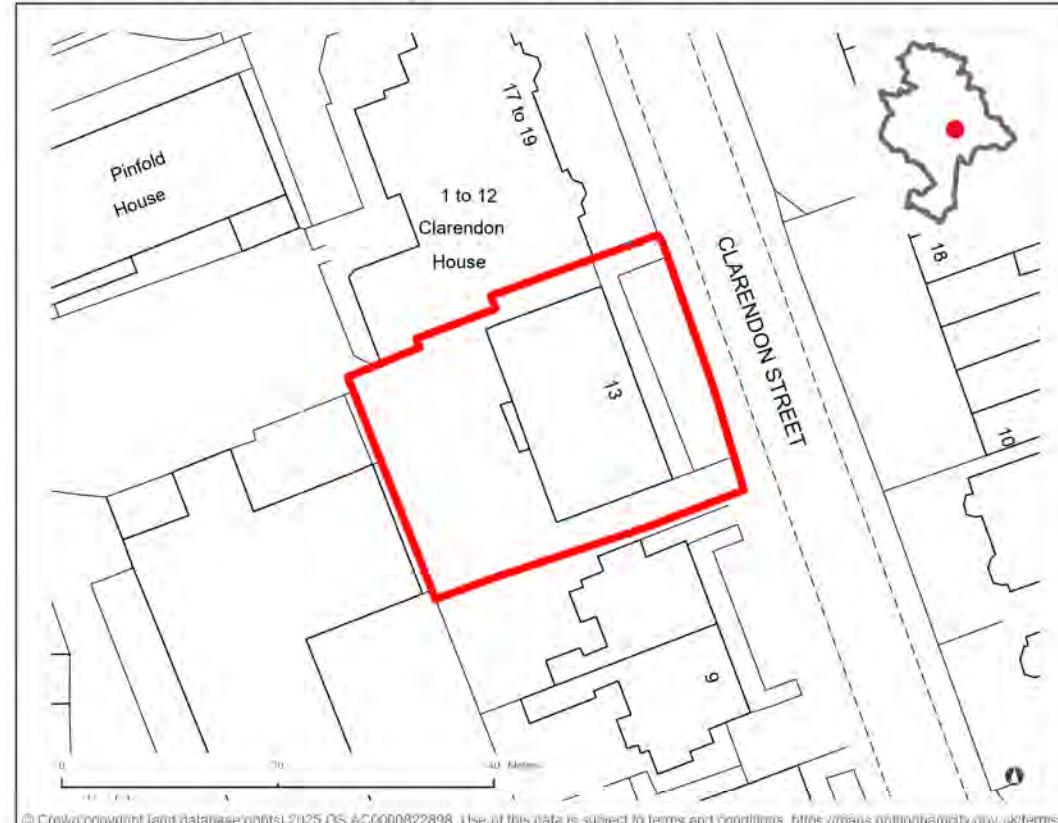


**Could be
Suitable**

Site ID: 1104 13-15, Clarendon Street



Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456699 **Northing:** 340231

Reasoned Justification:

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



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Overall Conclusion: Could be Suitable

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: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/00174/PFUL3

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 457094 **Northing:** 339701

Reasoned Justification:



Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: Yes

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

Easting: 457562 **Northing:** 338431

Reasoned Justification:

Site is located within ea flood zone 3 and trent sra 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 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

Site Source: 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 Permissioned

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

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455060 **Northing:** 341594

Reasoned Justification:

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

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

Site Source: 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 Permissioned

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

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

Easting: 455007 **Northing:** 341519

Reasoned Justification:

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

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

Site Source: Submitted by other public sector body

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 457955 **Northing:** 338321

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 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

Site Source: Disposal of Council asset

Existing Use: Active employment use, mary magdaline 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:

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

Easting: 455577 **Northing:** 342580

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 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

Site Source: Site / SHLAA Survey

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:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454381 **Northing:** 345936

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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

Easting: 455755 **Northing:** 342506

Reasoned Justification:

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

Site ID: 126 Car repair businesses, Woodthorpe Road



Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: Yes

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):

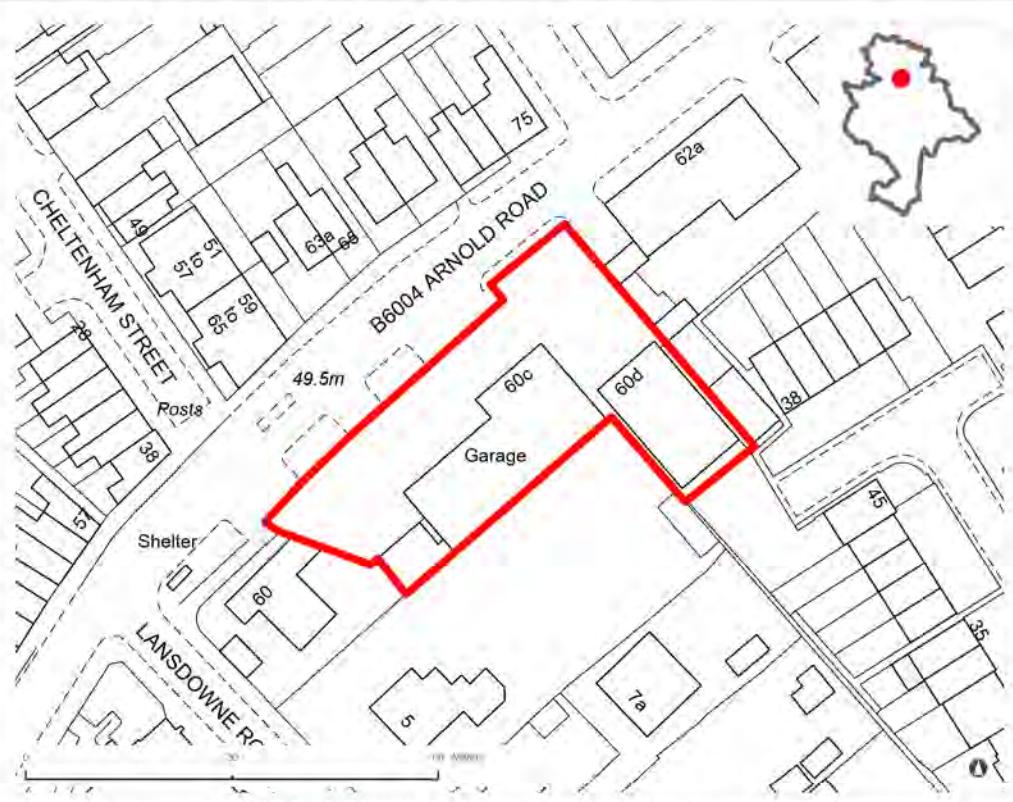
Greenbelt: No

Easting: 458677 **Northing:** 343073

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 455272 **Northing:** 343699

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 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

Site Source: Site / SHLAA Survey

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:

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: Yes

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):

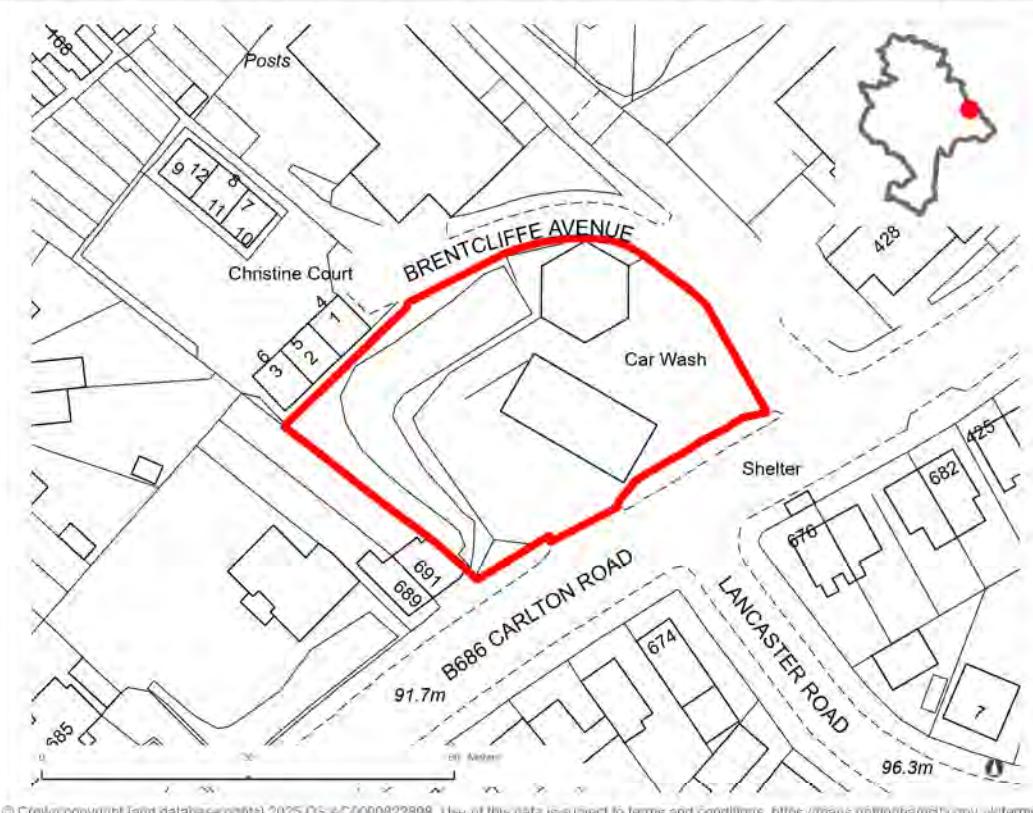
Greenbelt: No

Easting: 455373 **Northing:** 342913

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 ID: 388 Carlton Hill Service Station Carlton Road



Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 459484 **Northing:** 341179

Reasoned Justification:

active use

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



Overall Conclusion: Could be Suitable

Ward: Clifton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

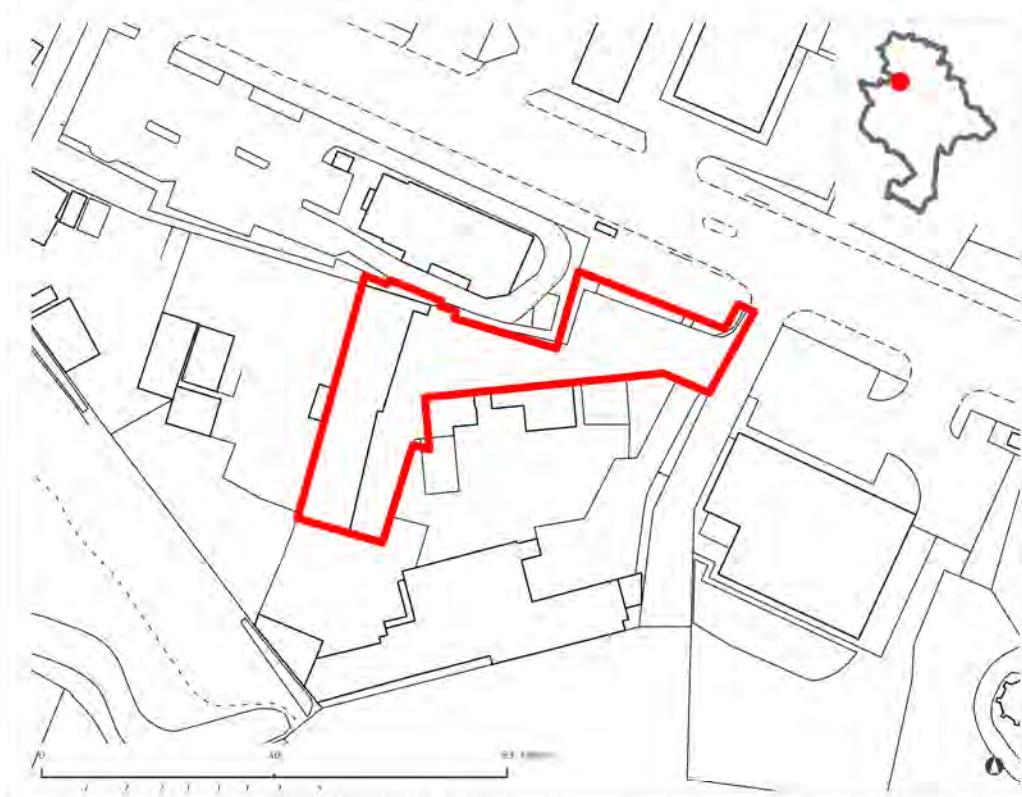
Greenbelt: No

Easting: 455632 **Northing:** 334338

Reasoned Justification:

Active use

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

Site Source: Site / SHLAA Survey

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:

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: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

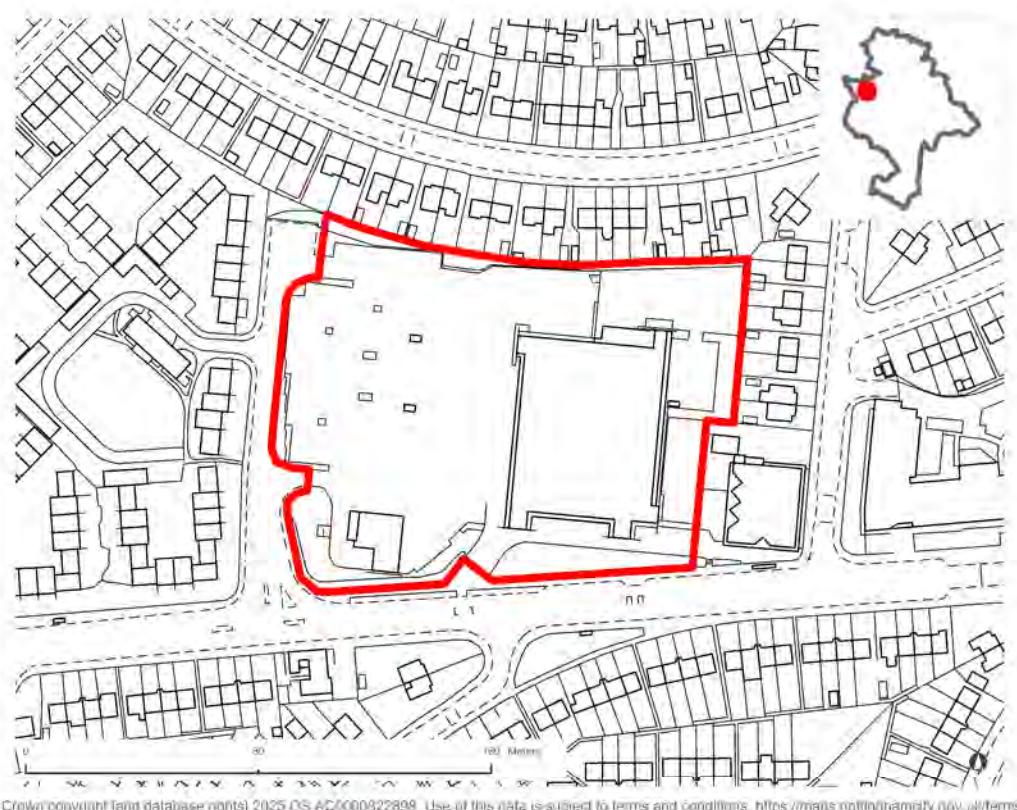
Greenbelt: No

Easting: 453904 **Northing:** 343289

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 ID: 378 Co-op store, Strelley Road



Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 452520 **Northing:** 342228

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 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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

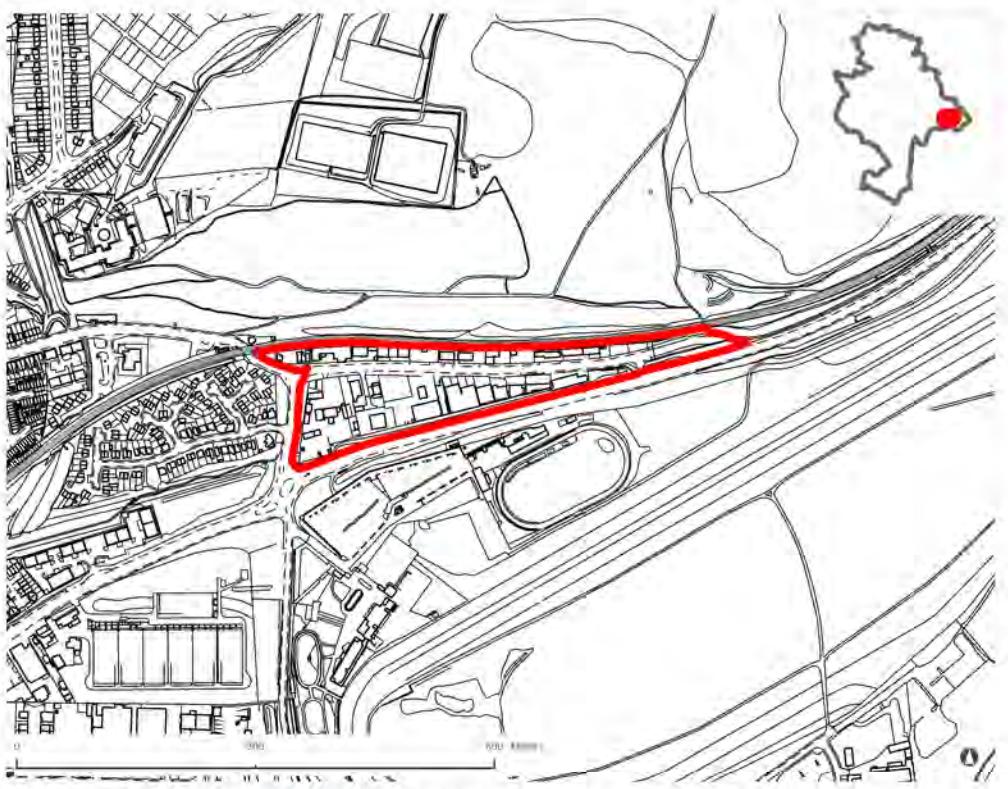
Greenbelt: No

Easting: 454889 **Northing:** 341380

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: Yes

Open Space Network: Yes

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):

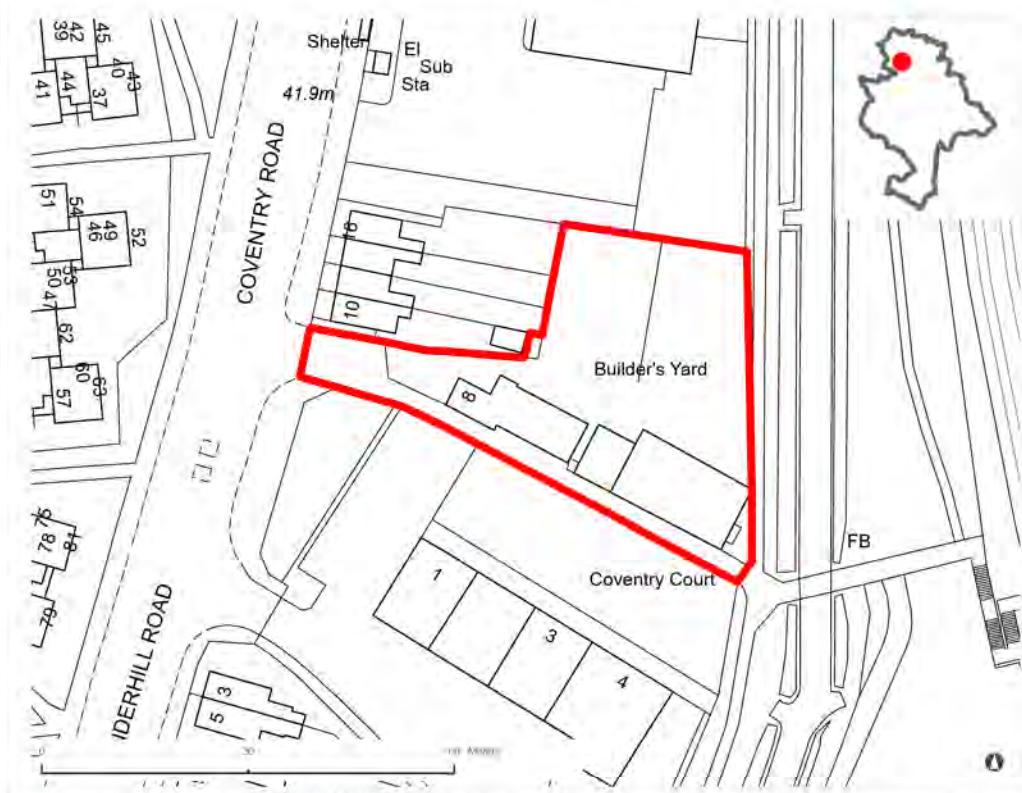
Greenbelt: Yes

Easting: 460047 **Northing:** 339674

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 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

Site Source: Site / SHLAA Survey

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:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454044 **Northing:** 344572

Reasoned Justification:

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

Site ID: 10 Crown Island roundabout, Wollaton Road



Overall Conclusion: Could be Suitable

Ward: Wollaton West

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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):

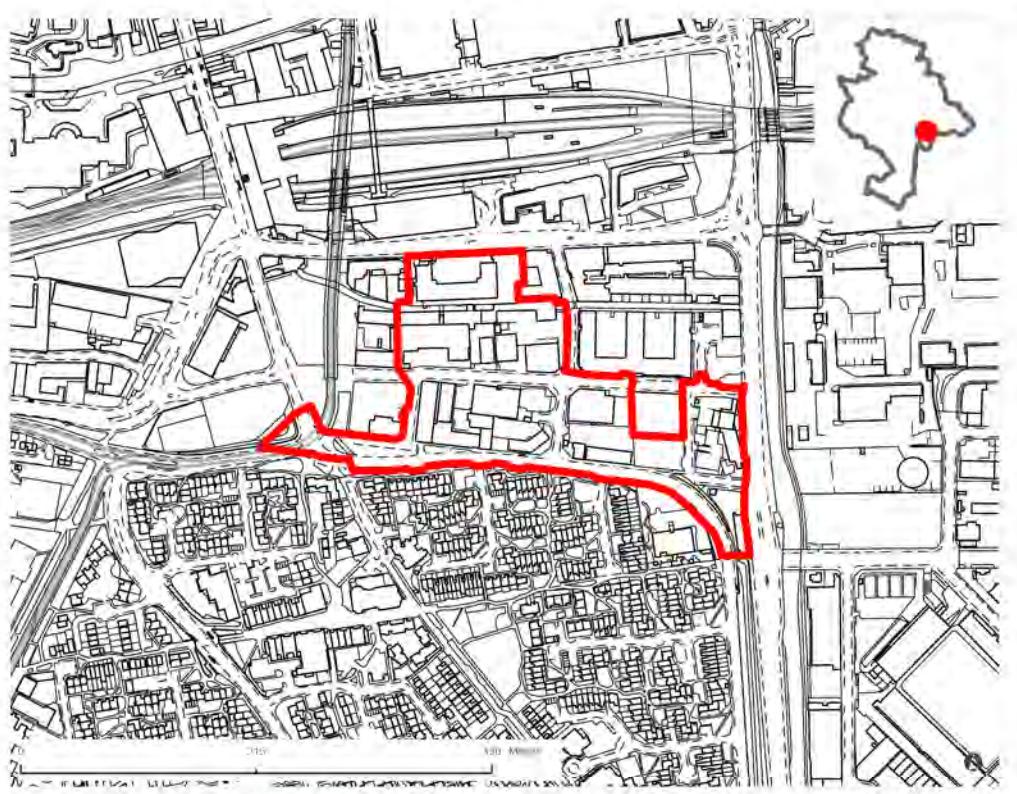
Greenbelt: No

Easting: 454314 **Northing:** 340147

Reasoned Justification:

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

Site ID: 522 D14, Crocus Street



Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: Non D/D

Site Source:

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

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):

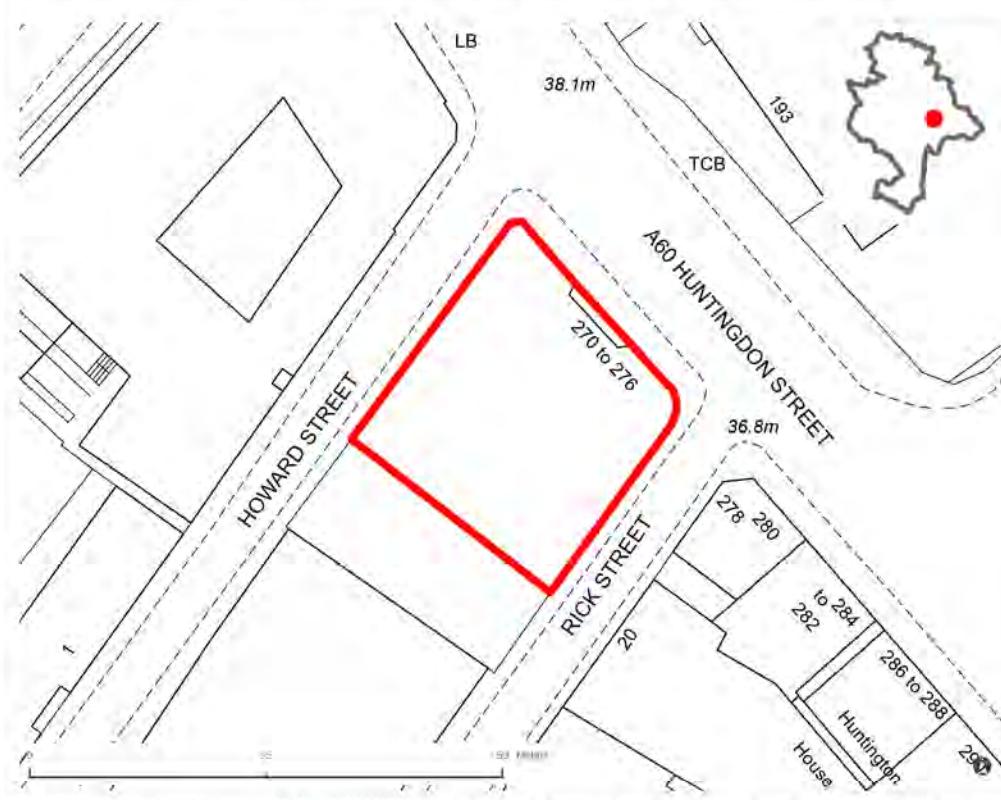
Greenbelt: No

Easting: 457709 **Northing:** 339071

Reasoned Justification:

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

Site ID: 427 Depot and warehouse, Rick Street



Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: submitted by private owner/agent/developer

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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):

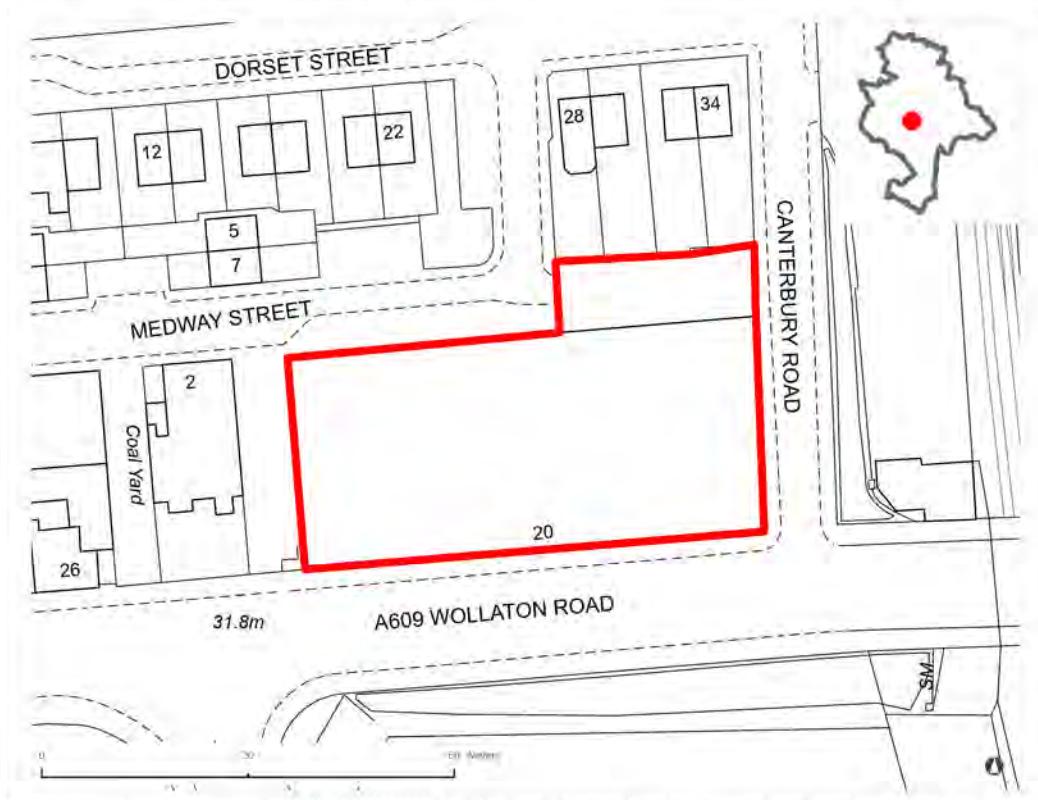
Greenbelt: No

Easting: 457546 **Northing:** 340297

Reasoned Justification:

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

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

Site Source: Disposal of Council asset

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:

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):

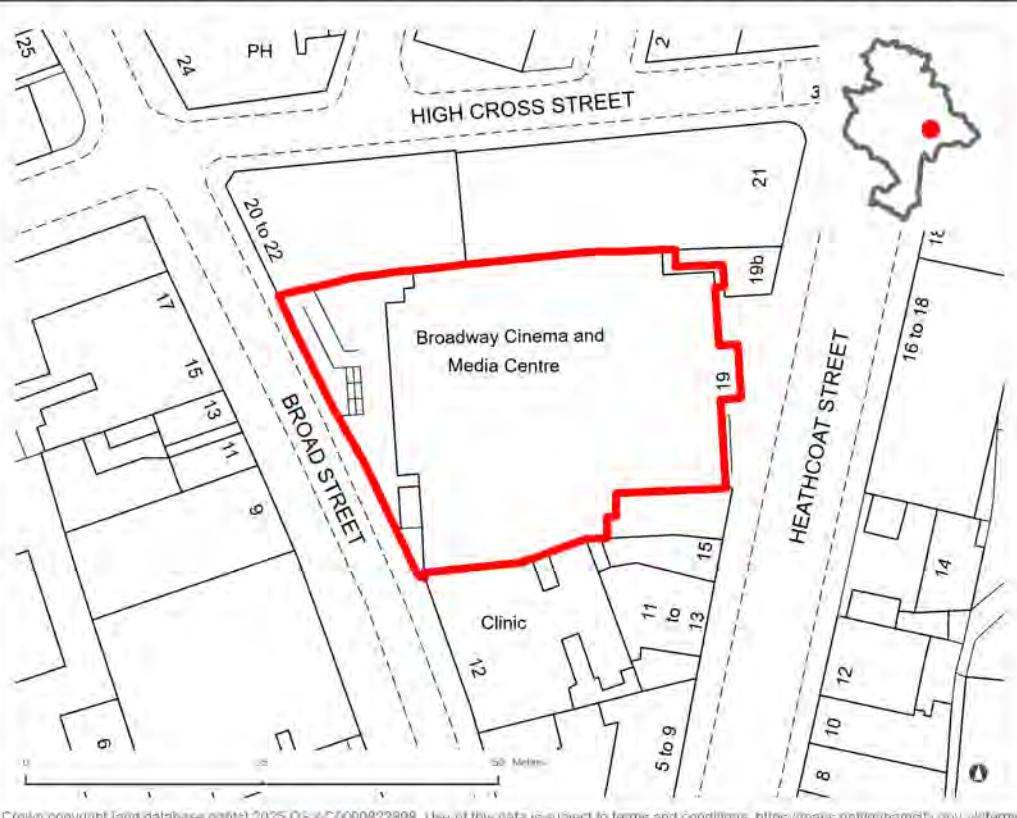
Greenbelt: No

Easting: 454852 **Northing:** 340110

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 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

Site Source: Site / SHLAA Survey

Existing Use: Broadway cinema

Land Type: Brownfield

Planning Status: Not Permissioned

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 457636 **Northing:** 340016

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 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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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: 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

Easting: 453703 **Northing:** 343428

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 452190 **Northing:** 341406

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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

Easting: 458523 **Northing:** 341254

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 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

Site Source: Site / SHLAA
Survey

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:

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

Easting: 457372 **Northing:** 343016

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 ID: 2663 Fraser Road Telephone Exchange



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status:

Reporting Status: Non D/D

Site Source:

Existing Use:

Land Type:

Planning Status: Not 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:

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 457972 **Northing:** 338323

Reasoned Justification:

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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454700 **Northing:** 340120

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 458007 **Northing:** 341077

Reasoned Justification:

Likely to remain as garages and open space

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



Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455069 **Northing:** 343225

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455269 **Northing:** 338866

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 457521 **Northing:** 340520

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 ID: 27 IC Discounts, St. Ann's Well Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: Yes

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

Easting: 457889 **Northing:** 340681

Reasoned Justification:

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

Site ID: 393 Island site, Canning Circus



Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 456367 **Northing:** 340190

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 ID: 194 Jewsons builder centre, Mill Street



Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Mixed ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

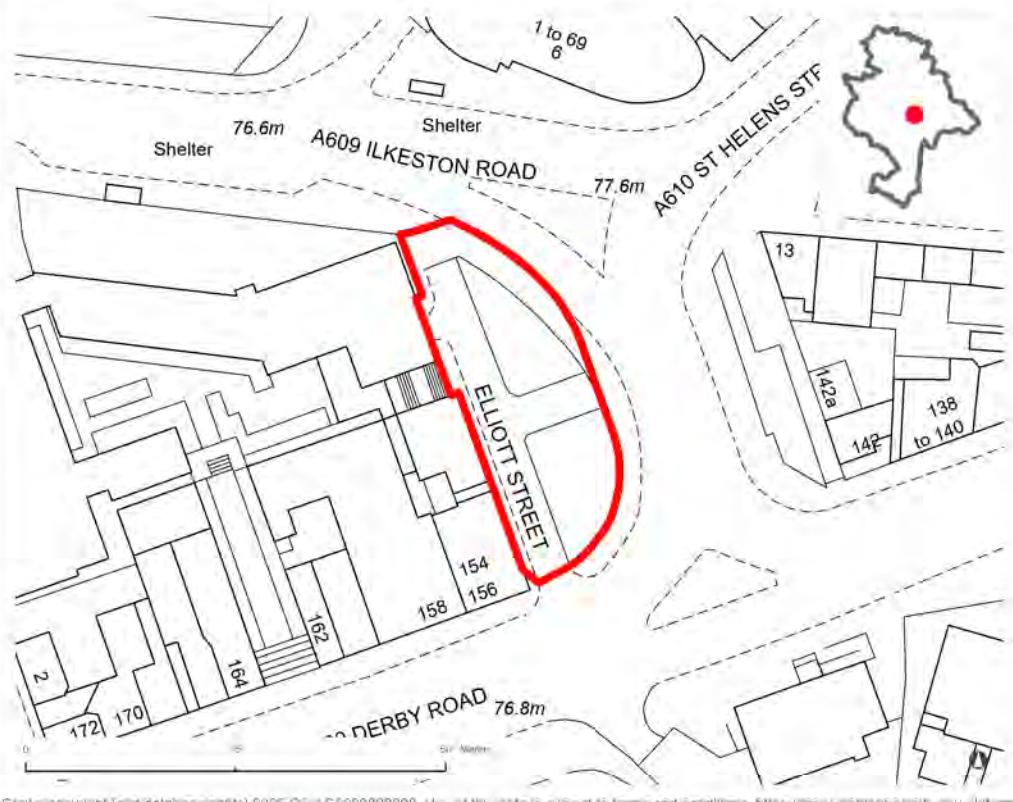
Greenbelt: No

Easting: 454674 **Northing:** 343384

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 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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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

Easting: 456314 **Northing:** 340145

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 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

Site Source: Site / SHLAA Survey

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:

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):

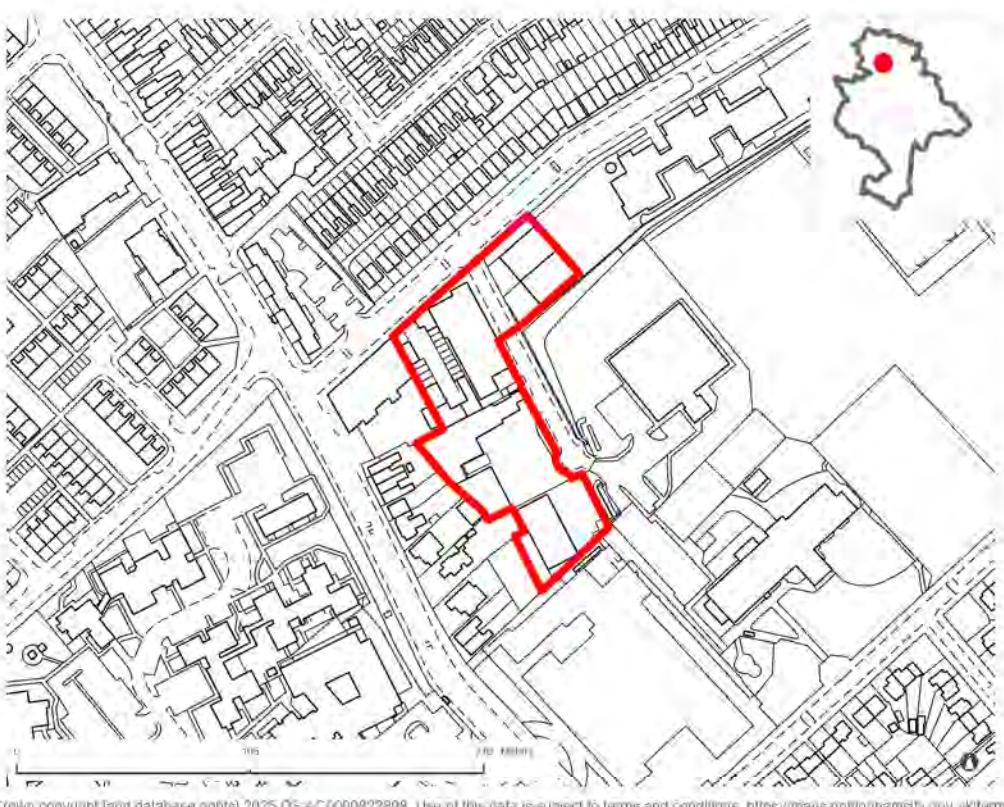
Greenbelt: No

Easting: 458605 **Northing:** 341357

Reasoned Justification:

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

Site ID: 502 Land off Kemmel Road, Piccadilly



Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

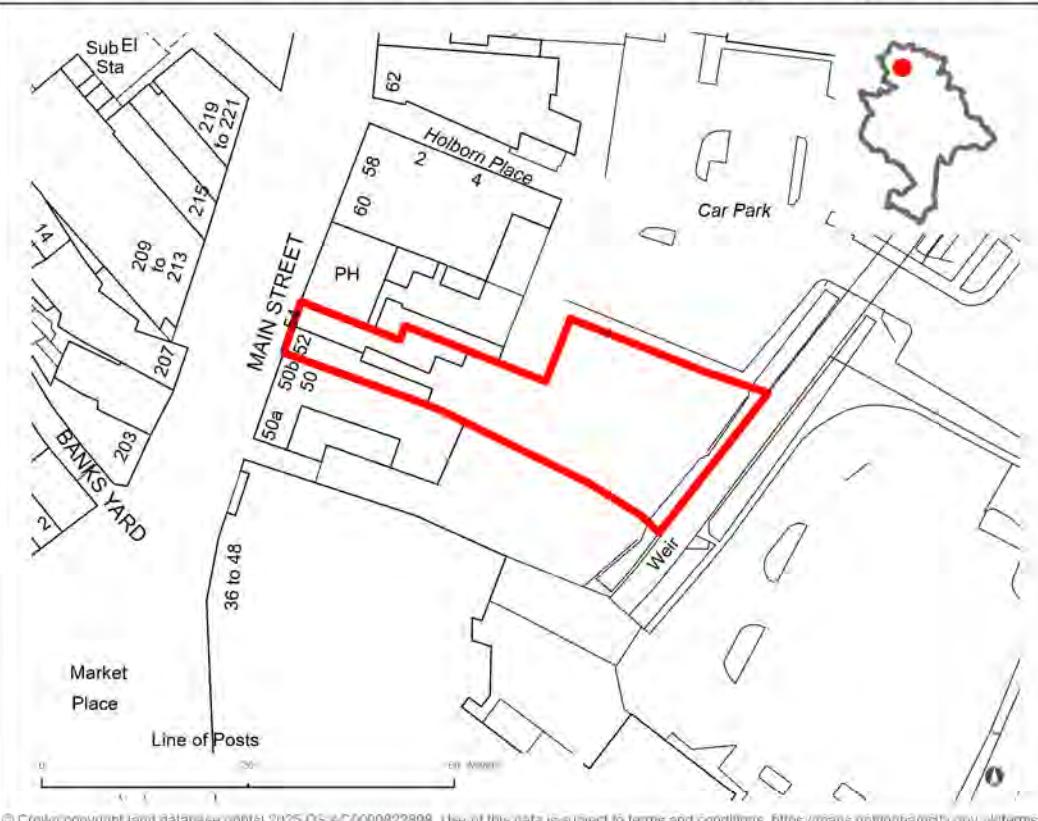
Greenbelt: No

Easting: 454568 **Northing:** 344412

Reasoned Justification:

No sign of intention to develop

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

Site Source: Site / SHLAA Survey

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:

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: Yes

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

Easting: 454032 **Northing:** 345209

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 457051 **Northing:** 342747

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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

Easting: 453475 **Northing:** 340628

Reasoned Justification:

active use

Site ID: 45 Marshalls Motor Repairs, Nuthall Road



Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: Yes

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

Easting: 453808 **Northing:** 343307

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 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

Site Source: Submitted by other public sector body

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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):

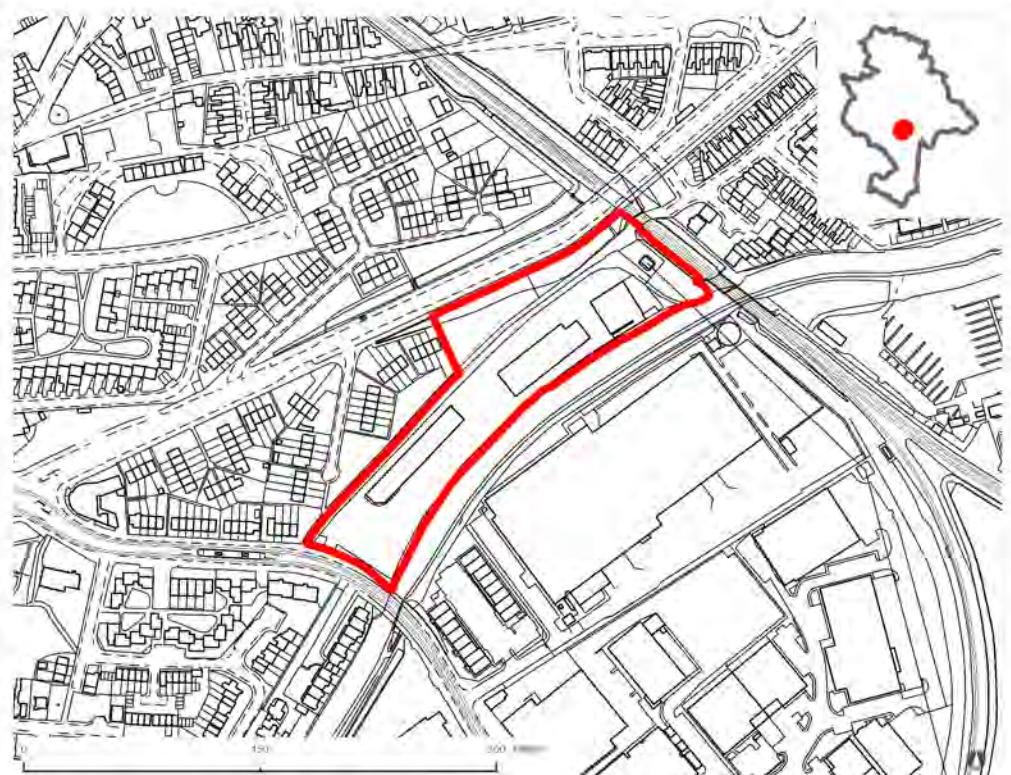
Greenbelt: No

Easting: 457801 **Northing:** 338273

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 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

Site Source: Disposal of Council asset

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:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455502 **Northing:** 338793

Reasoned Justification:

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

Site ID: 32 Mixed car repairs, Hendon Rise



Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 458720 **Northing:** 341587

Reasoned Justification:

Active car repairs business no sign of business ceasing trade

Site ID: 119 Motow motors, Victoria Road



Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 456990 **Northing:** 342951

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

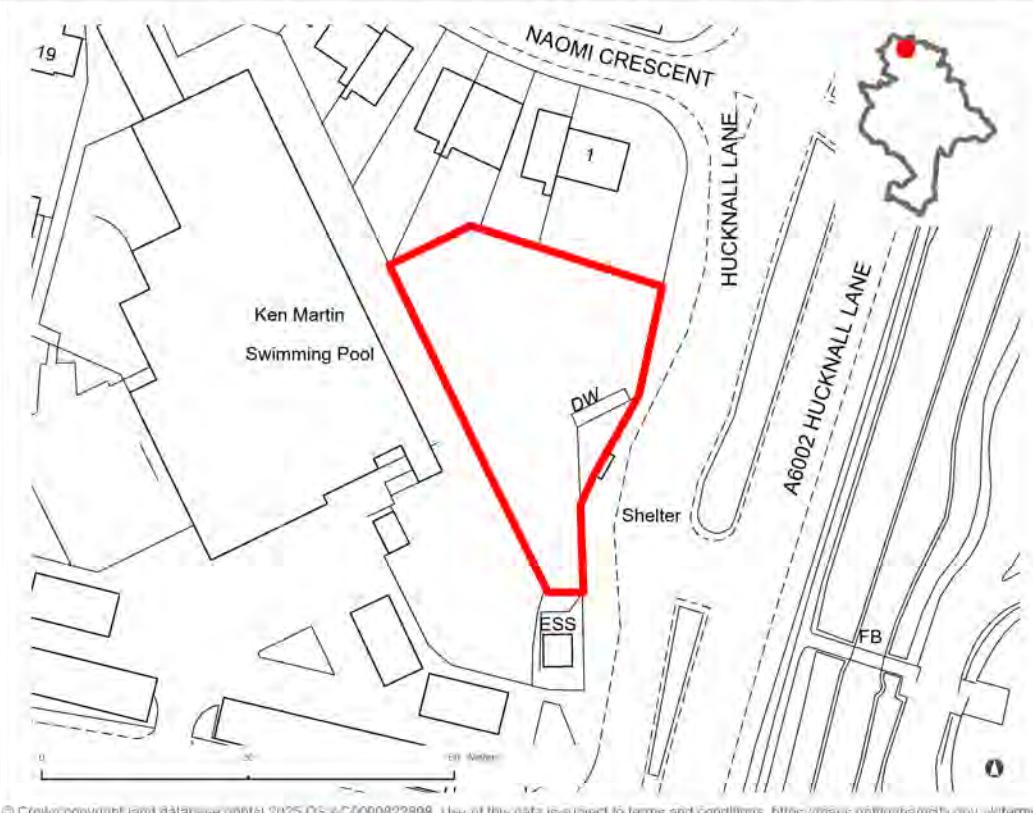
Greenbelt: No

Easting: 452950 **Northing:** 341622

Reasoned Justification:

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

Site ID: 218 Near to Naomi Crescent, Hucknall Lane



Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

Existing Use: Amentiy 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:

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

Easting: 454318 **Northing:** 346031

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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):

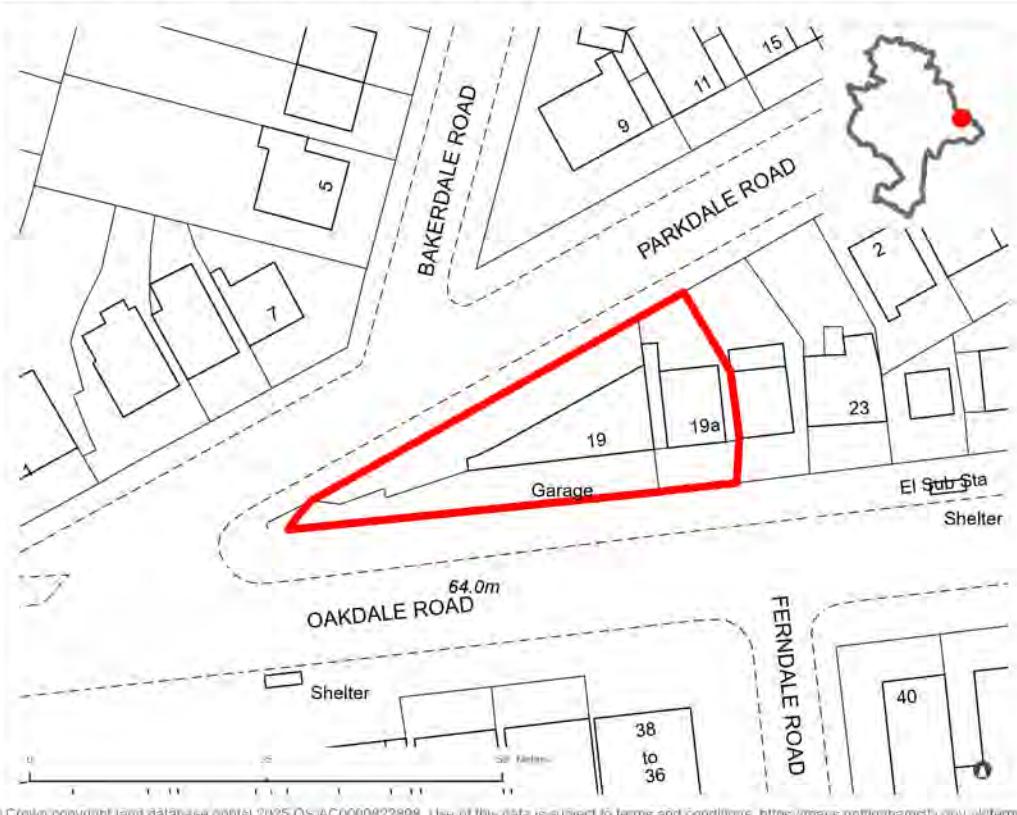
Greenbelt: No

Easting: 455659 **Northing:** 342172

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 459799 **Northing:** 340628

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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

Easting: 453666 **Northing:** 345277

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 ID: 428 Petrol filling station, Huntingdon Street



Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 457732 **Northing:** 340112

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 ID: 88 PJs Autos, St. Albans Road



Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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):

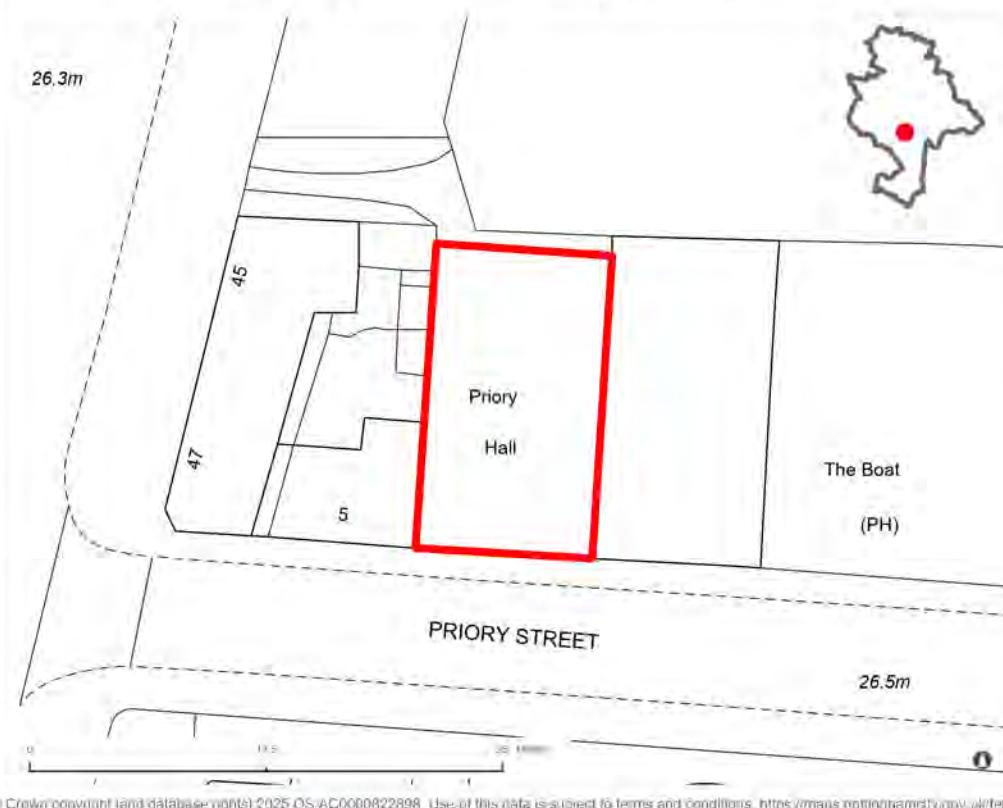
Greenbelt: No

Easting: 455031 **Northing:** 344732

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 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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: Yes

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

Easting: 455230 **Northing:** 338730

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 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

Site Source: Disposal of Council asset

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:

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

Easting: 455333 **Northing:** 340894

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 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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454228 **Northing:** 340337

Reasoned Justification:

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

Site ID: 43 Rear of shell garage, Nuthall Road



Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: 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

Easting: 453927 **Northing:** 343268

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 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

Site Source: Disposal of Council asset

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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: 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

Easting: 453970 **Northing:** 343188

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 ID: 210 REMAR UK, Main Street



Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 454123 **Northing:** 345482

Reasoned Justification:

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

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

Site Source: Submitted by other public sector body

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

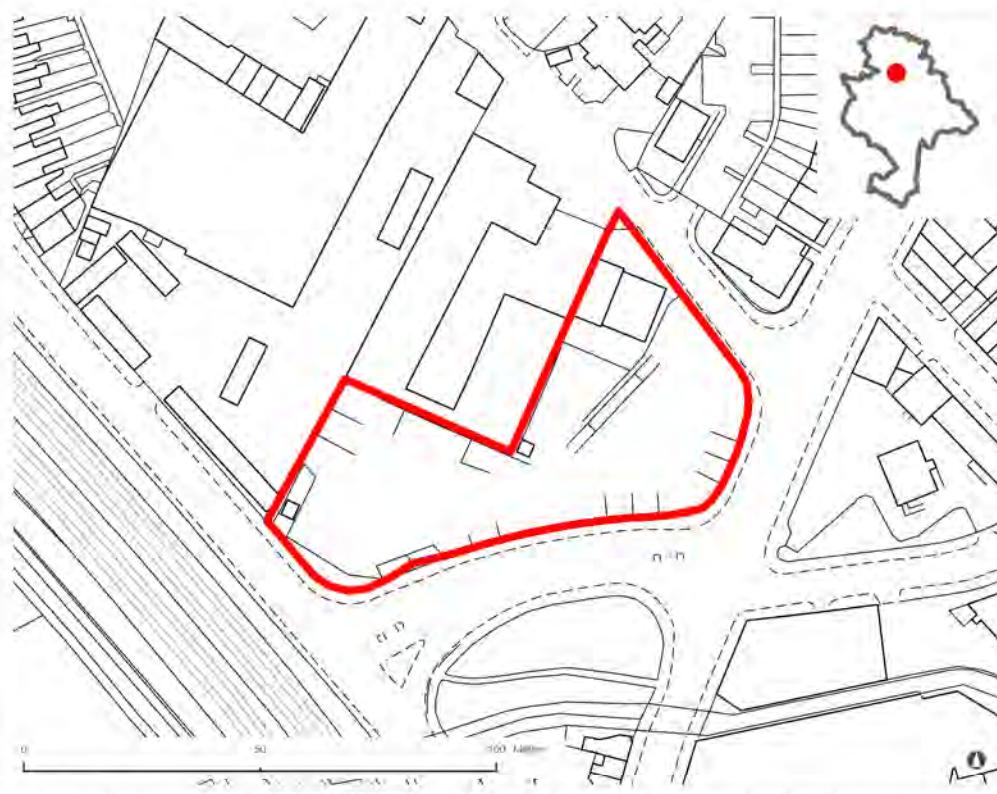
Greenbelt: No

Easting: 458055 **Northing:** 338281

Reasoned Justification:

Pub in active use and recently refurbished.

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

Site Source: Disposal of Council asset

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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):

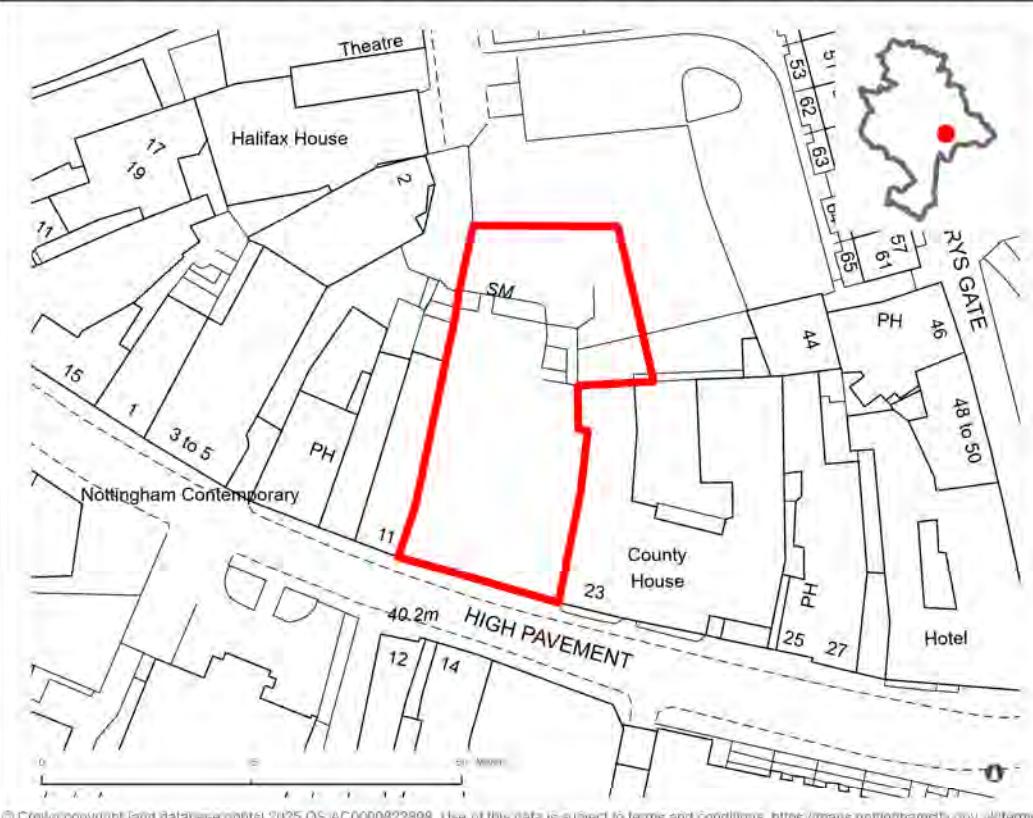
Greenbelt: No

Easting: 455074 **Northing:** 343483

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 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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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):

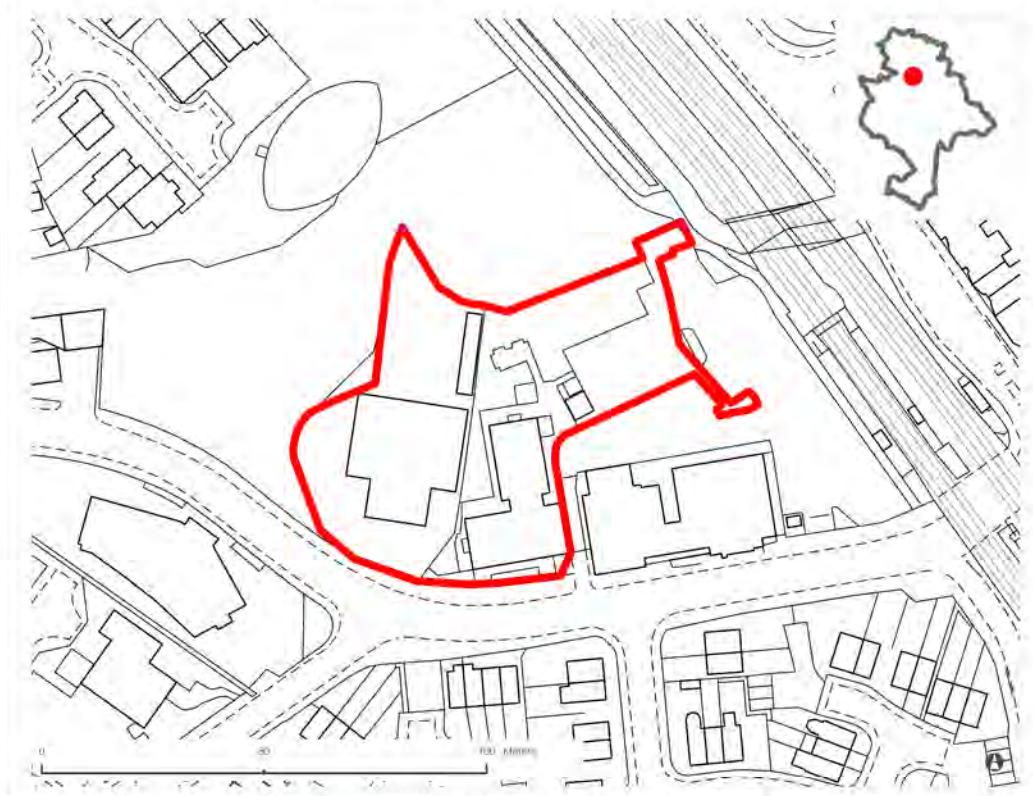
Greenbelt: No

Easting: 457565 **Northing:** 339643

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



Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454962 **Northing:** 343397

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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

Easting: 458612 **Northing:** 341261

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

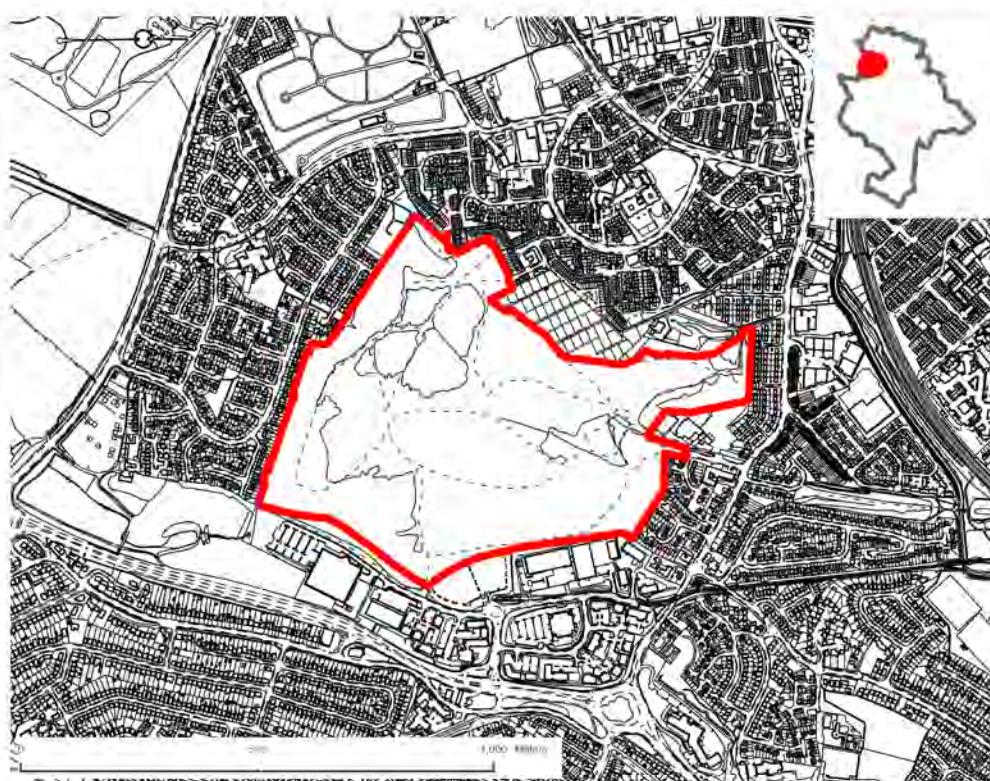
Greenbelt: No

Easting: 453937 **Northing:** 345947

Reasoned Justification:

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

Site ID: 254 Stanton Tip - Hempshall Vale



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Overall Conclusion: Could be Suitable

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 Permissioned

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

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 453607 **Northing:** 344296

Reasoned Justification:

Although suitable for housing, the site is currently not considered to be deliverable or developable in terms of housing trajectory. Met with Development Management, Property & Regeneration

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

Site Source: Site / SHLAA Survey

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:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

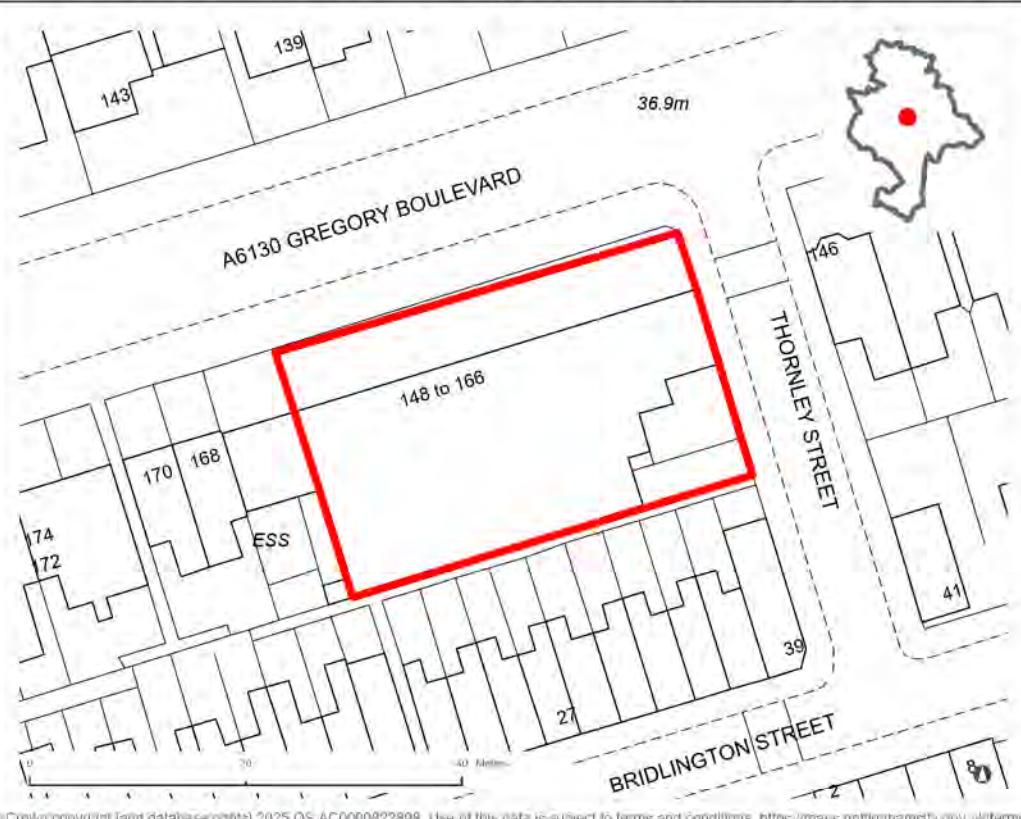
Greenbelt: No

Easting: 451998 **Northing:** 342563

Reasoned Justification:

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

Site ID: 165 Swifts security systems, Gregory Boulevard



Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 455440 **Northing:** 341060

Reasoned Justification:

Active use, no sign of intention to develop for residential

Site ID: 891 Toll Bridge Inn, Victoria Embankment



Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: Yes

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

Easting: 457255 **Northing:** 338109

Reasoned Justification:

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

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

Site Source: Site / SHLAA Survey

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:

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):

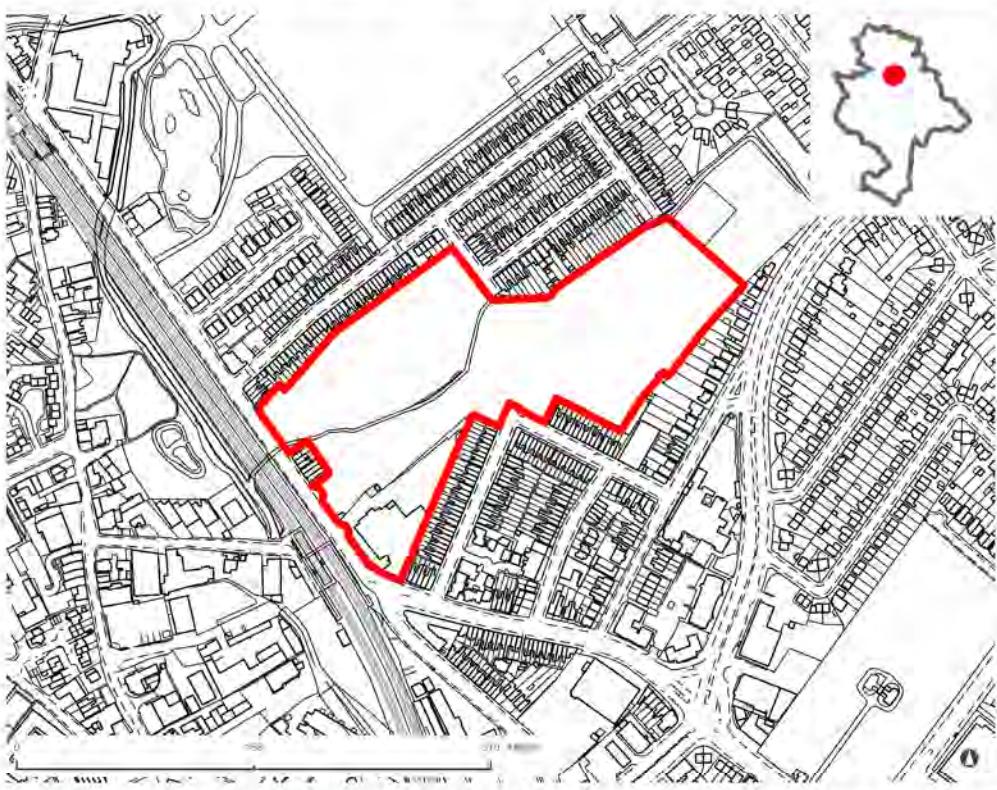
Greenbelt: No

Easting: 455038 **Northing:** 343430

Reasoned Justification:

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

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

Site Source: Local Plan allocation

Existing Use: Scrub land nch depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

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

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: Yes

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):

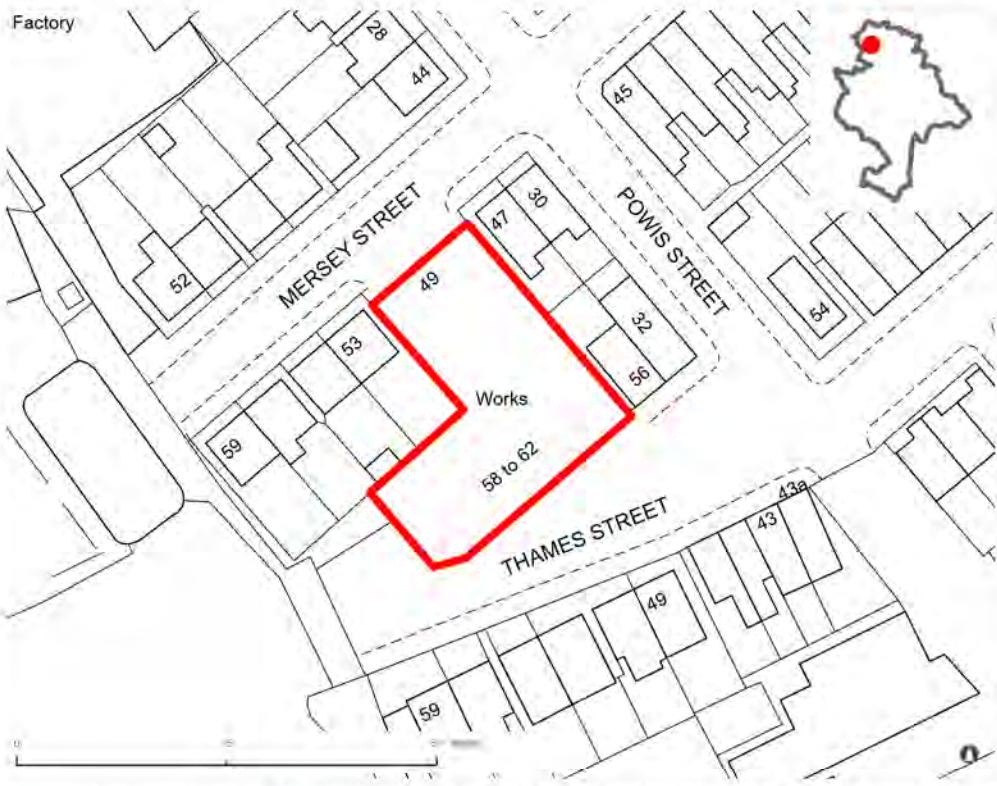
Greenbelt: No

Easting: 455591 **Northing:** 343214

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 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

Site Source: Site / SHLAA Survey

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:

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):

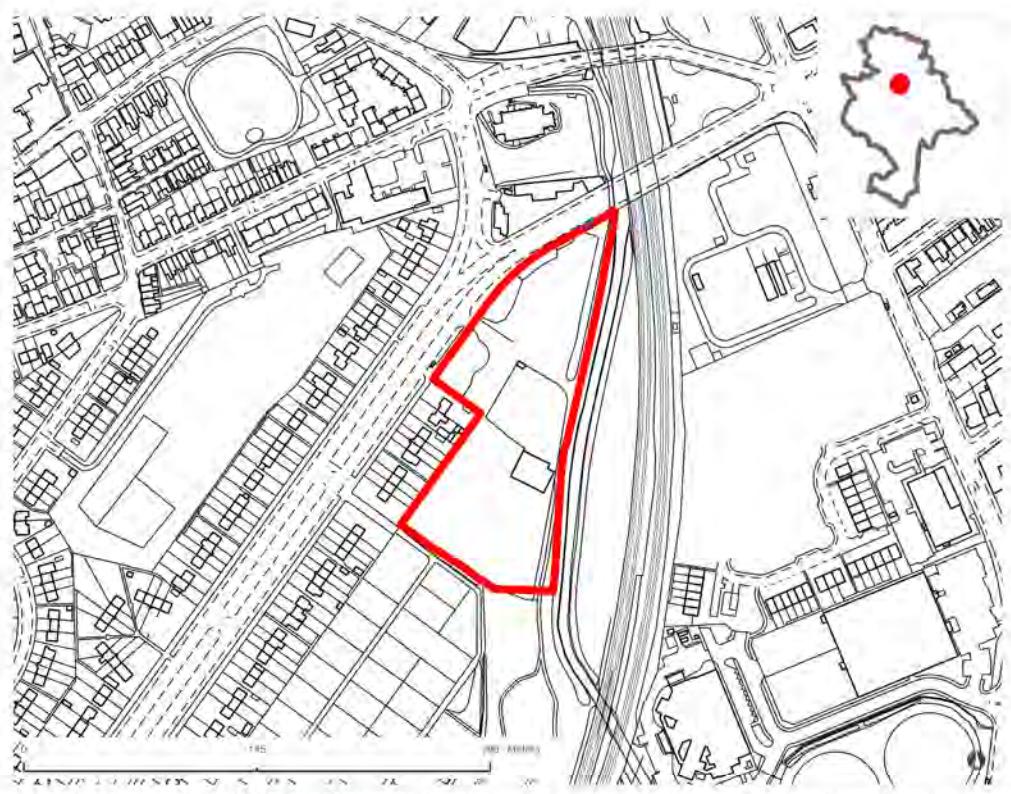
Greenbelt: No

Easting: 453571 **Northing:** 345246

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 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

Site Source: Site / SHLAA Survey

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:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455316 **Northing:** 342486

Reasoned Justification:

active use for travelling show people

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

Site Source: Local Plan allocation

Existing Use: Vacant

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

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

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455363 **Northing:** 341679

Reasoned Justification:

NCC engaged with owners to address flood risk constraints.

Site ID: 641 Wilkinsons car park, Springfield Road



Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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: Yes

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

Easting: 454133 **Northing:** 345144

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 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

Site Source: Site / SHLAA Survey

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:

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

Easting: 456169 **Northing:** 343060

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 ID: 156 Yard, Radford Road



Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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:

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

Easting: 455569 **Northing:** 342285

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.

**Sites which
are Not**

Deliverable

or

Developable

Site ID: 603 235a, Radford Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455603 **Northing:** 341590

Reasoned Justification:

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

Site ID: 1569 31 Victoria Embankment



Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: Non D/D

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

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

Easting: 457936 **Northing:** 338074

Reasoned Justification:

Refused permission.

Site ID: 1572 66 Latham Street



Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 453815 Northing: 345481

Reasoned Justification:

Refused permission.

Site ID: 176 A1 Window Systems, Varney Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 455792 **Northing:** 335168

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 ID: 106 Allotment corner Park 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: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455071 Northing: 343803

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

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 ID: 184 Area of amenity open space, Lanthwaite Close



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Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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):

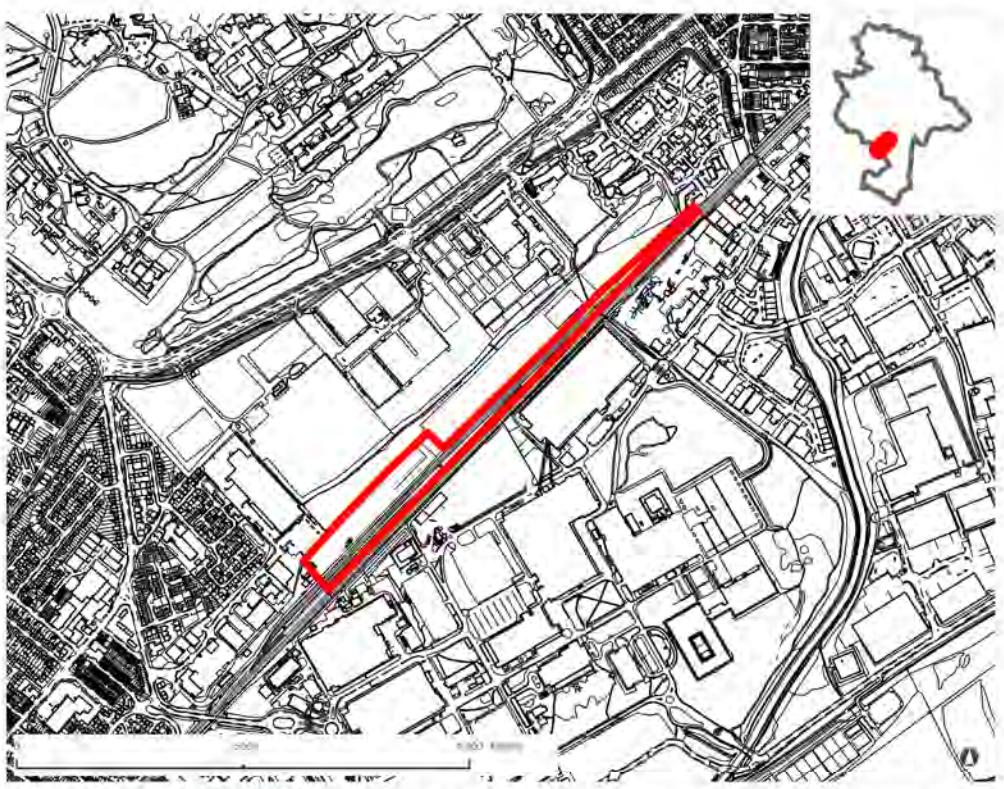
Greenbelt: No

Easting: 455551 **Northing:** 334210

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 ID: 652 Beeston Sidings



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Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: submitted by other public sector body

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: 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

Easting: 454614 **Northing:** 337500

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



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Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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):

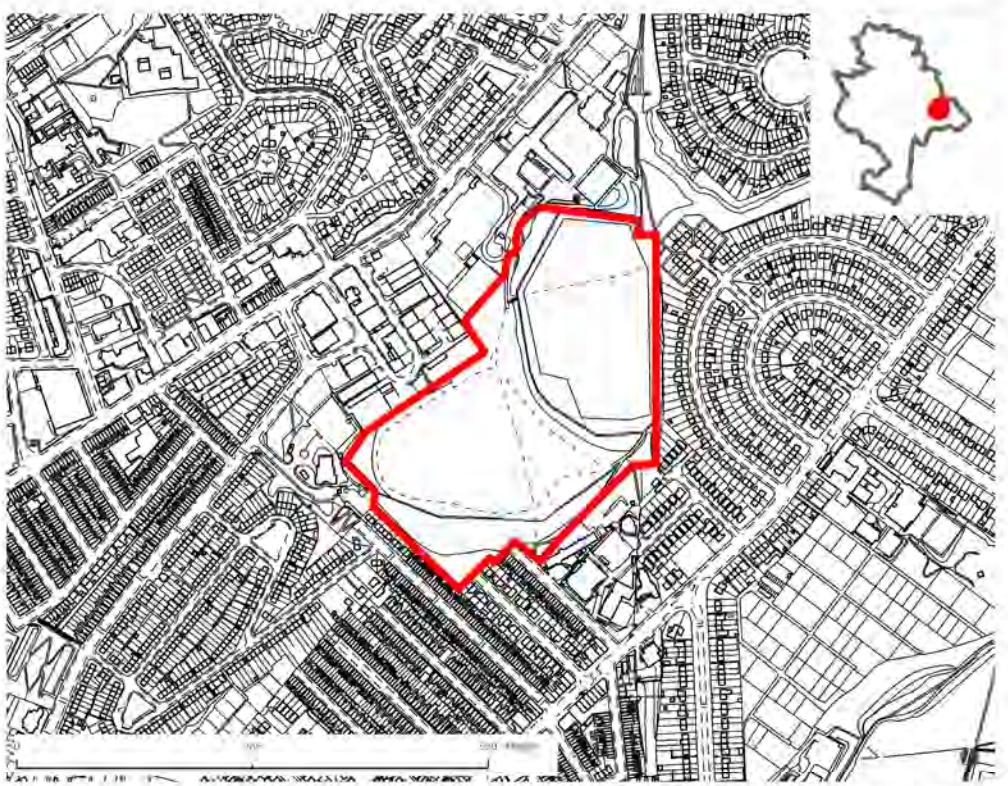
Greenbelt: No

Easting: 457138 **Northing:** 340718

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 ID: 2243 Carlton Rd Castle College – extended site boundary



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Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: not owned by a public authority

Reporting Status: Non D/D

Site Source: submitted by private owner/agent/developer

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

Current or Previous Application Ref:

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 459035 **Northing:** 340562

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 ID: 399 Carlton Road- Former Co-op



Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Complete

Site Source: Local Plan allocation

Existing Use: Vacant Retail - co-op

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref: 15/016/NOAPPN

LAPP Reference: SR33

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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

Easting: 458527 **Northing:** 340324

Reasoned Justification:

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

Site ID: 1628 Church View Industrial Park, Church Street



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: : Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455230 **Northing:** 342826

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 ID: 136 CRI Print, Hartley Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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

Easting: 455170 **Northing:** 340579

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 ID: 519 D1, Wilford Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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):

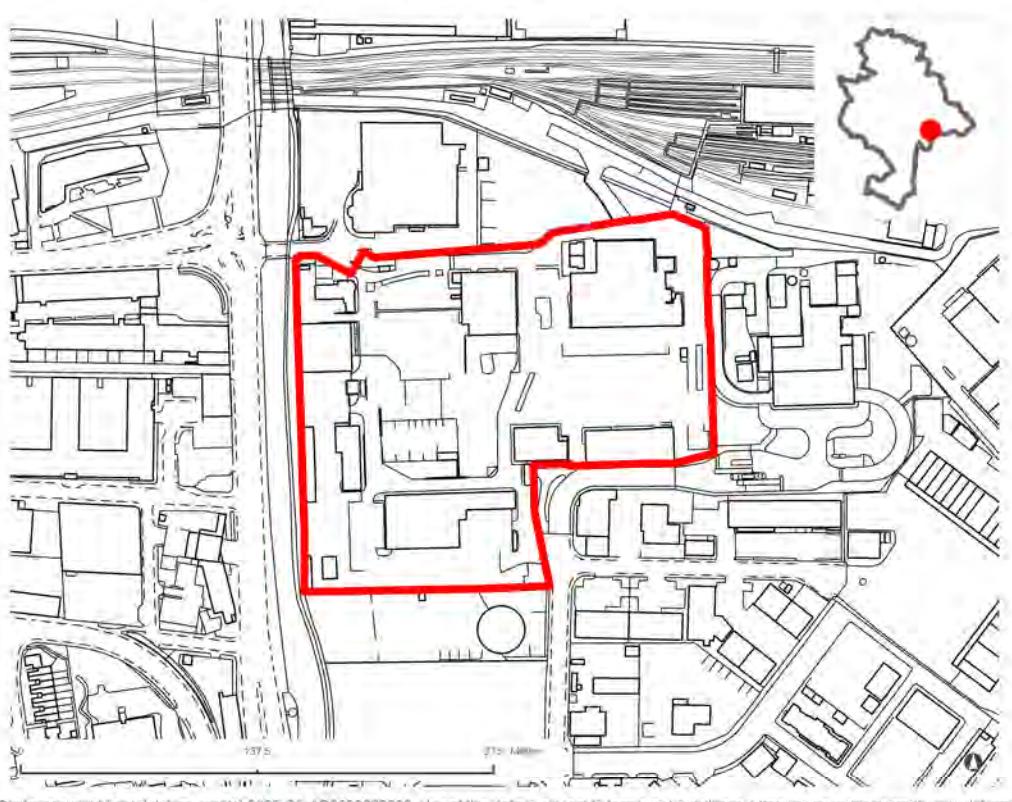
Greenbelt: No

Easting: 457000 **Northing:** 338967

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 ID: 544 Eastcroft Depot, London Road



Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: : Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 458128 **Northing:** 339158

Reasoned Justification:

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

Site ID: 211 End of Gilead Street, Lillington Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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):

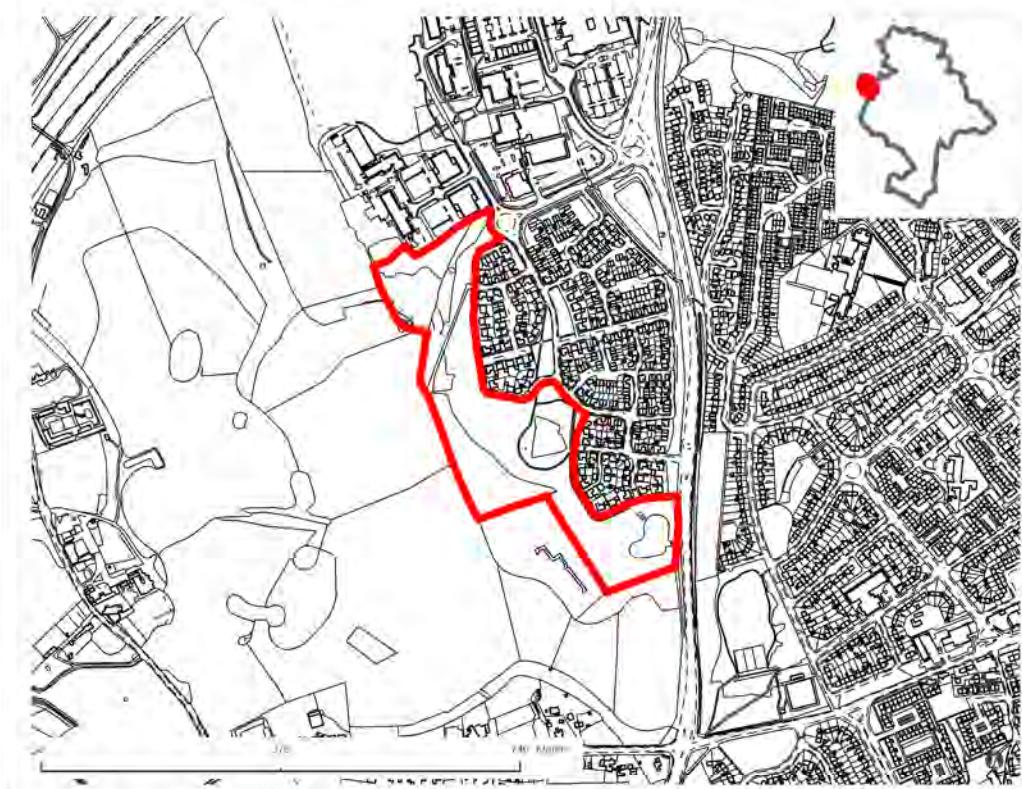
Greenbelt: No

Easting: 453791 **Northing:** 345132

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 ID: 2499 Extension to Woodhouse Park



Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: 3rd Party Submission

Existing Use:

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 8.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref:

LAPP Reference:

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: Yes

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

Easting: 451525 **Northing:** 342267

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 ID: 2552 Former Chromoworks Site, Wigman Road



Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: 3rd Party Submission

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

Current or Previous Application Ref:

LAPP Reference:

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):

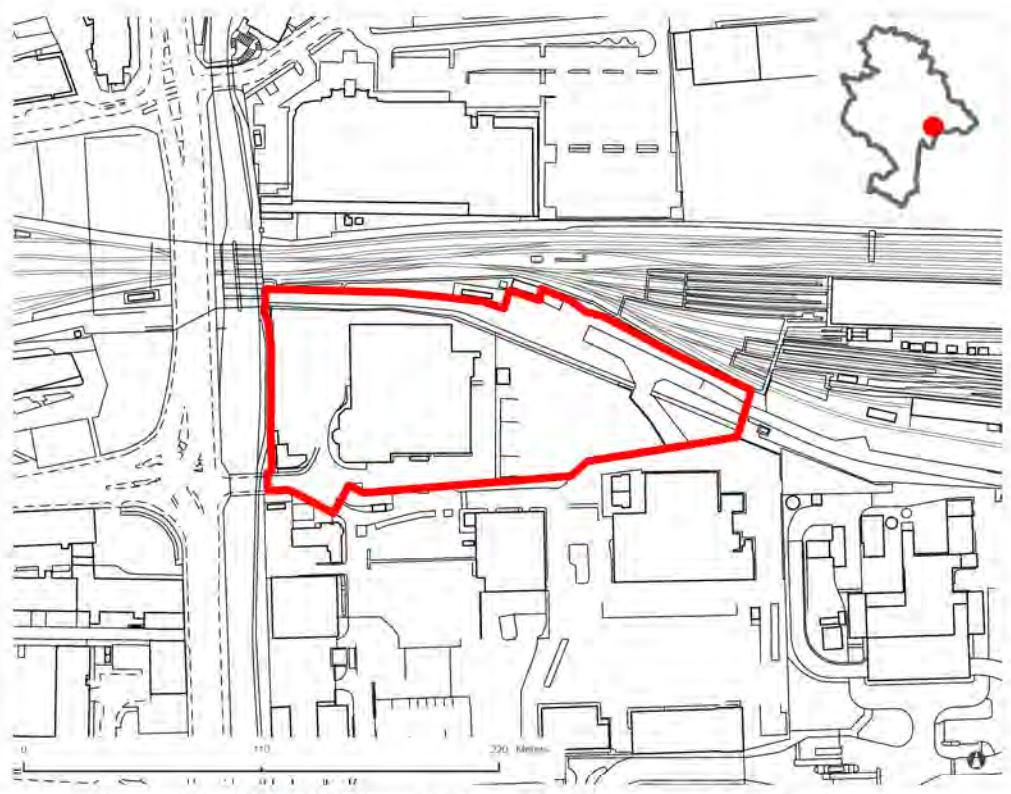
Greenbelt: No

Easting: 453154 **Northing:** 340830

Reasoned Justification:

The site falls in the Major Business Park/Industrial Estate boundary of the LAPP

Site ID: 2146 Former Hartwells, London Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA
Survey

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

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

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

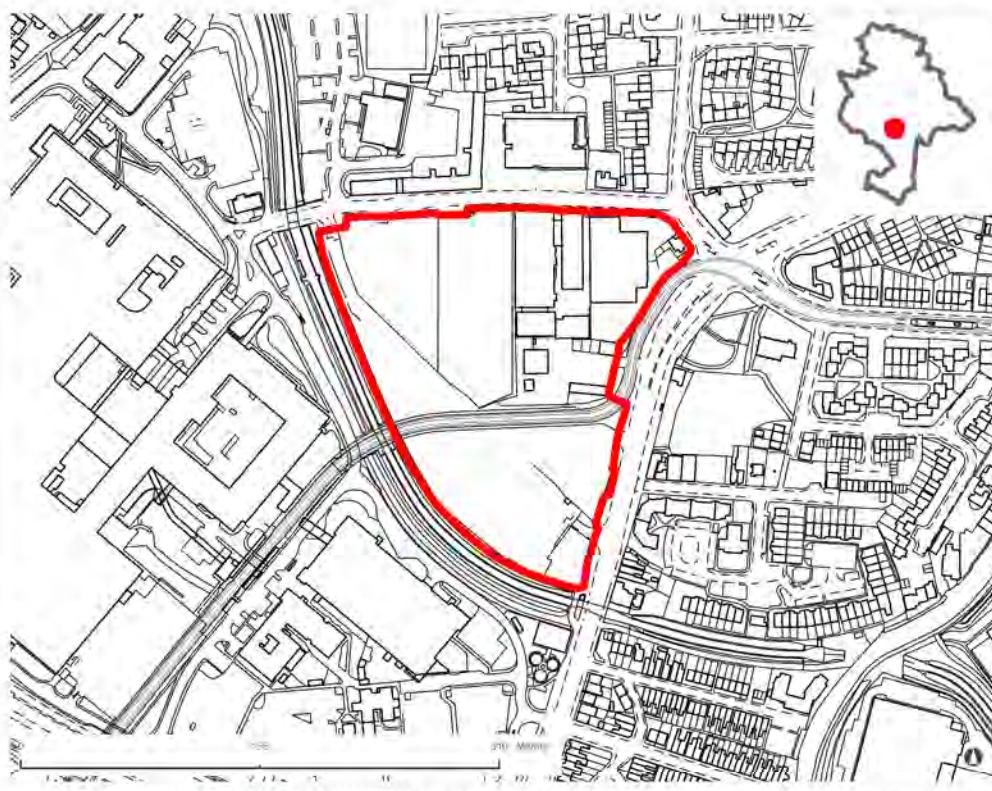
Greenbelt: No

Easting: 458036 **Northing:** 339227

Reasoned Justification:

planning permission for non residential

Site ID: 2457 Former Medi Park, adj. QMC



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Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status:

Reporting Status: Non D/D

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 3.66 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref:

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455012 **Northing:** 338885

Reasoned Justification:

Not suitable because of policy considerations

Site ID: 628 Garden rear of 36, Magdala Road



Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 457390 **Northing:** 341657

Reasoned Justification:

Permission refused. See SHLAA ref 872.

Site ID: 153 Green area, Western Boulevard



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: Yes

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

Easting: 455404 **Northing:** 342768

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 ID: 79 Green open space, Rock Street



Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

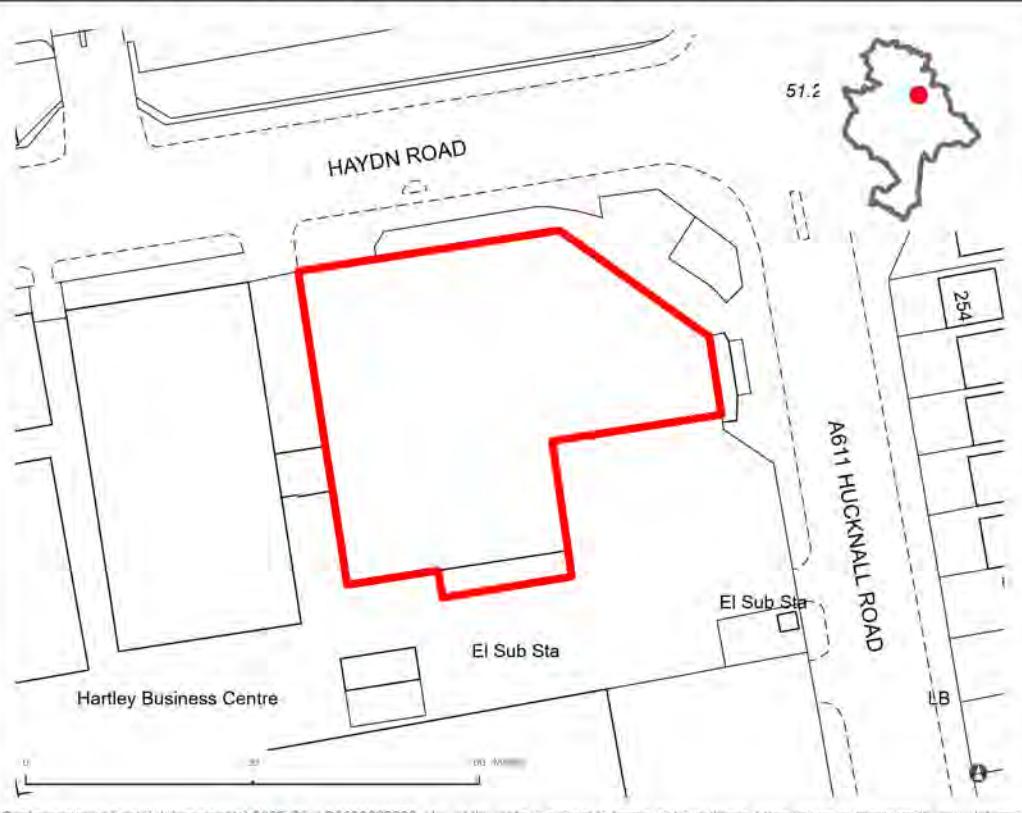
Greenbelt: No

Easting: 453740 **Northing:** 345518

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 ID: 115 Hartley workspace, Hucknall Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 456664 **Northing:** 342735

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 ID: 655 Home Farm, Clifton Lane



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Overall Conclusion: Not Deliverable or Developable

Ward: Clifton West

Ownership Status: Owned by a public authority

Reporting Status: non d/d

Site Source: 3rd Party Submission

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

Local Interest Buildings: Yes

Constraints (Ecology):

SSSI: No

Open Space Network: Yes

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):

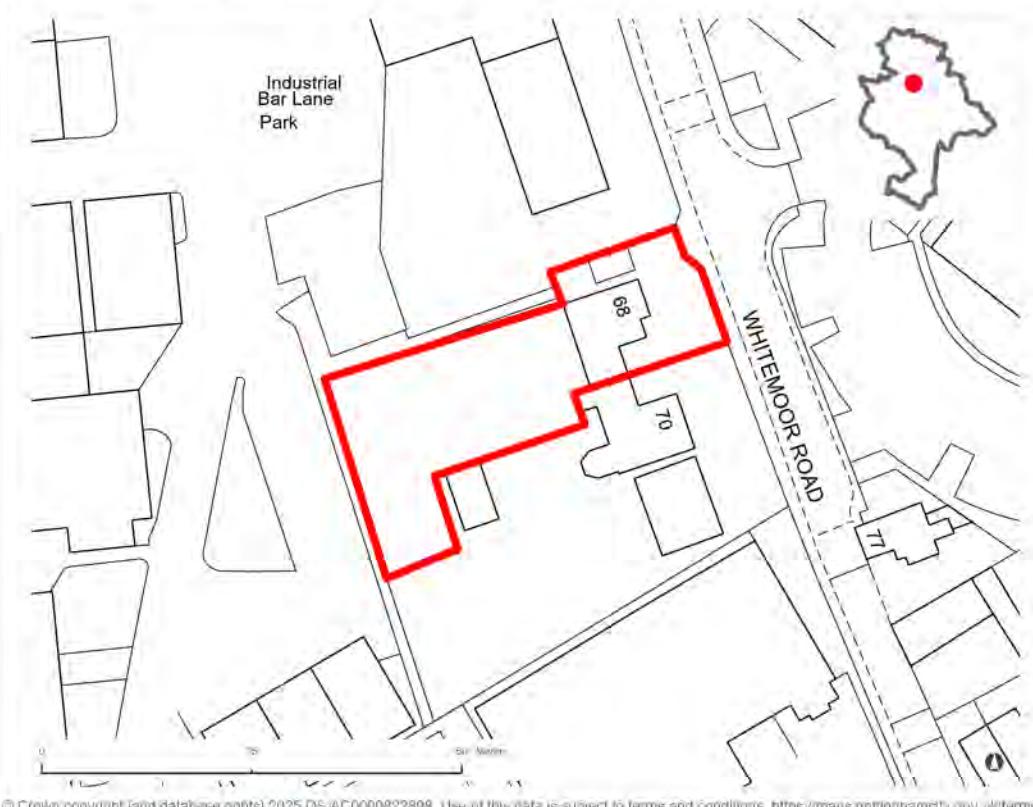
Greenbelt: No

Easting: 454205 **Northing:** 334810

Reasoned Justification:

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

Site ID: 644 Industrial area, Bar Lane



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

Existing Use: A number of units majority in active employment use. NCRELS recommends consider releasing land west of percy 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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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):

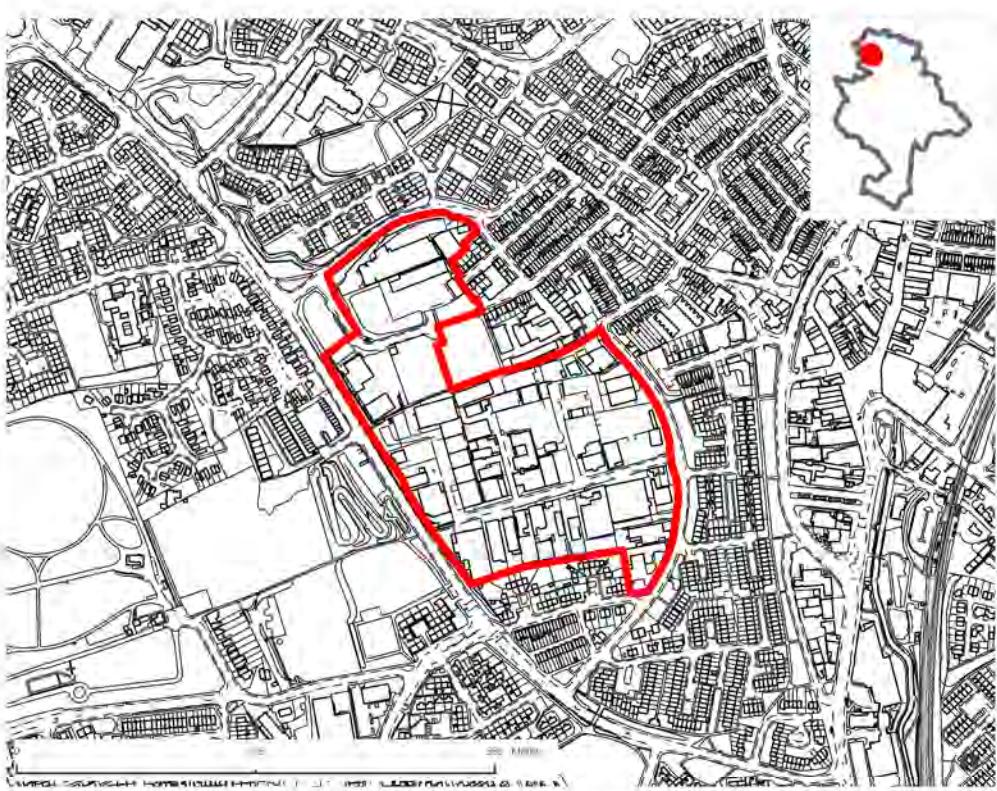
Greenbelt: No

Easting: 454957 **Northing:** 342818

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 ID: 651 Industrial area, Greasley Street



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Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

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

Easting: 453538 **Northing:** 345260

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 ID: 512 Industrial buildings, Gauntley Street



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Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

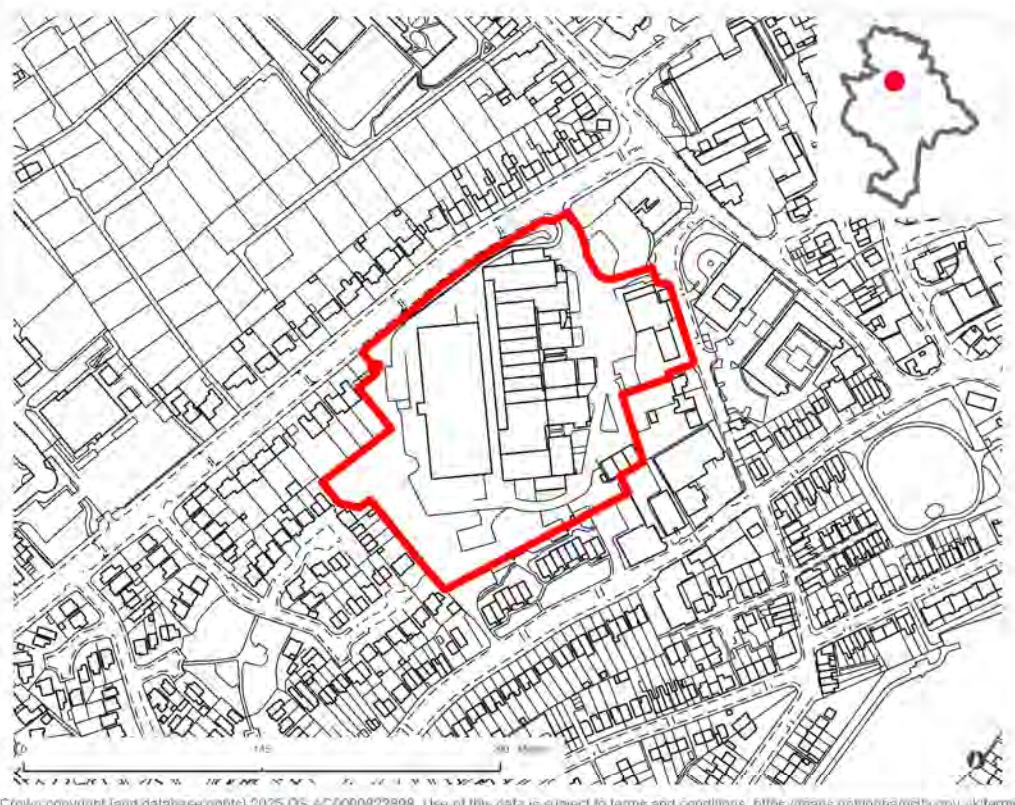
Greenbelt: No

Easting: 455446 **Northing:** 341874

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 ID: 152 Industrial park, Bar Lane



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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):

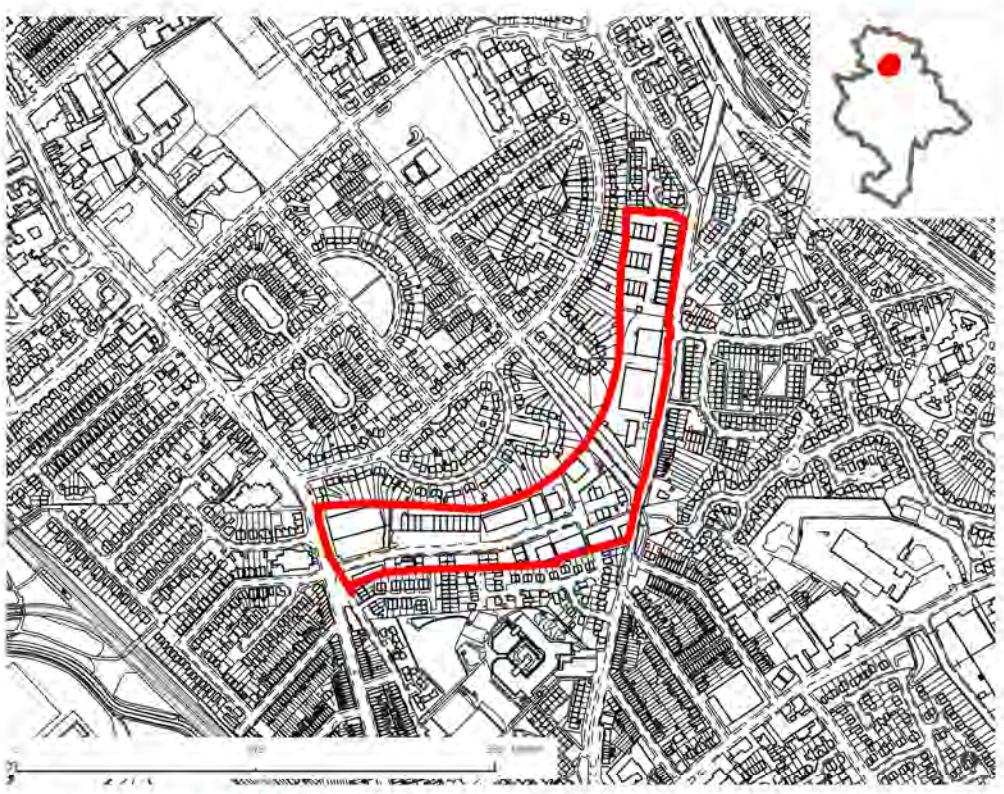
Greenbelt: No

Easting: 454907 **Northing:** 342949

Reasoned Justification:

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

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



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Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455147 **Northing:** 344342

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 ID: 2558 IQ Nottingham 143 Lower Parliament Street Nottingham



Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

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? Could be Suitable

Current or Previous Application Ref: 20/01095/PFUL3

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : Yes

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):

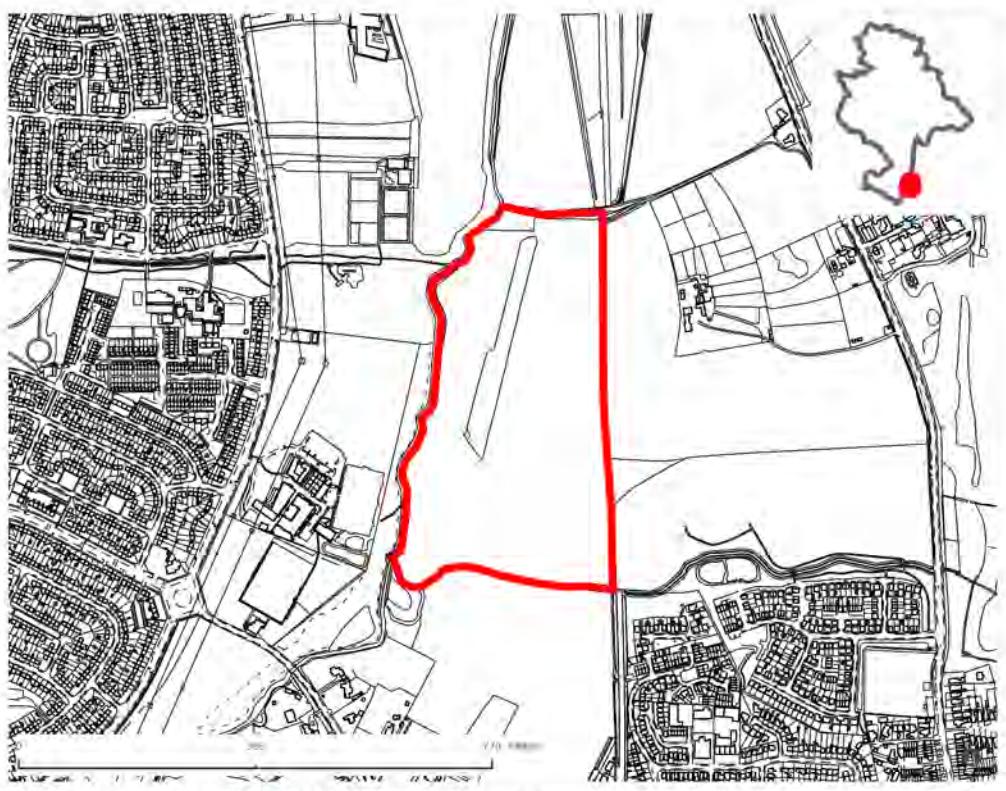
Greenbelt: No

Easting: 457937 **Northing:** 340027

Reasoned Justification:

Current permission unlikely to be developed

Site ID: 1140 Land east of South Nottingham College / Land West of Wilford Road, Farnborough Road



Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: submitted by other public sector body

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

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

Easting: 456517 **Northing:** 334574

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 ID: 1575 Land north of Hall View, Bilborough Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA
Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 451073 **Northing:** 340759

Reasoned Justification:

Withdrawn application.

Site ID: 637 Land off Woodhouse Way, Woodhouse Way



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Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: submitted by private owner/agent/developer

Existing Use: Agricultural fenced off site of quality open space with savilles 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

Current or Previous Application Ref:N/A

LAPP Reference:

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: 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):

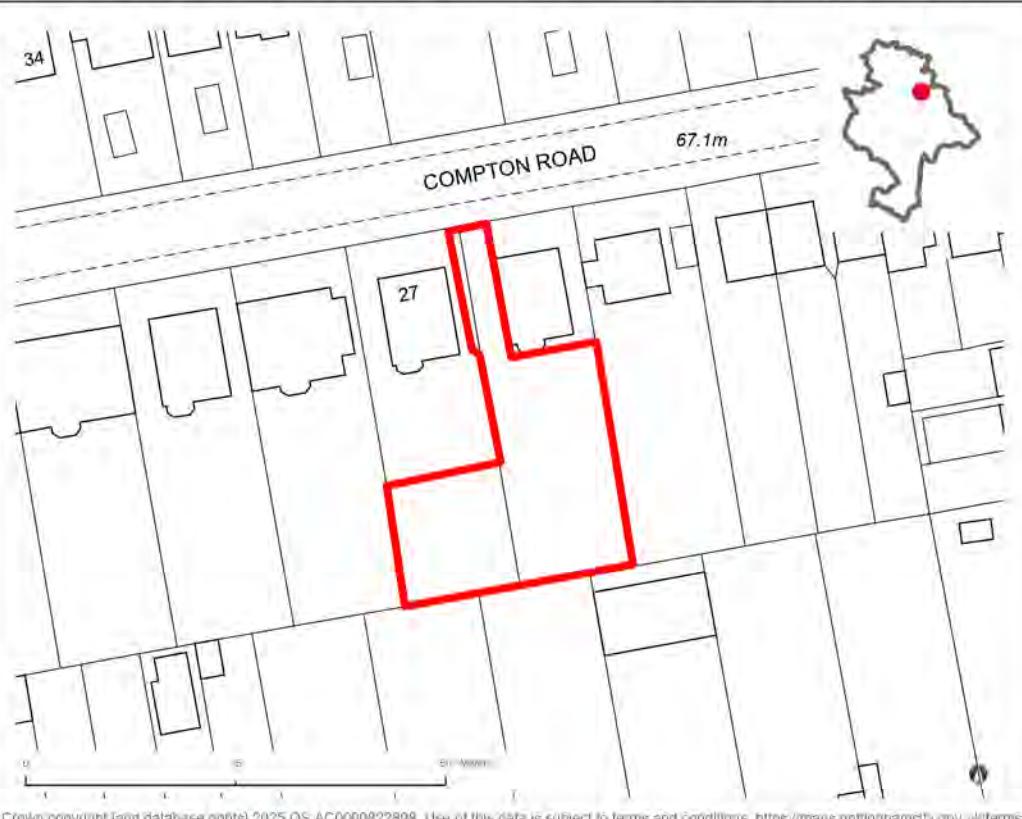
Greenbelt: Yes

Easting: 451380 **Northing:** 342070

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 ID: 1576 Land to rear of 25 and 27 Compton Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Sherwood

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA
Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 456859 **Northing:** 343092

Reasoned Justification:

Refused planning permission.

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



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Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

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):

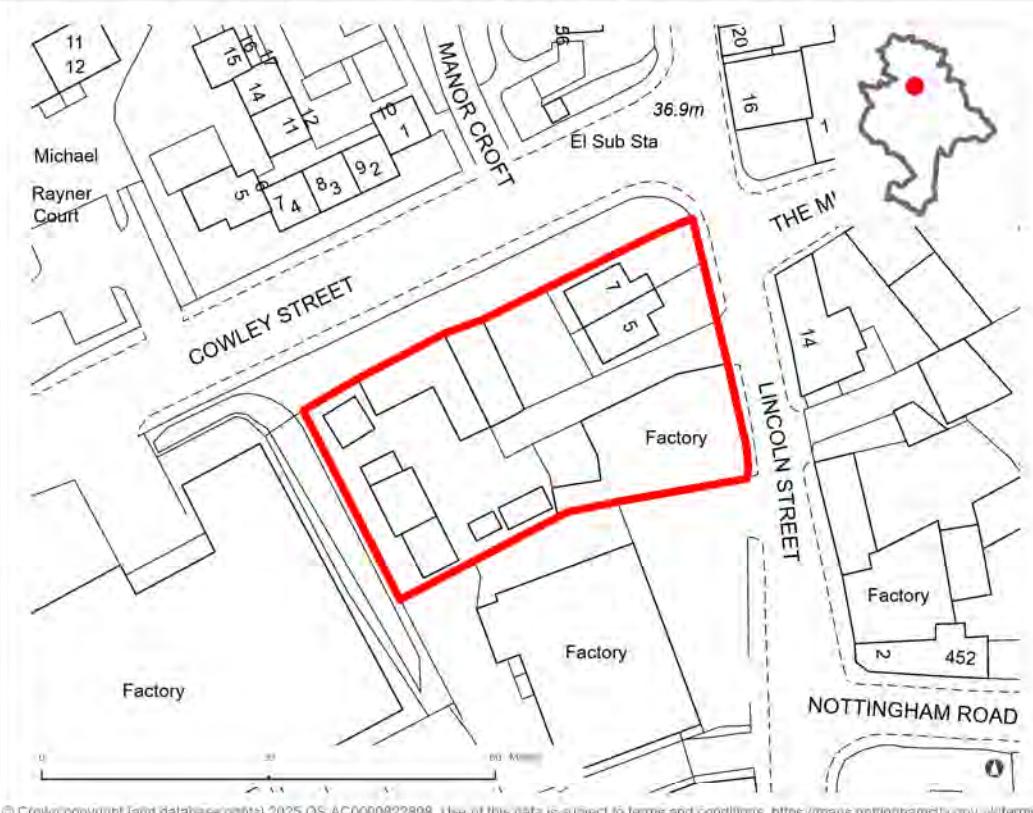
Greenbelt: No

Easting: 454816 **Northing:** 340385

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 ID: 97 Lincoln street corner, Cowley Street



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

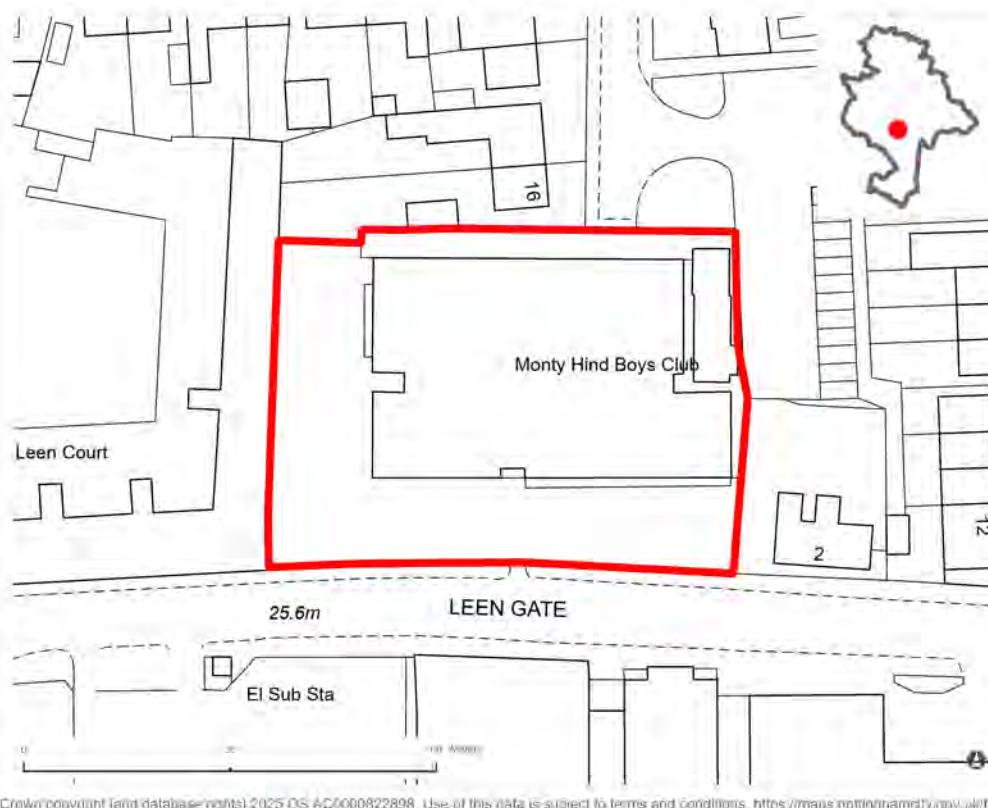
Greenbelt: No

Easting: 455060 **Northing:** 343052

Reasoned Justification:

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

Site ID: 12 Monty Hind Training Centre, Leengate



Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref: N/A

LAPP Reference:

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):

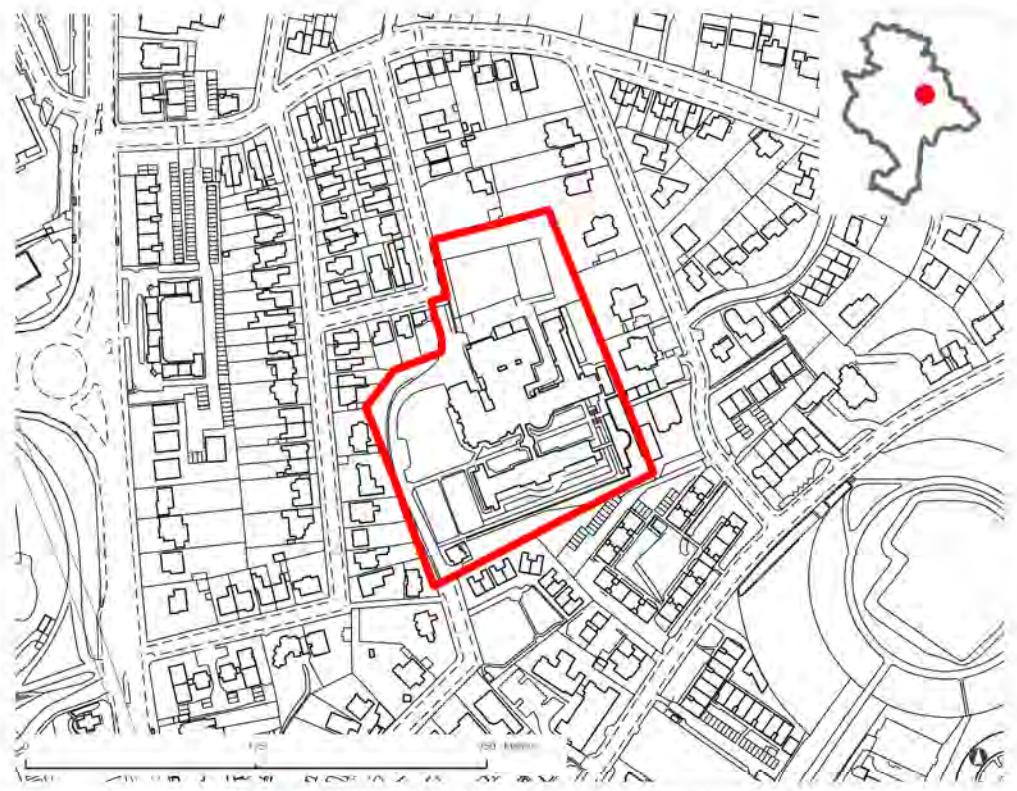
Greenbelt: No

Easting: 455126 **Northing:** 338953

Reasoned Justification:

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

Site ID: 25 Muslim school, Thorncliffe Rise



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Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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):

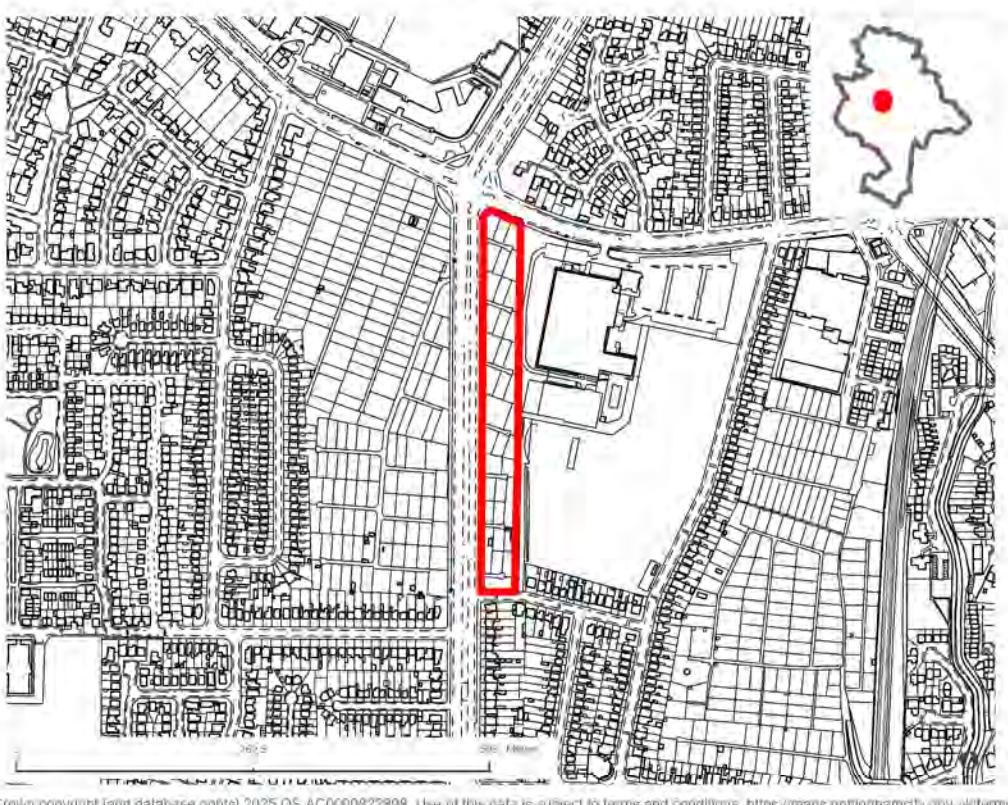
Greenbelt: No

Easting: 457115 **Northing:** 341411

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 ID: 2423 New Aspley Gardens Allotments - East



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Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: submitted by private owner/agent/developer

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

Current or Previous Application Ref:

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454485 **Northing:** 341433

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 ID: 2424 New Aspley Gardens Allotments - West



Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: submitted by private owner/agent/developer

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

Current or Previous Application Ref:

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454279 Northing: 341528

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 ID: 58 Open area, Denholme Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 451777 **Northing:** 340199

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 ID: 72 Public open space, Hazel Street



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Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 454021 **Northing:** 345452

Reasoned Justification:

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

Site ID: 2225 Remainder of Radford Bridge Allotment site, off Russell Drive



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: Yes

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

Easting: 452676 **Northing:** 340253

Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: Site/SHLAA Survey

Existing Use: Allotments

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 7.32 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Allotments in use are not suitable therefore non-developable and non developable

Site ID: 151 RMB and Plumb, Alfreton Road



Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 455001 **Northing:** 341833

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 ID: 197 Russell House, Bulwell Lane



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Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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

Easting: 455049 **Northing:** 343534

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 ID: 196 Scrap yard, Bulwell Lane



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Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

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

Easting: 455025 **Northing:** 343562

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 ID: 643 Site on, Rosebury Street



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Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Disposal of Council asset

Existing Use: Active employment as nhs offices, no sign of use ceasing activity, therefore unsuitable subject to 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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455119 **Northing:** 343497

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 ID: 3 Telephone Exchange, Lamourne Drive



Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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 Permissioned

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 453193 **Northing:** 340193

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 ID: 2425 Ten Pin Bowling, Redfield Way, Lenton, Nottingham



Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: submitted by private owner/agent/developer

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

Current or Previous Application Ref:

LAPP Reference:

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: 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

Easting: 455384 **Northing:** 338213

Reasoned Justification:

Site is in an unsuitable location for residential development, and more suitable for industrial/business use

Site ID: 63 Tishbite Street, Gilead Street



Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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

Easting: 453842 Northing: 345145

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 ID: 2526 Units 1 to 4, Salisbury Street



Overall Conclusion: Not Deliverable or Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Site Source: Site/SHLAA Survey

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

Current or Previous Application Ref: 20/00090/PREAPP

LAPP Reference:

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

Easting: 455133 **Northing:** 339951

Reasoned Justification:

Unsuitable due to the loss of employment site and principal of the student accommodation within this location.

Site ID: 103 Vernon Trading Estate, Vernon Road



Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Site Source: Submitted by other public sector body

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: Yes

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

Easting: 455137 **Northing:** 343429

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



Overall Conclusion: Not Deliverable or Developable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Site Source: Site/SHLAA Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

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: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

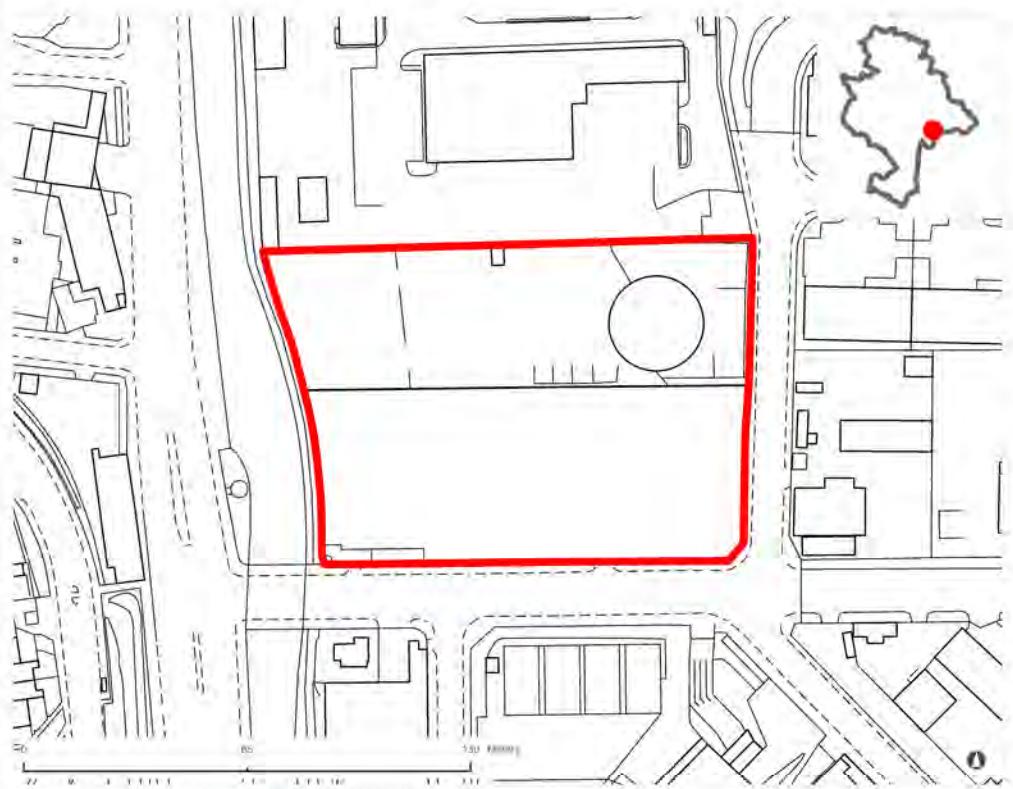
Greenbelt: No

Easting: 456259 **Northing:** 345584

Reasoned Justification:

Unlikely to be developed for residential development

Site ID: 1122 Wing Yip, London Road



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Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown
Ownership

Reporting Status: non d/d

Site Source: Site / SHLAA
Survey

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

Current or Previous Application Ref:N/A

LAPP Reference:

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : Yes

Historic Parks and Gardens : No

Archaeological Sites: Yes

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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457934 **Northing:** 338846

Reasoned Justification:

No recent pre-application discussions for residential. Unsuitable , no sign of site coming forward, therefore non d/d .