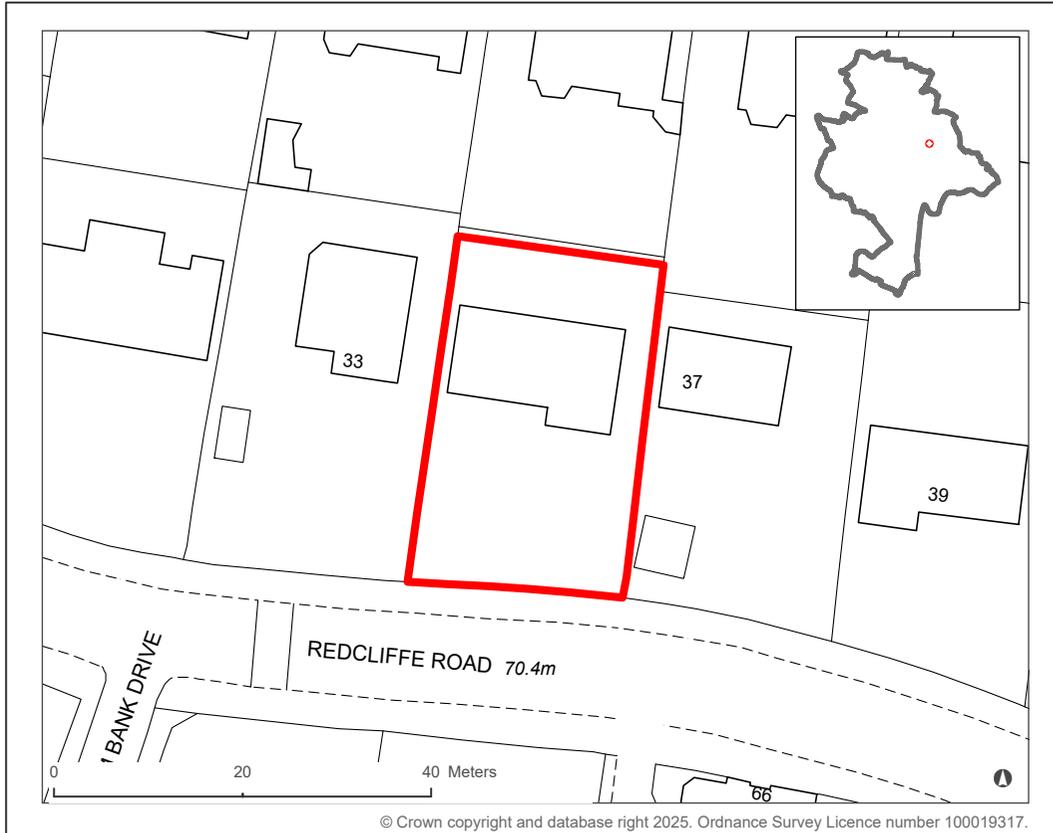
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457138 **Northing:** 340718

Last updated date:

Site ID: 628 Garden rear of 36, Magdala Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Permission refused. See SHLAA ref 872.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457390 **Northing:** 341657

Last updated date:

Site ID: 637 Land off Woodhouse Way, Woodhouse Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Agricultural fenced off site of quality open space with saviilles to let boards for strelly hall (new offices)

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 3.91 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Grade 3 agricultural land, within the Green Belt, designated as part of mature landscape character area. Principle of residential development on this site would be policies of the Local Plan and therefore unsuitable and non d/d and policy constraints unlikely to be ever overcome. Developers no longer pursuing

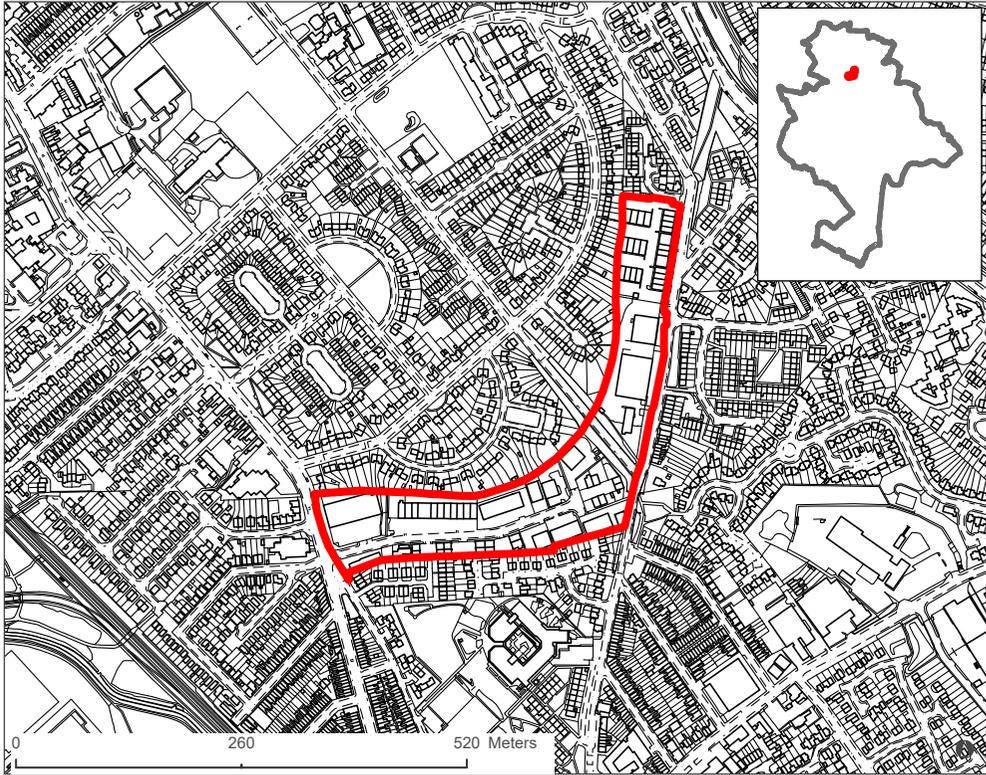
Site Source: submitted by private owner/agent/developer

Easting: 451380 **Northing:** 342070

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 642 Industrial units, Northern Court/Park Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site retain or land use has policy protecting current use. NCRELS recommend retain. active industrial estate

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.82 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active industrial uses development subject to employment policy of the Local Plan. Site is unsuitable for residential development , therefore non d/d.

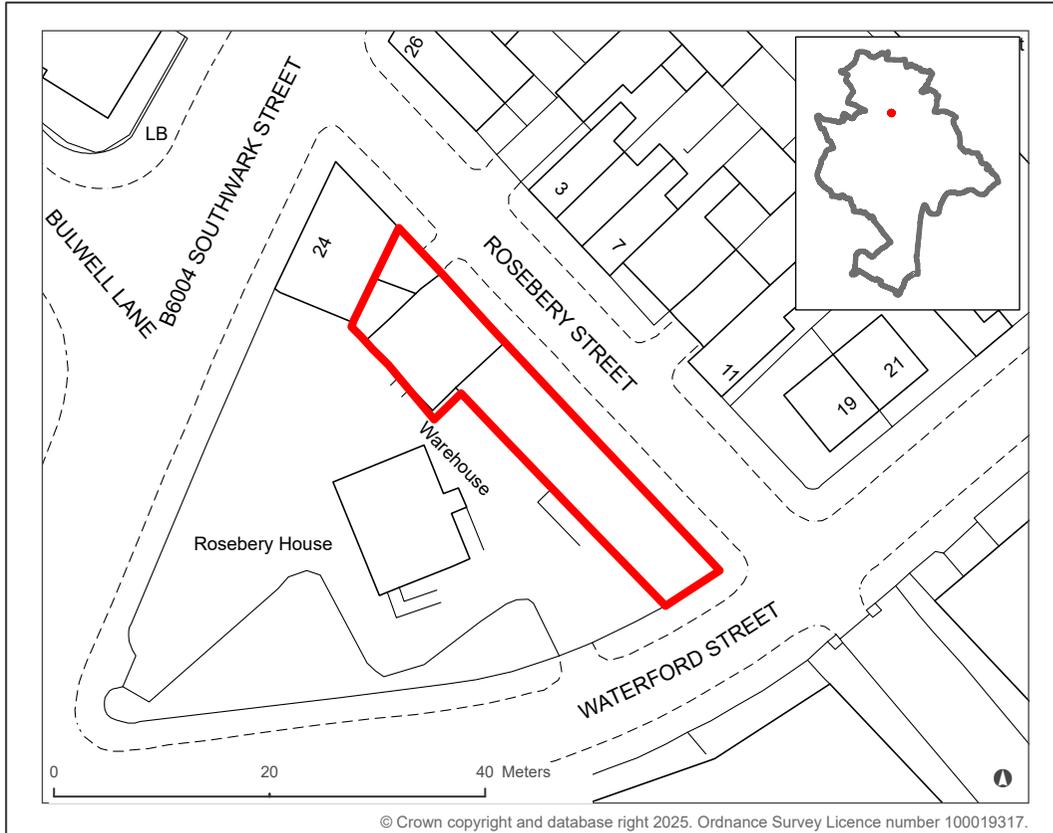
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455147 **Northing:** 344342

Last updated date:

Site ID: 643 Site on, Rosebery Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment as nhs offices, no sign of use ceasing activity, therefore unsuitable subject policy of the NLP. active nhs site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

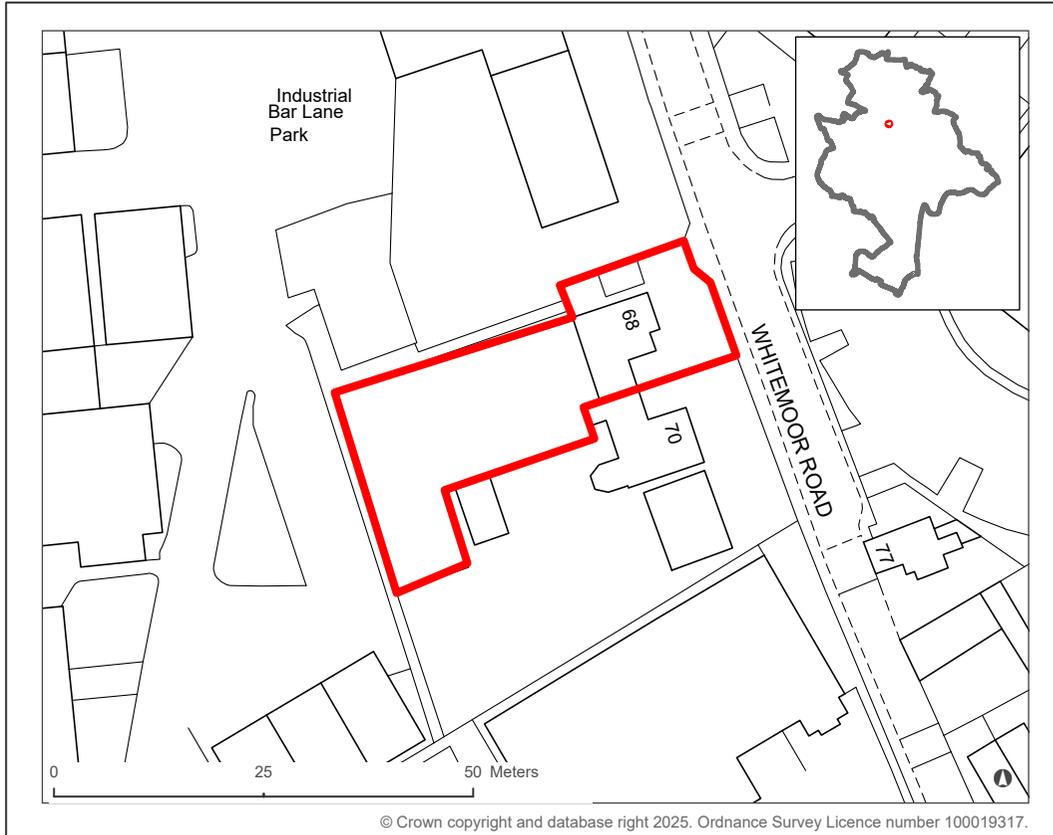
Site Source: Disposal of Council asset

Easting: 455119 **Northing:** 343497

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 644 Industrial area, Bar Lane



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: A number of units majority in active employment use. NCRELS recommends consider releasing land west of percey st. however majority active uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Active employment use therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

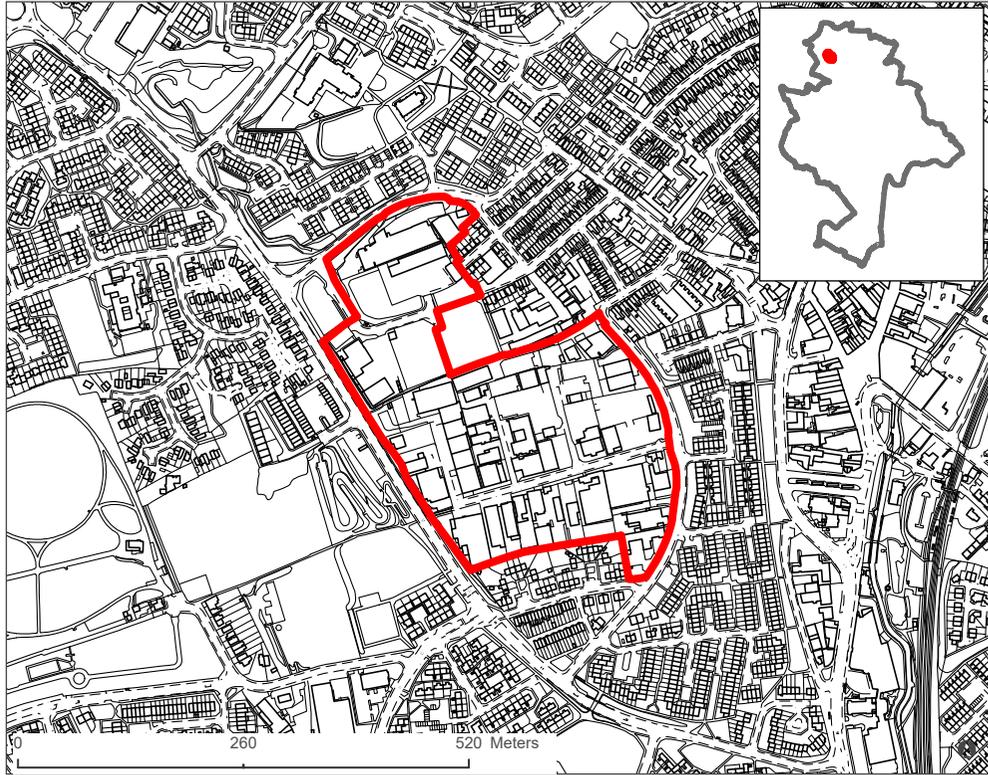
Site Source: Disposal of Council asset

Easting: 454957 **Northing:** 342818

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 651 Industrial area, Greasley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Range of active employment uses. NCRELS recommends consider for release commenting that is a poor site in a poor location with a large number of to let

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 9.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Industrial area in employment use, although large number of "to let" boards, however still a presumption against development for a non employment use .

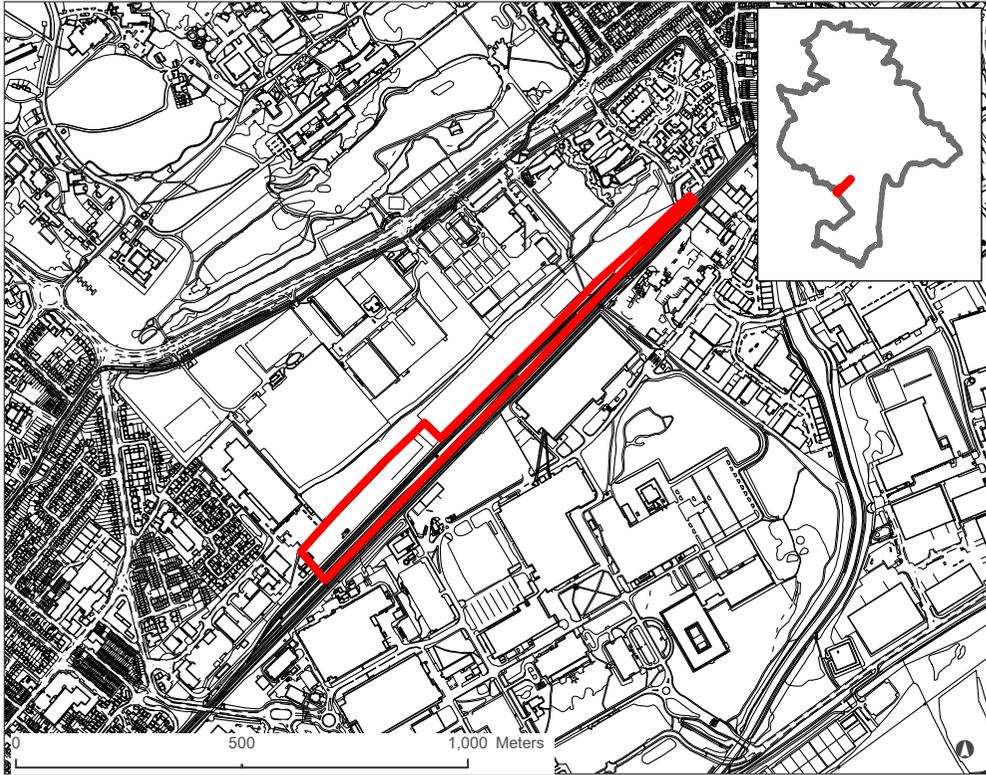
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 453538 **Northing:** 345260

Last updated date:

Site ID: 652 Beeston Sidings



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: sidings and vacant land

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 5.46 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Vacant allocated employment site. Location is poor for residential, site is likely to be heavily contaminated and is also within Zones 2 & 3 of both EA flood zones and the Trent SFRA. Residential development on this site is unsuitable, therefore non d/d.

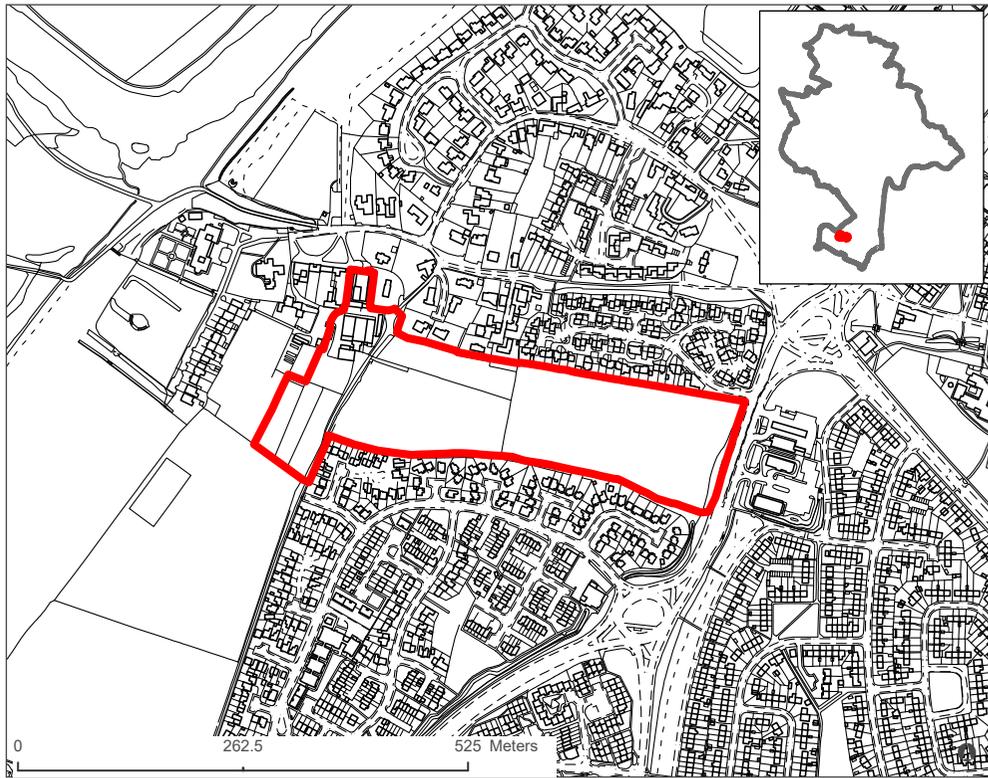
Site Source: submitted by other public sector body

Easting: 454614 **Northing:** 337500

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 655 Home Farm, Clifton Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton West

Ownership Status: Owned by a public authority

Reporting Status: non d/d

Existing Use: working agricultural land. agricultural within conservation area

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 6.84 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Site included as part of the Open Space Network therefore presumption against developmen. Also in active agricultural use of which part is classified as Grade 2. Site therefore non d/d.

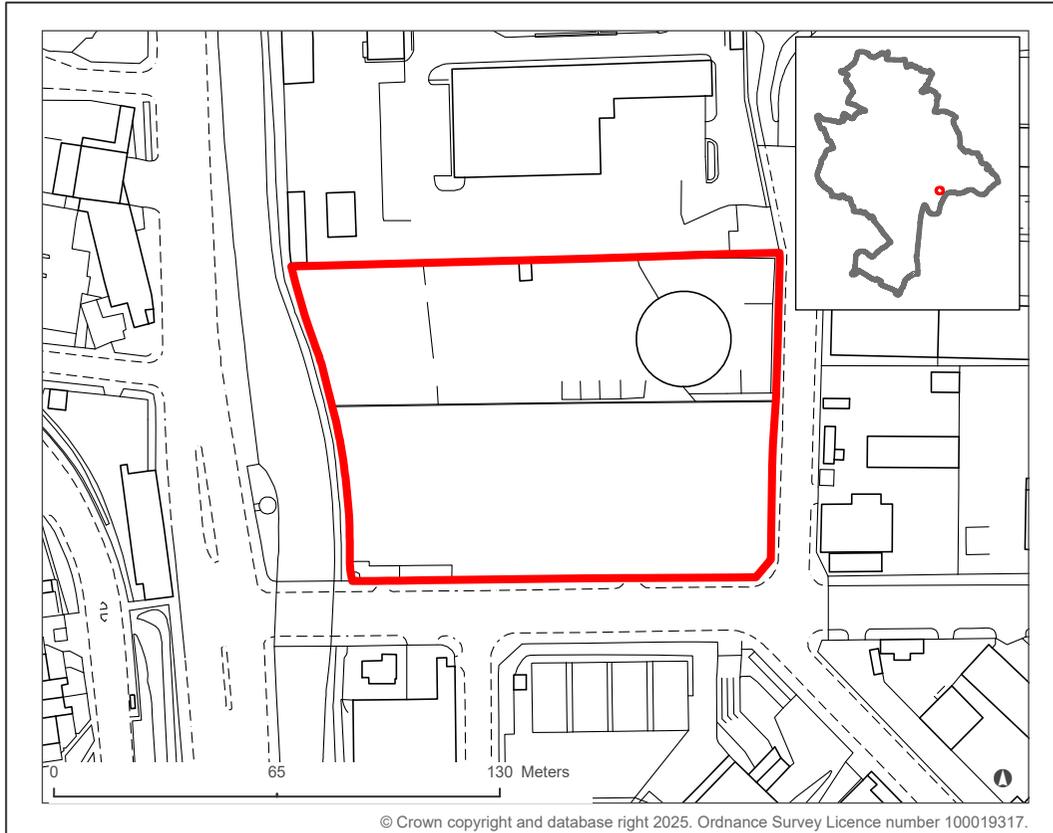
Site Source: 3rd Party Submission

Date first added to SHLAA: 14/12/2017

Easting: 454205 **Northing:** 334810

Last updated date:

Site ID: 1122 Wing Yip, London Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

No recent pre-application discussions for residential. Unsuitable , no sign of site coming forward, therefore non d/d .

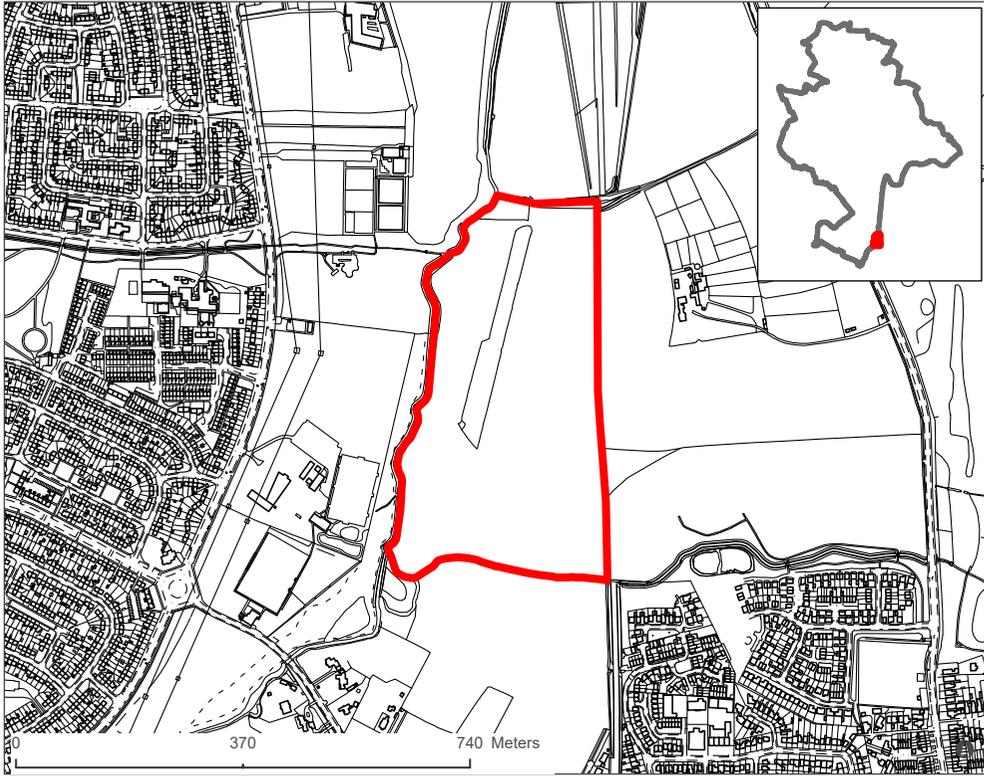
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457934 **Northing:** 338846

Last updated date:

Site ID: 1140 Land east of South Nottingham College / Land West of Wilford Road, Farnborough Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: Yes
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 17.19 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Development is not feasible separately from the part lying within Rushcliffe Borough. The site is located within Green Belt in a sensitive location preventing coalescence of the principal urban area and Ruddington. The site is in the Open Space Network and a SSSI and LWS abuts the site and is neither deliverable nor developable at present.

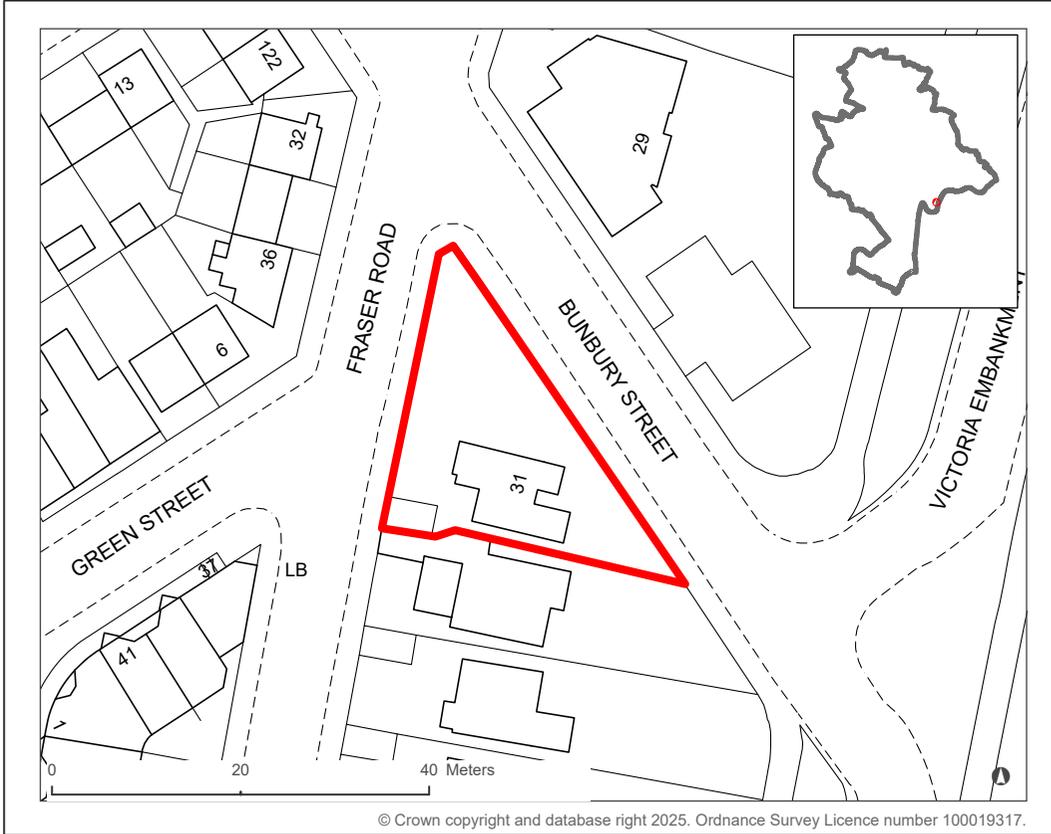
Site Source: submitted by other public sector body

Easting: 456517 **Northing:** 334574

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1569 31 Victoria Embankment



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: Non D/D

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Refused permission.

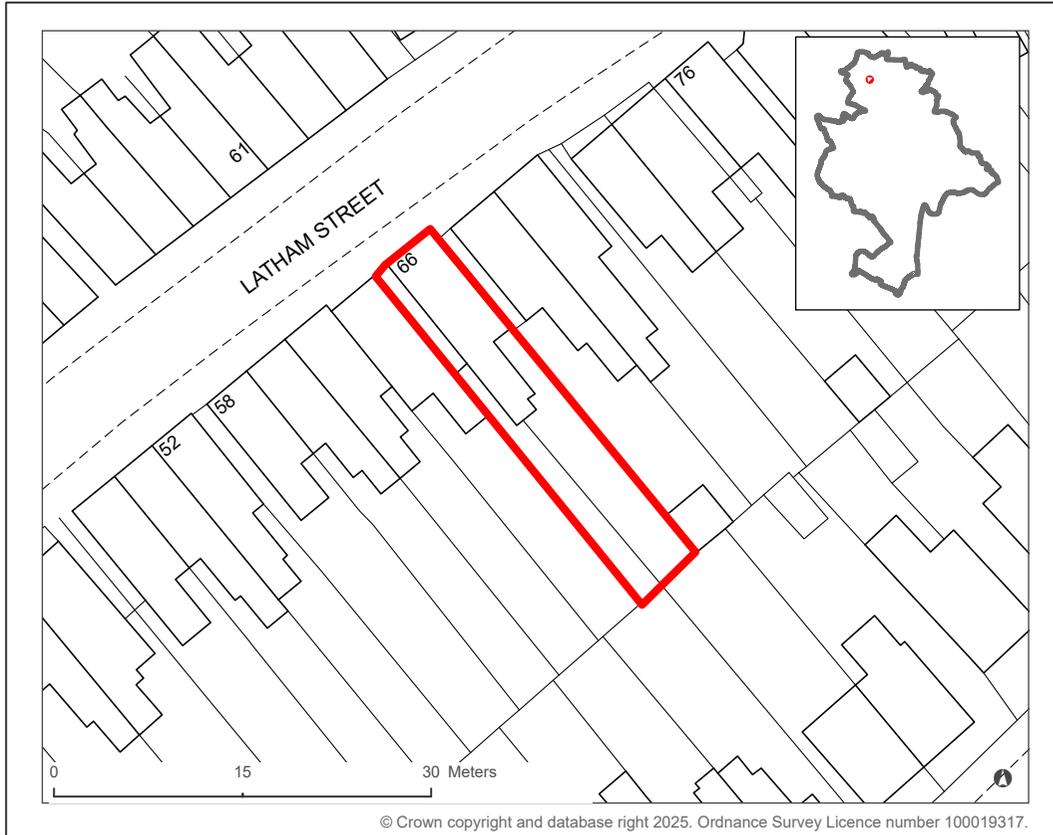
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 457936 **Northing:** 338074

Last updated date:

Site ID: 1572 66 Latham Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application

Ref:N/A

LAPP Reference:

Reasoned Justification:

Refused permission.

Site Source: Site / SHLAA Survey

Date first added to SHLAA:

14/12/2017

Easting: 453815 **Northing:** 345481

Last updated date:

Site ID: 1575 Land north of Hall View, Bilborough Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Withdrawn application.

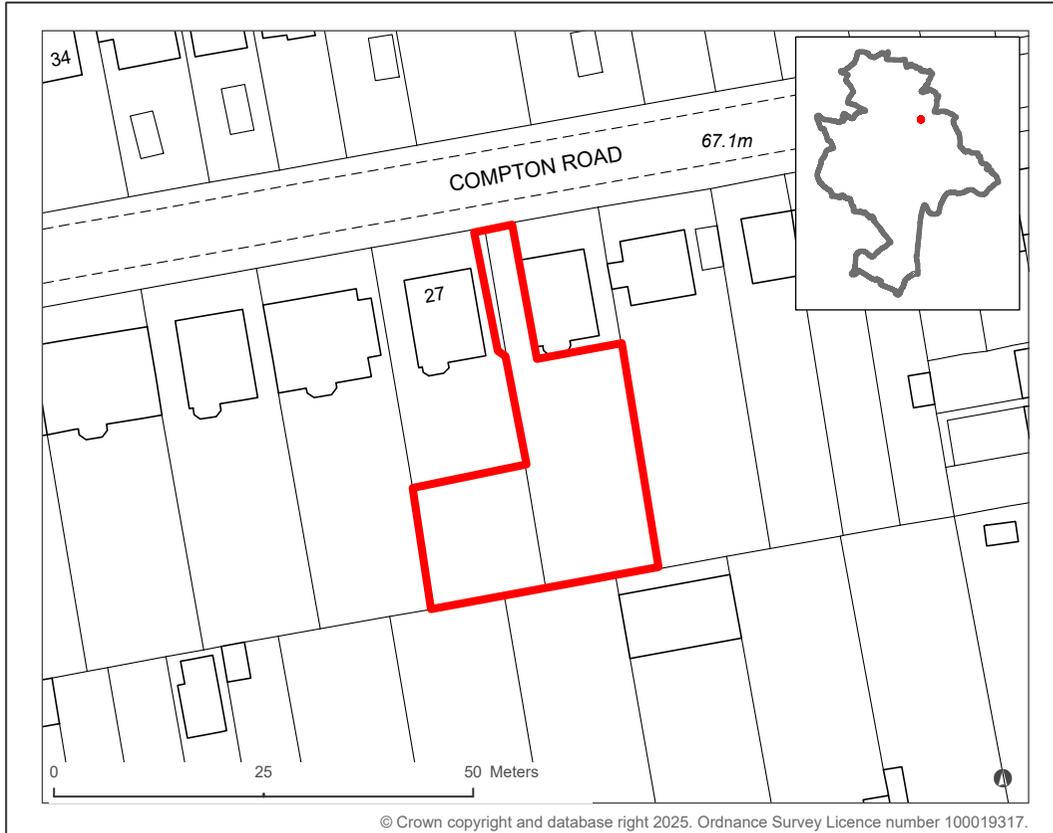
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 451073 **Northing:** 340759

Last updated date:

Site ID: 1576 Land to rear of 25 and 27 Compton Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Refused planning permission.

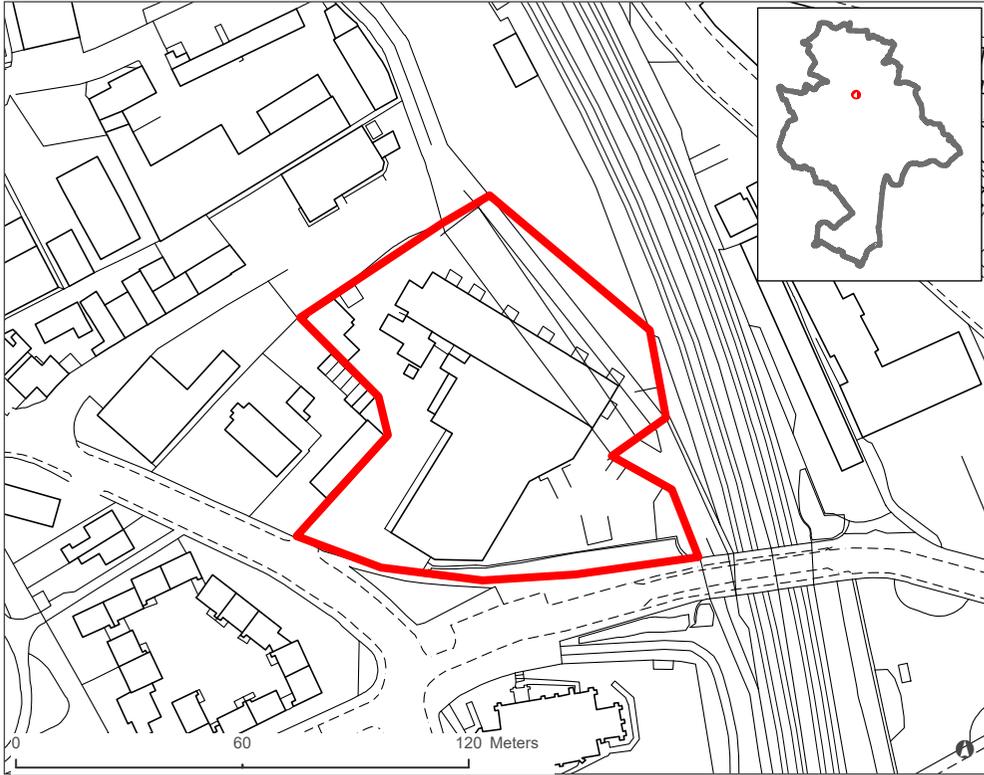
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 456859 **Northing:** 343092

Last updated date:

Site ID: 1628 Church View Industrial Park, Church Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.7 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Site lies entirely in Flood Zone 3 and the River Leen is culverted under the site/building footprint. Proximity to railway line/tram line could also be an issue for residential development. Site is not suitable, so assume non-d/d .

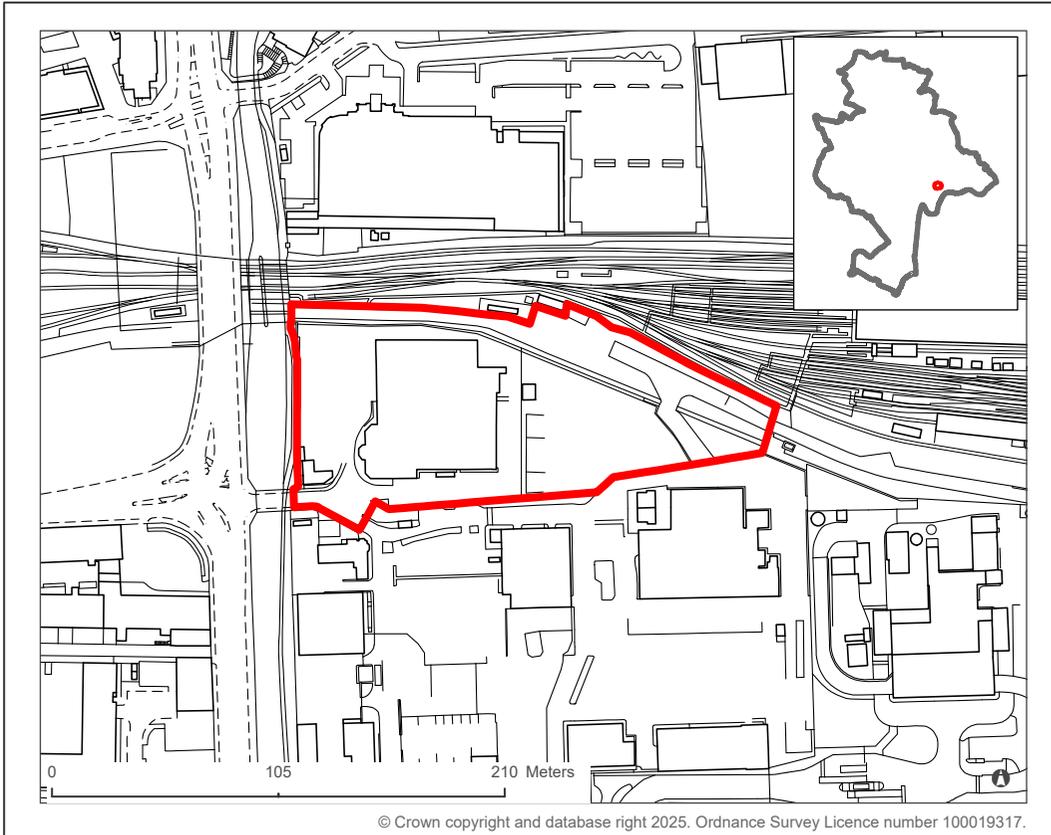
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 455230 **Northing:** 342826

Last updated date:

Site ID: 2146 Former Hartwells, London Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

planning permission for non residential

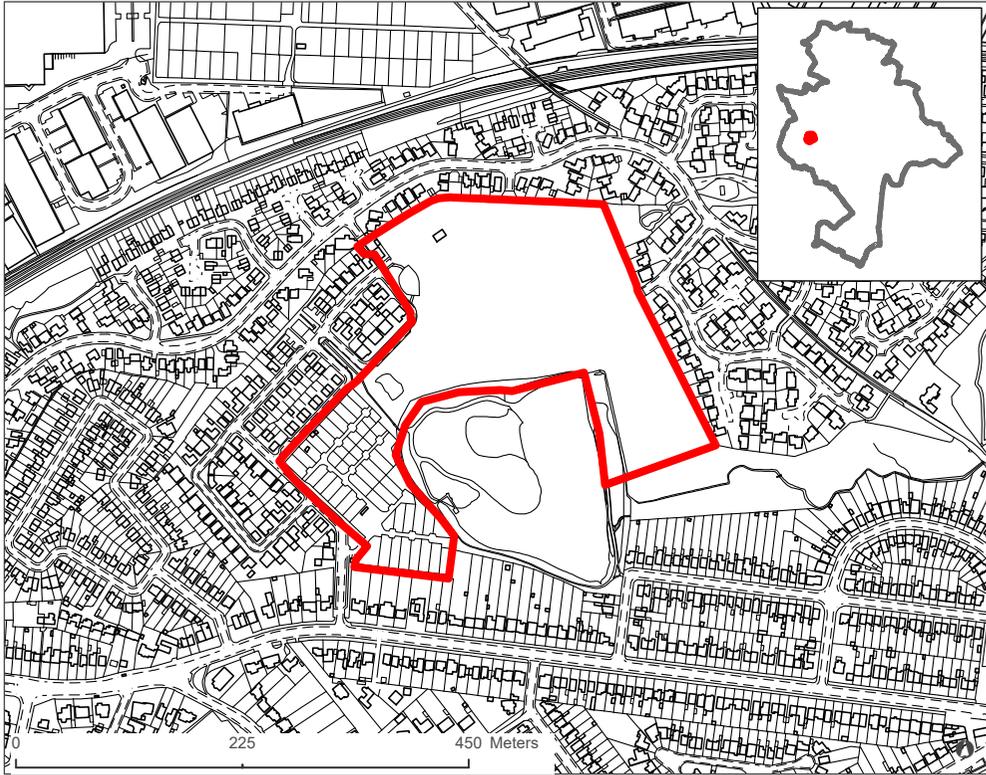
Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 458036 **Northing:** 339227

Last updated date:

Site ID: 2225 Remainder of Radford Bridge Allotment site, off Russell Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 7.32 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: N/A

LAPP Reference:

Reasoned Justification:

Allotments in use are not suitable therefore non-developable and non developable

Site Source: Site/SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting: 452676 **Northing:** 340253

Last updated date: 31/03/2023

Site ID: 2243 Carlton Rd Castle College – extended site boundary



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: not owned by a public authority

Reporting Status: Non D/D

Existing Use: Open Space

Land Type: Greenfield

Planning Status:

Construction Status: no

Site Area: 8.81 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Known contamination issues (closed landfill, ground contamination). The site is part of the Open Space Network and is not considered suitable.

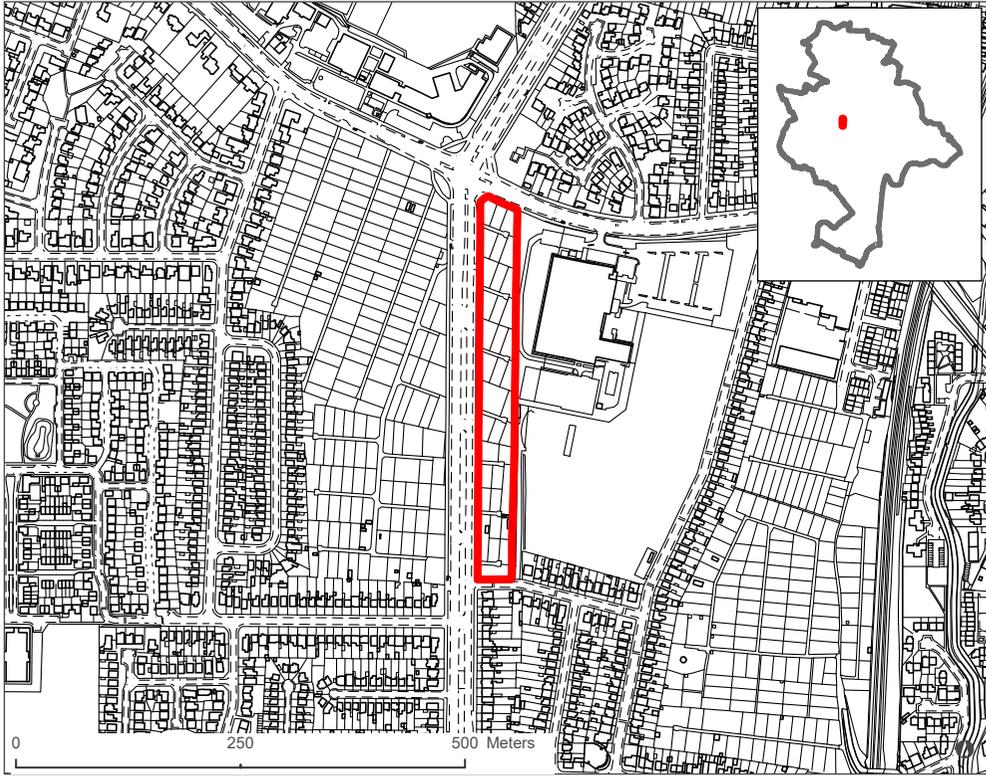
Site Source: submitted by private owner/agent/developer

Easting: 459035 **Northing:** 340562

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2423 New Aspley Gardens Allotments - East



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status:

Construction Status:

Site Area: 1.66 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

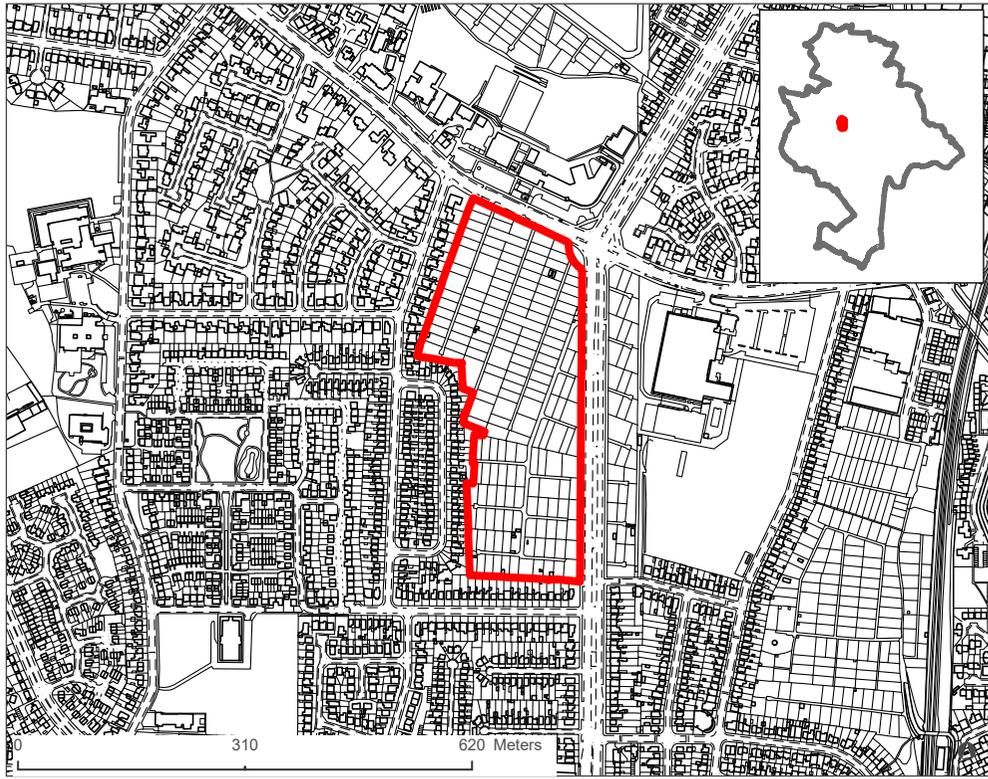
Site Source: submitted by private owner/agent/developer

Easting: 454485 **Northing:** 341433

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2424 New Aspley Gardens Allotments - West



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status:

Construction Status:

Site Area: 8.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

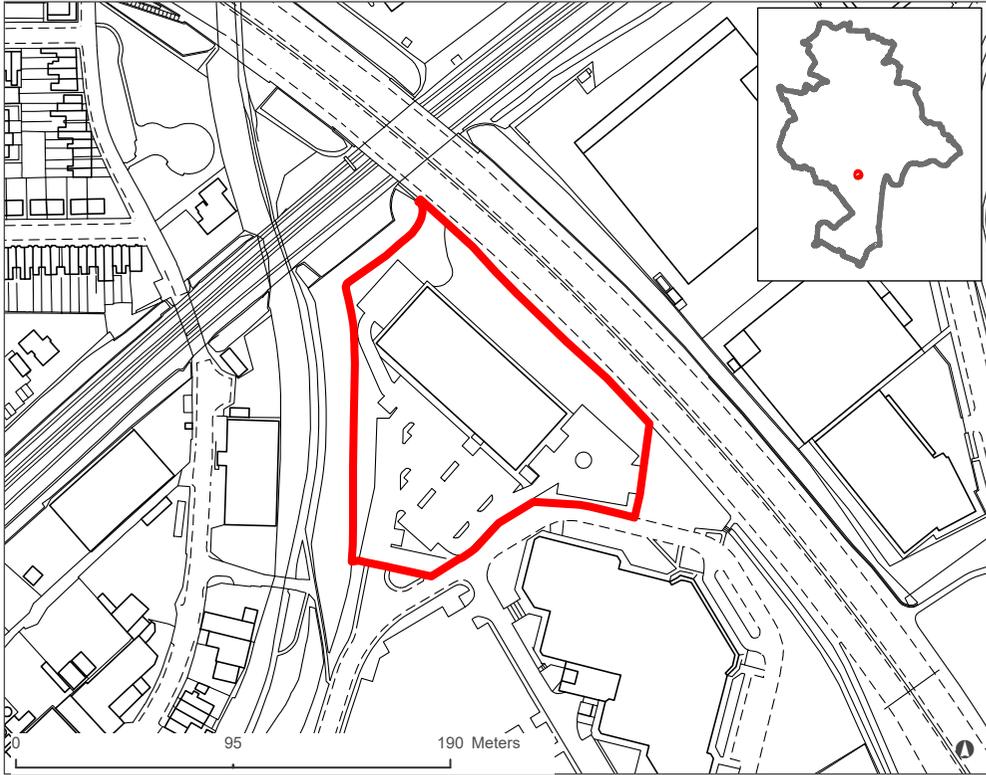
Site Source: submitted by private owner/agent/developer

Easting: 454279 **Northing:** 341528

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2425 Ten Pin Bowling, Redfield Way, Lenton, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Ten Pin Bowling Alley

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.33 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is in an unsuitable location for residential development, and more suitable for industrial/business use

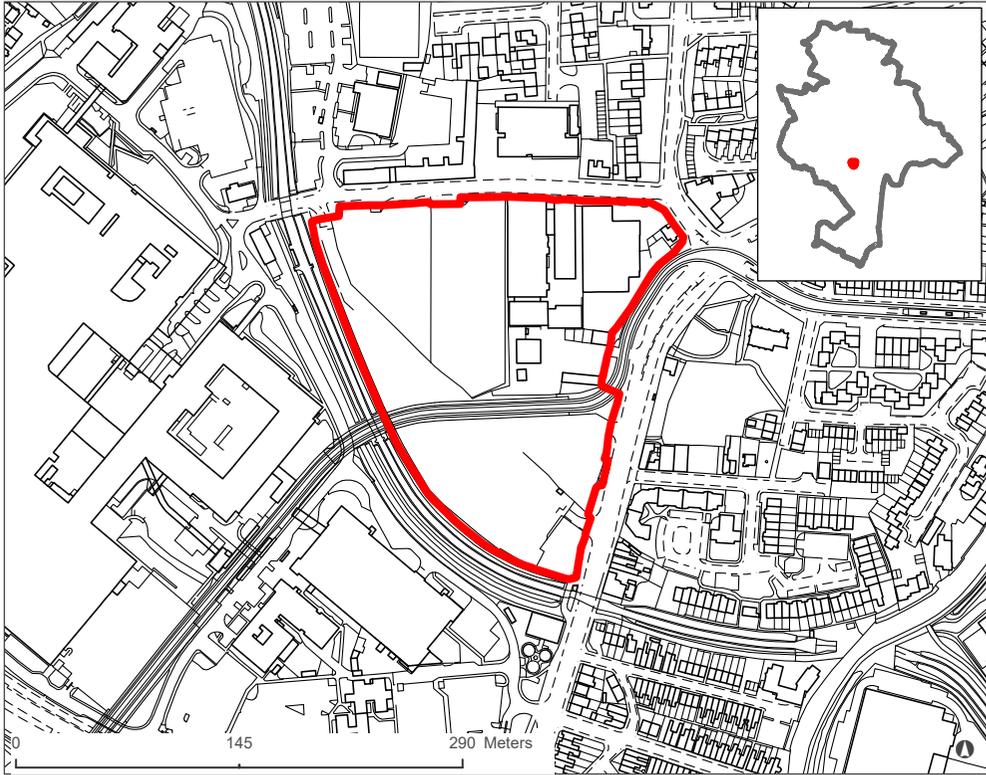
Site Source: submitted by private owner/agent/developer

Easting: 455384 **Northing:** 338213

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2457 Former Medi Park, adj. QMC



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status:

Reporting Status: Non D/D

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 3.66 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Not suitable because of policy considerations

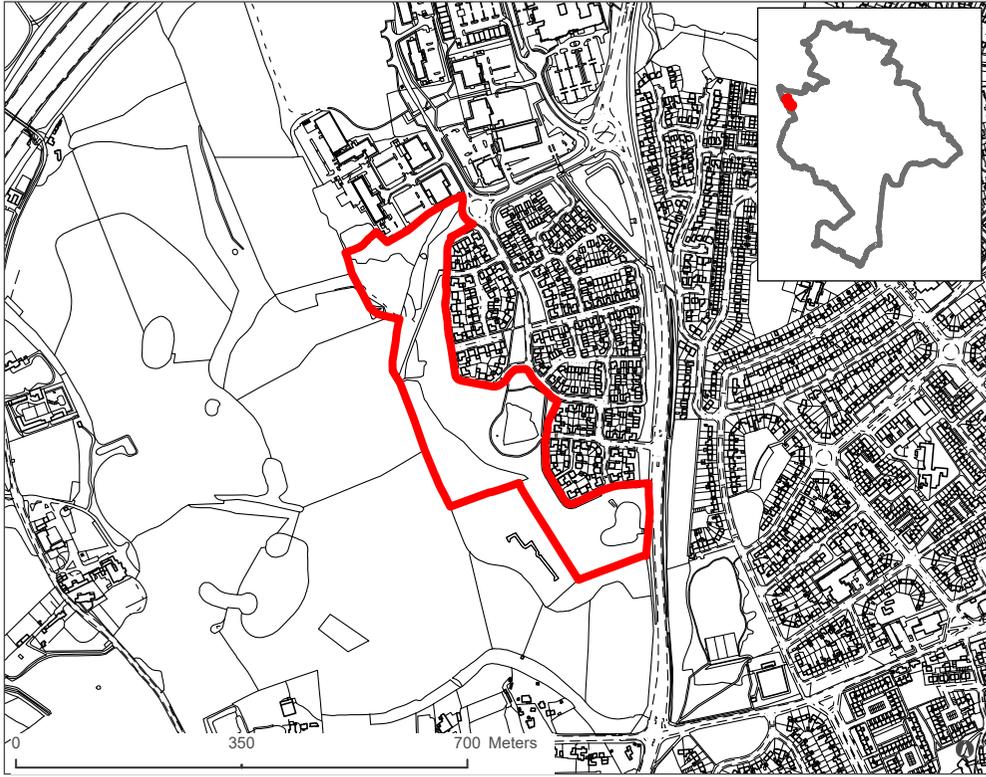
Site Source: Planning Application/
PREAPP

Easting: 455012 **Northing:** 338885

Date first added to SHLAA:
15/04/2019

Last updated date: 31/03/2023

Site ID: 2499 Extension to Woodhouse Park



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: Yes
Local Nature Reserve: No
Local Wildlife Sites: Yes
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use:

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 8.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

No longer be considered as the developer is no longer promoting that for residential development. Grade 3 agricultural land, within Green Belt. Principle of residential on this site would be policies of the Local Plan and therefore unsuitable and non d/d and policy constraints unlikely to be ever overcome.

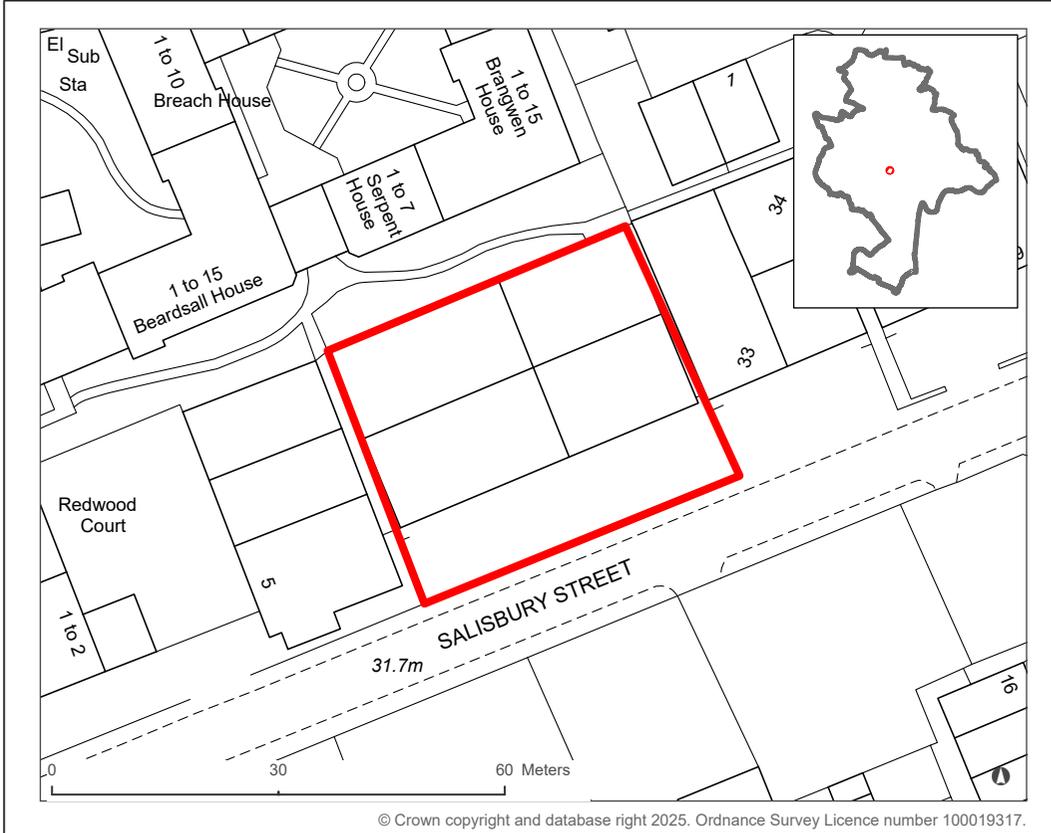
Site Source: 3rd Party Submission

Date first added to SHLAA:

Easting: 451525 **Northing:** 342267

Last updated date:

Site ID: 2526 Units 1 to 4, Salisbury Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: 20/00090/PREAPP

LAPP Reference:

Reasoned Justification:

Unsuitable due to the loss of employment site and principal of the student accommodation within this location.

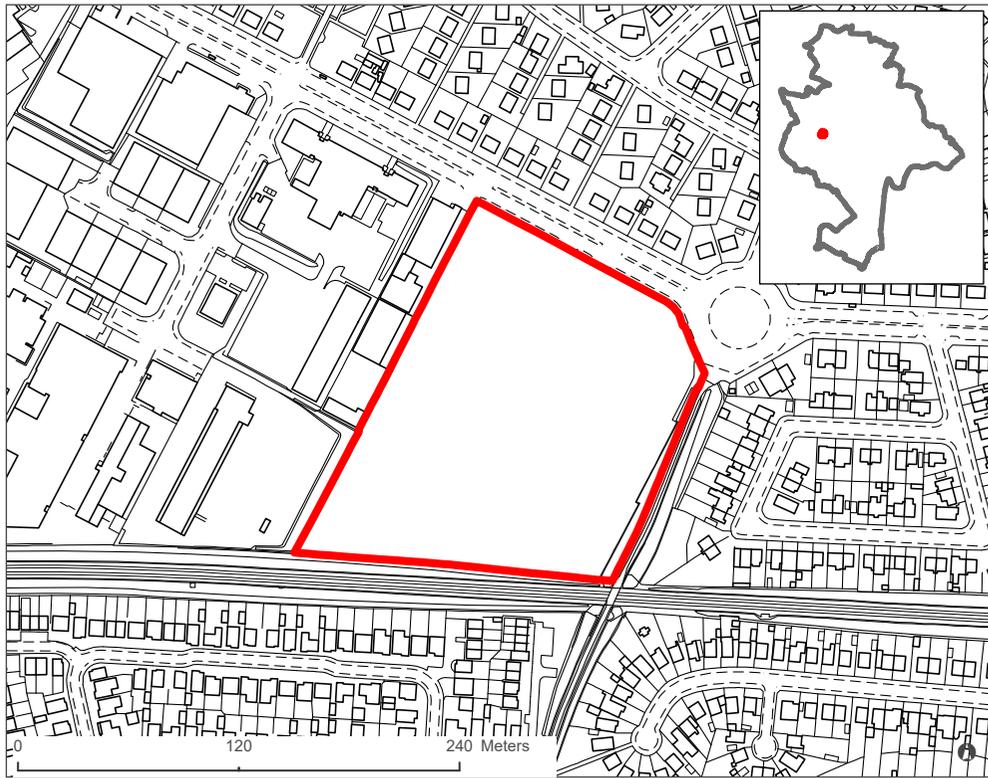
Site Source: Site/SHLAA Survey

Date first added to SHLAA:

Easting: 455133 **Northing:** 339951

Last updated date:

Site ID: 2552 Former Chromoworks Site, Wigman Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 2.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

The site falls in the Major Business Park/Industrial Estate boundary of the LAPP

Site Source: 3rd Party Submission

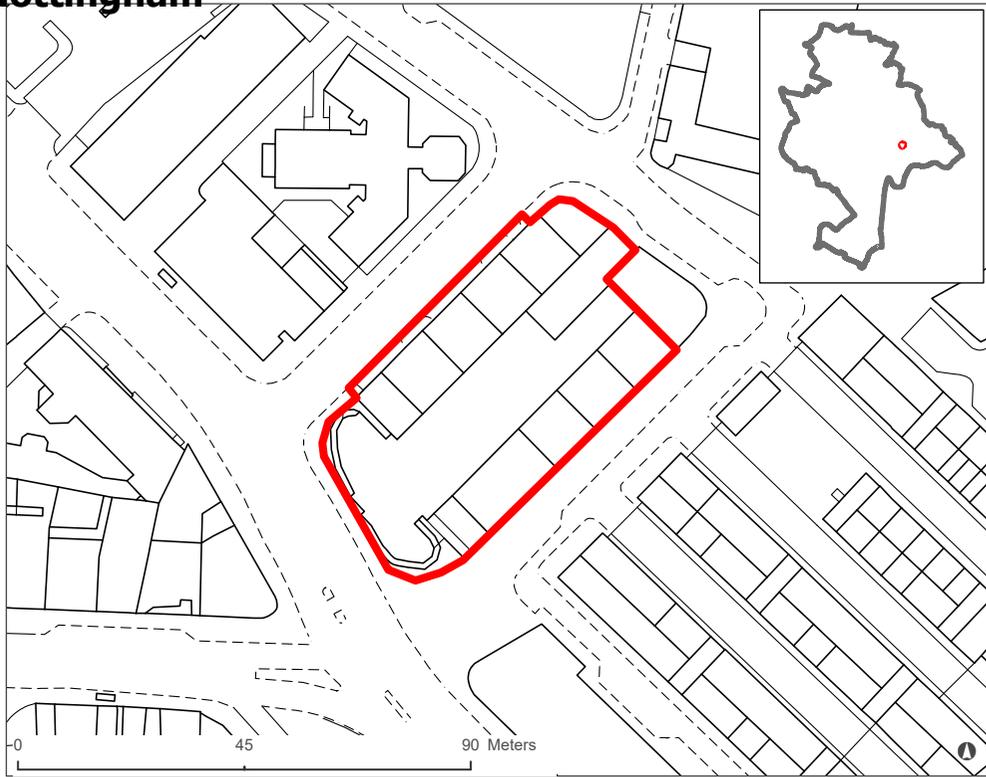
Date first added to SHLAA:

Easting: 453154 **Northing:** 340830

Last updated date:

Site ID: 2558 IQ Nottingham 143 Lower Parliament Street

Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Overcoming non-standard constraints

Current or Previous Application

Ref:20/01095/PFUL3

LAPP Reference:

Reasoned Justification:

Current permission unlikely to be developed

Site Source: Planning Application/
PREAPP

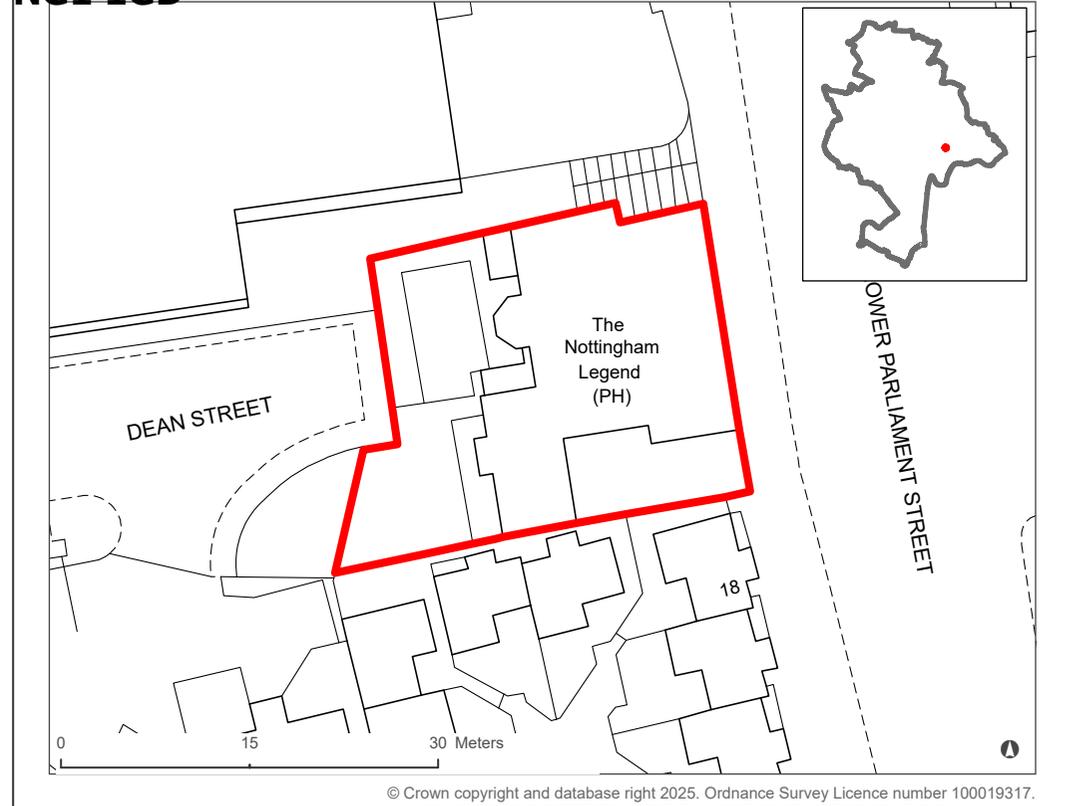
Easting: 457937 **Northing:** 340027

Date first added to SHLAA:
28/06/2021

Last updated date: 31/03/2023

Site ID: 2565 The Nottingham Legend, Lower Parliament Street Nottingham

NG1 1GD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Overcoming non-standard constraints

Current or Previous Application Ref: 21/00192/PFUL3

LAPP Reference:

Reasoned Justification:

To remain as a Public House

Site Source: Planning Application/ PREAPP

Easting: 457948 **Northing:** 339732

Date first added to SHLAA: 22/02/2022

Last updated date: 31/03/2023