

Nottingham City Council

Strategic Housing Land Availability Assessment (Data as at 31st March 2025)

Published: December 2025

Contents

1.	Introduction	4
2.	Background	4
3.	The SHLAA Process.....	5
4.	Outcome of the SHLAA	7
APPENDIX 1: SHLAA SITES		10
• Deliverable		
• Developable		
• Could be Suitable		
• Not Deliverable or Developable		

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local authorities to undertake an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. The assessment of land availability includes a Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 This SHLAA Review therefore comprises a review of potential housing sites in Nottingham City; it sets out the broad approach to undertaking the SHLAA and provides details of the results from this SHLAA Review. Its purpose is to help the City Council and its partners understand where and when housing is likely to be built in the future. As a strategic document, the threshold for the SHLAA is a site that can accommodate 5 or more dwellings. In the City for the first 3 years of the trajectory, an allowance of 103 dwellings per annum is included; 81 dwellings pa to take into account dwellings on sites of less than 5 dwellings (reflecting the amount of dwellings that are normally developed each year below 5 dwellings), and 22 dwellings per annum to allow for dwellings being developed without the need for planning permission (e.g. flats above shops), based on a three year rolling average of this type of development.

2. Background

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

- Identify sites with potential for housing;

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

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

3. The SHLAA Process

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

3.2 In broad terms the stages are set out below.

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

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

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

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

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

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

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

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

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

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

4. Outcome of the SHLAA

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

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

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

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

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

- **SHLAA Reference number** — the unique reference number
- **Site name** — the name the site is known by.
- **Overall Conclusion**
- **Ward** – details of what ward the site is located in
- **Address** – details of the Site area — in hectares
- site address
- **Ownership Status**
- **Greenfield or Brownfield**
- **Reporting Status**
- **Application Reference**
- **Site Viability Zone**
- **Proposed Yield 0-5 years (2025/30)**- the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 6-10 years (2030/35)** - the number of houses expected to be completed in this date period. Please note that this is

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

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

- **Proposed Yield 11+ years (Beyond 2035)** - the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 2025/35** - the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Reason Justification** — text explaining our final assessment of the site.
- **LAPP Reference** – indicates if the site is allocated in the Land and Planning Policies Document
- **Date site first added to SHLAA**

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

4.4 The City Council's Housing Land Availability Report is updated annually and contains all of the SHLAA sites which are considered deliverable and developable, together with an estimate of their capacity. This then culminates in an assessment of the City Council's 5 Year Housing Land Supply and can be found in the City Council's Housing Land Availability Report. The current Housing Land Availability report is up to 31/3/25.

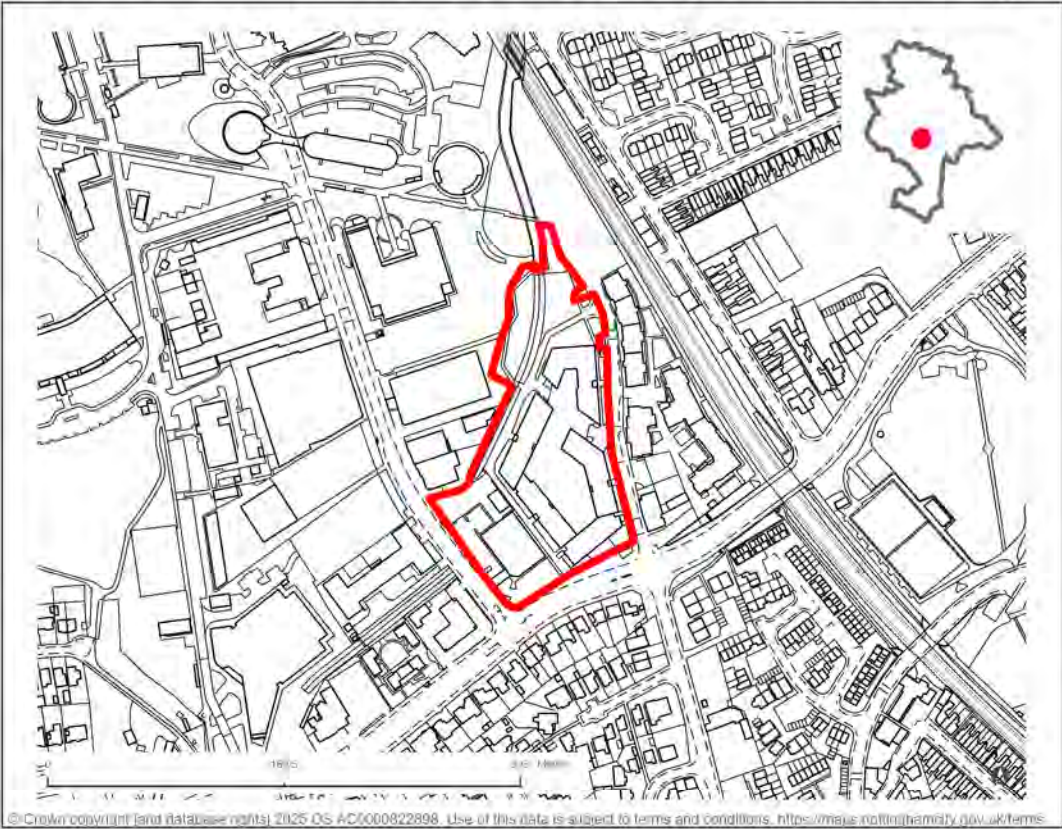
* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

APPENDIX 1: SHLAA SITES

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

Deliverable Sites

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



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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455111 **Northing:** 339545

Overall Conclusion:
Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned
by a public authority

Reporting Status: Under
Construction

Site Source: Planning
Application/PREAPP

Existing Use:

Land Type: Brownfield
Planning Status: Permitted
Construction Status: Yes
Site Area: 1.88 (Hectares)
Site Viability Zone: Zone 2: Medium house
prices
Is the site suitable? Suitable
**Current or Previous Application
Ref:**19/02325/PFUL3
LAPP Reference:

Net Dwellings: 135 dwelling/s
Proposed Yield 2025/30: 135 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:
NCC Development Management confirmed timescales.

Site ID: 669 1 Brook Street



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: 457778 **Northing:** 340192

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: Active - car rental - car parking

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/02002/PNMA

LAPP Reference:

Net Dwellings: 395 dwelling/s

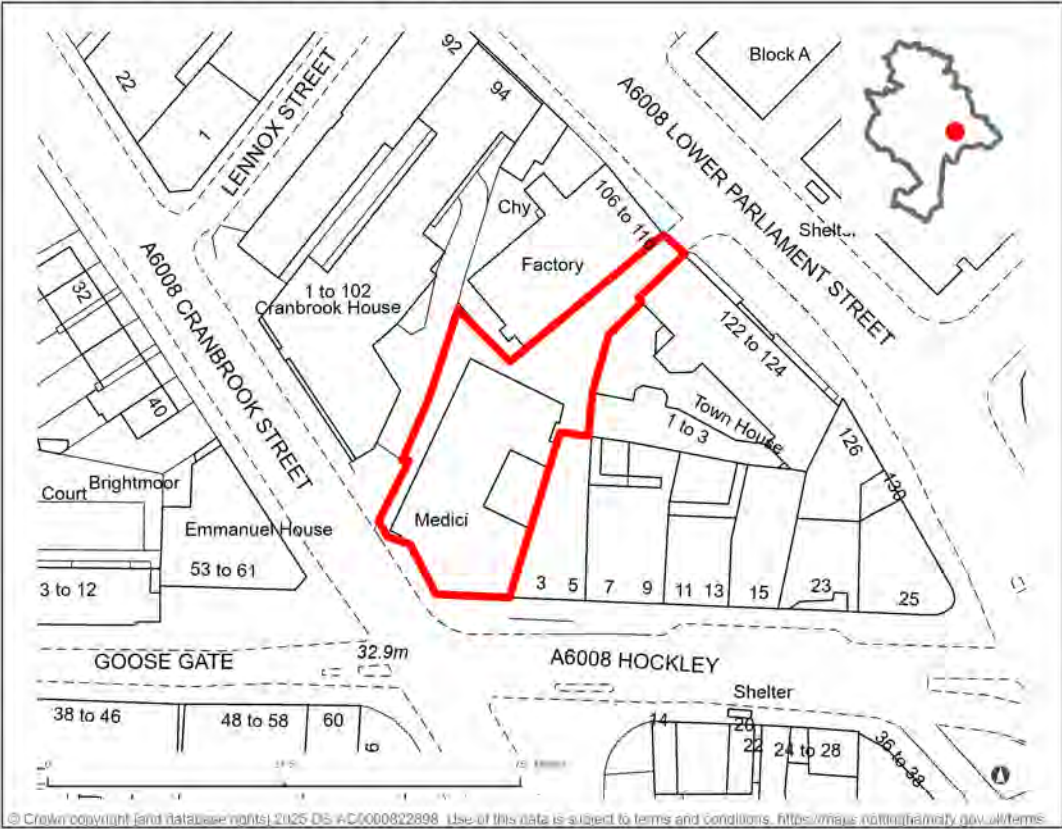
Proposed Yield 2025/30: 395 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 1872 1 Hockley



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457833 **Northing:** 340004

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: vacant

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00833/pful3

LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 457554 **Northing:** 340136

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01033/PFUL3

LAPP Reference:

Net Dwellings: 357 dwelling/s

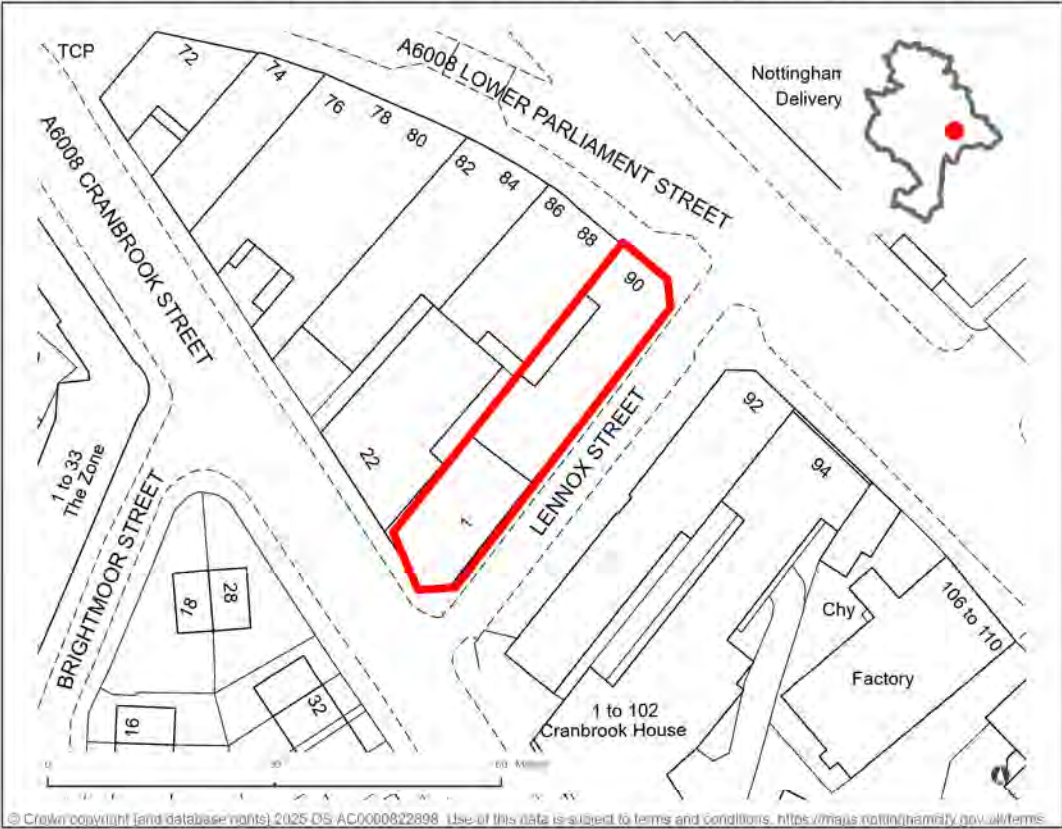
Proposed Yield 2025/30: 357 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

The site is under construction

Site ID: 2666 1 Lennox Street, Nottingham, NG1 1EX



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: 457757 **Northing:** 340012

Overall Conclusion:
Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref: 23/01989/PFUL3
LAPP Reference:

Net Dwellings: 21 dwelling/s
Proposed Yield 2025/30: 21 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://maps.nottinghamcity.gov.uk/terms>

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: 457771 Northing: 338990

Overall Conclusion:

Deliverable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02552/PFUL3

LAPP Reference:

Net Dwellings: 141 dwelling/s

Proposed Yield 2025/30: 141 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales



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:	457289	Northing:	339664
----------	--------	-----------	--------

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00488/PFUL3

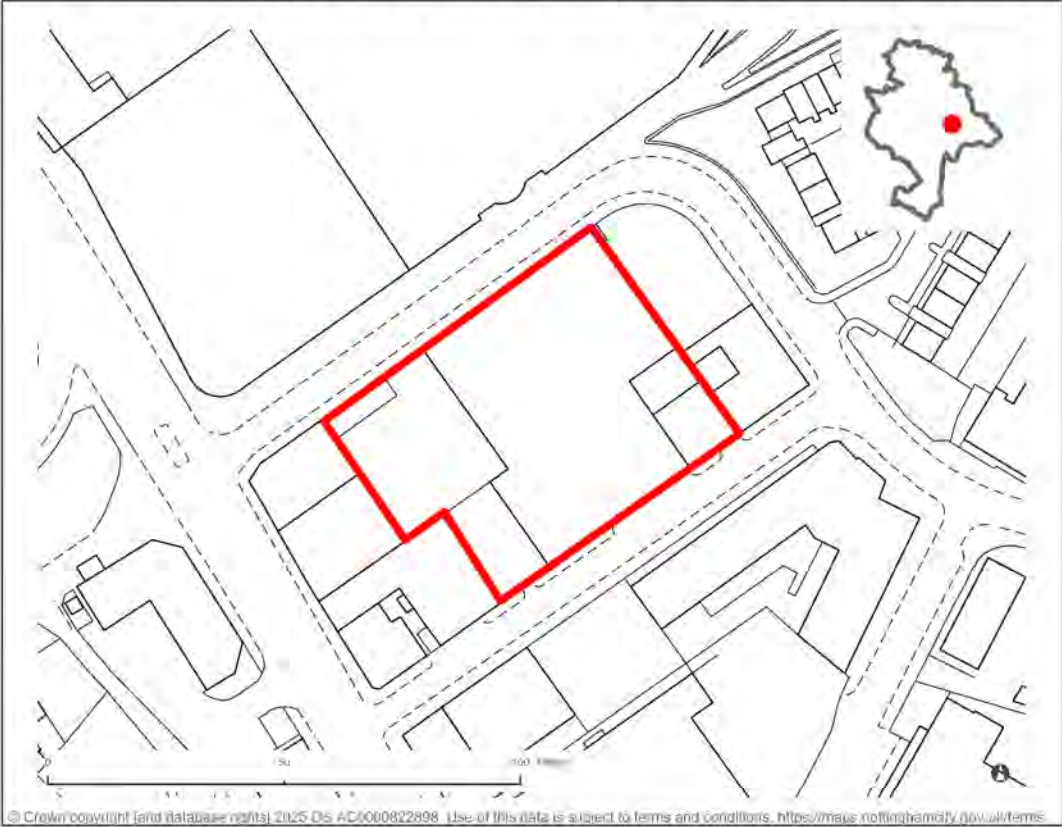
LAPP Reference:

Net Dwellings: 7 dwelling/s

Proposed Yield 2025/30: 7 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



© Crown copyright (and database rights) 2025 Os AC/000822898 Use of this data is subject to terms and conditions. <https://maps.nottinghamcity.gov.uk/terms>

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: 457601 **Northing:** 340415

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current outline permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00085/POUT

LAPP Reference:

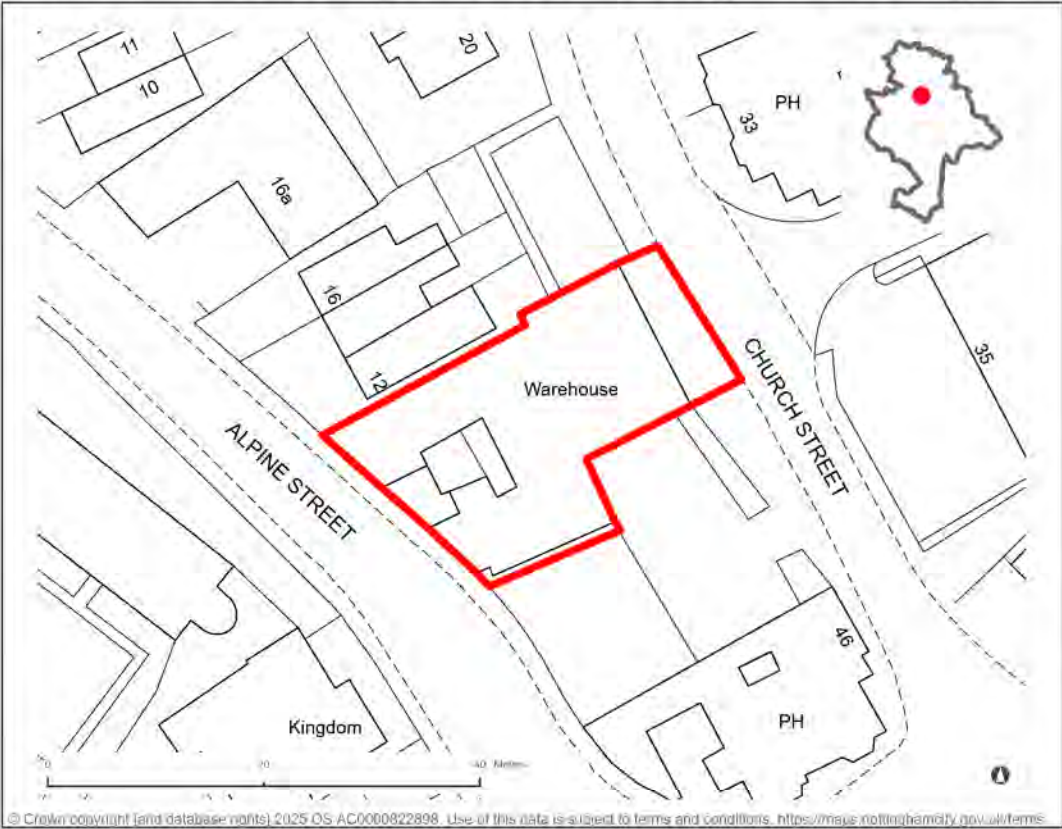
Net Dwellings: 249 dwelling/s

Proposed Yield 2025/30: 249 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455110 **Northing:** 342876

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00978/PFUL3

LAPP Reference:

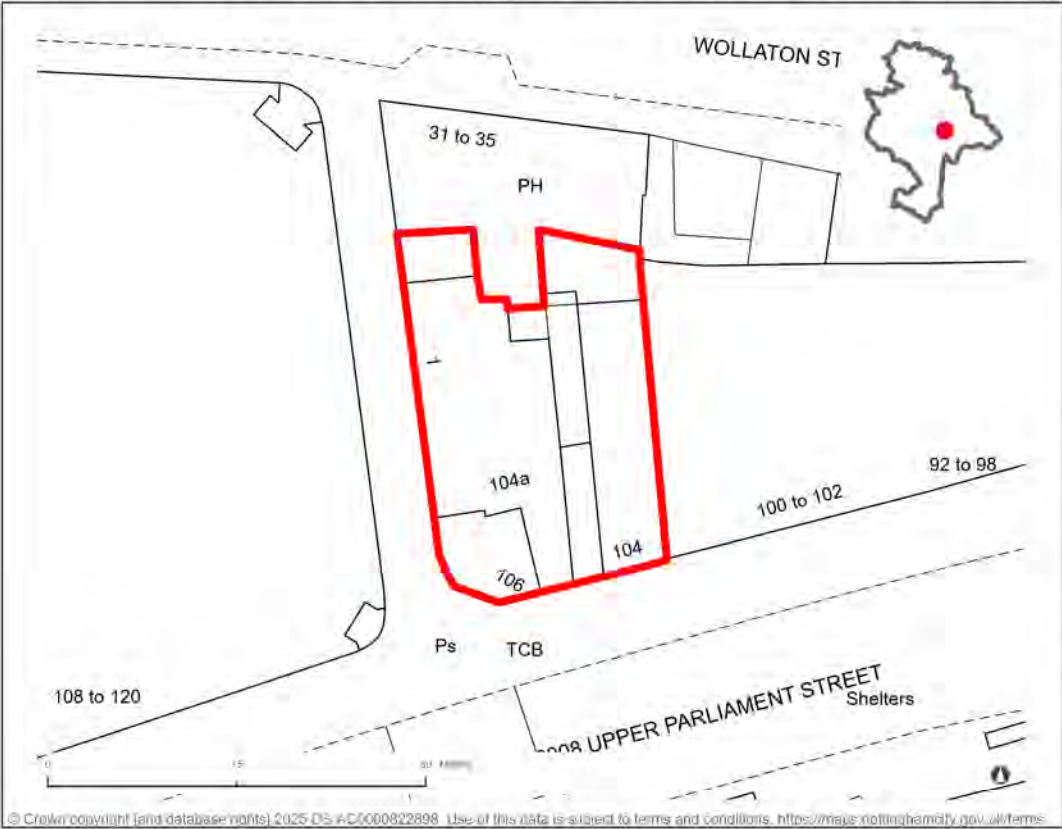
Net Dwellings: 20 dwelling/s

Proposed Yield 2025/30: 20 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2665 104-106 Upper Parliament Street Nottingham NG1 6LF



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456977 **Northing:** 340074

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01672/PFUL3

LAPP Reference:

Net Dwellings: 26 dwelling/s

Proposed Yield 2025/30: 28 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 457404 **Northing:** 339979

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02741/PFUL3

LAPP Reference:

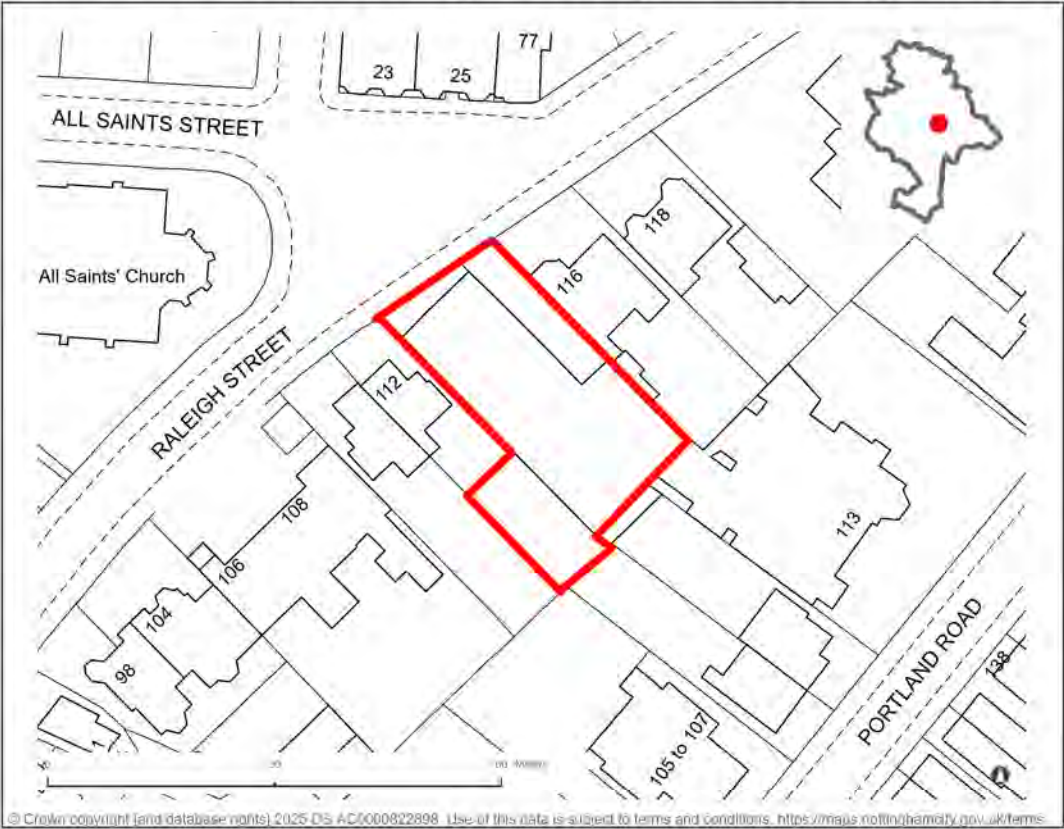
Net Dwellings: 26 dwelling/s

Proposed Yield 2025/30: 26 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management



© Crown copyright (and database rights) 2025 OS AC0000822898. Use of this data is subject to terms and conditions. <https://maps.nottmhamcity.gov.uk/terms>.

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: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456498 Northing: 340642

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00790/PFUL3

LAPP Reference:

Net Dwellings: 17 dwelling/s

Proposed Yield 2025/30: 17 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457109 Northing: 339817

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Prior Approval

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01752/PACPD

LAPP Reference:

Net Dwellings: 10 dwelling/s

Proposed Yield 2025/30: 10 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 457127 **Northing:** 340746

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:23/00214/PFUL3

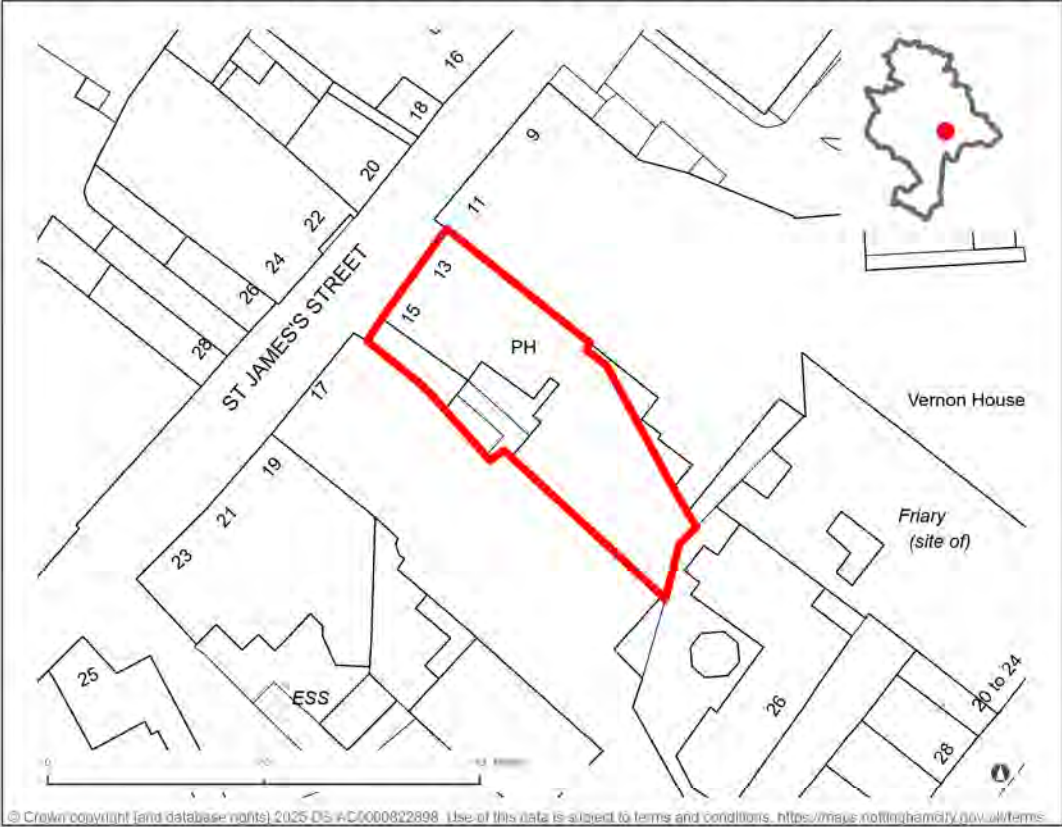
LAPP Reference:

Net Dwellings: 3 dwelling/s

Proposed Yield 2025/30: 3 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457056 Northing: 339828

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00088/PFUL3

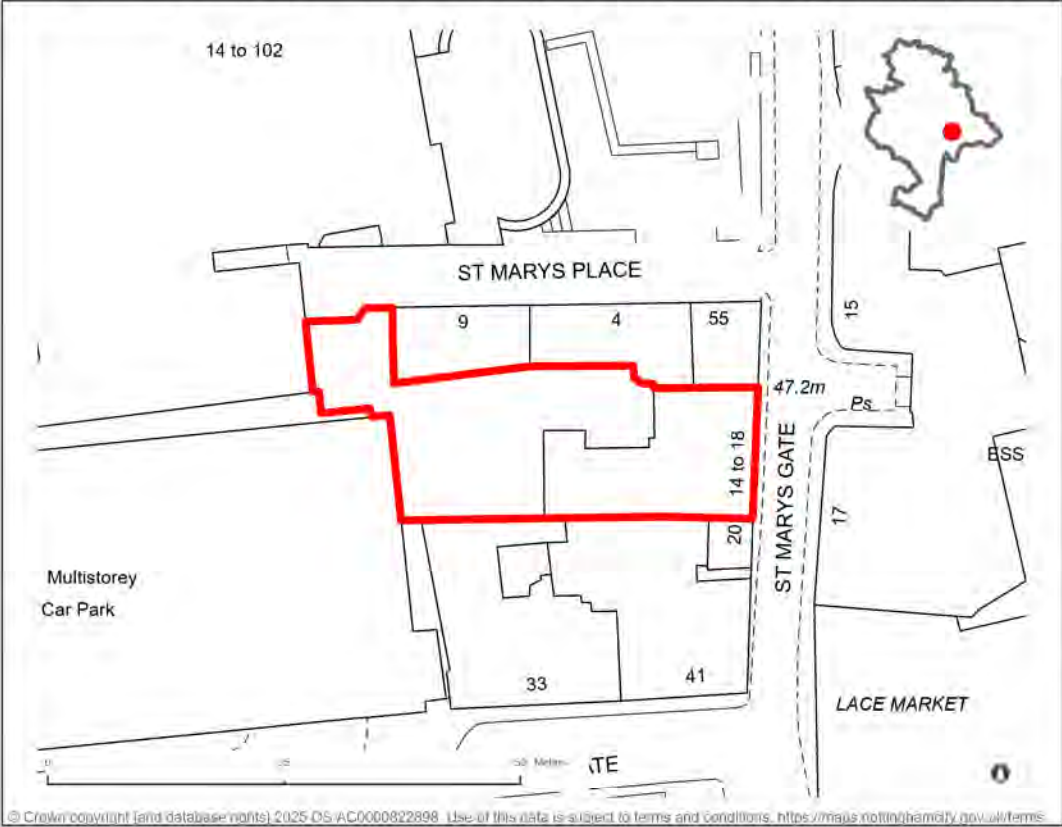
LAPP Reference:

Net Dwellings: 2 dwelling/s

Proposed Yield 2025/30: 2 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457553 Northing: 339812

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/02110/PFUL3

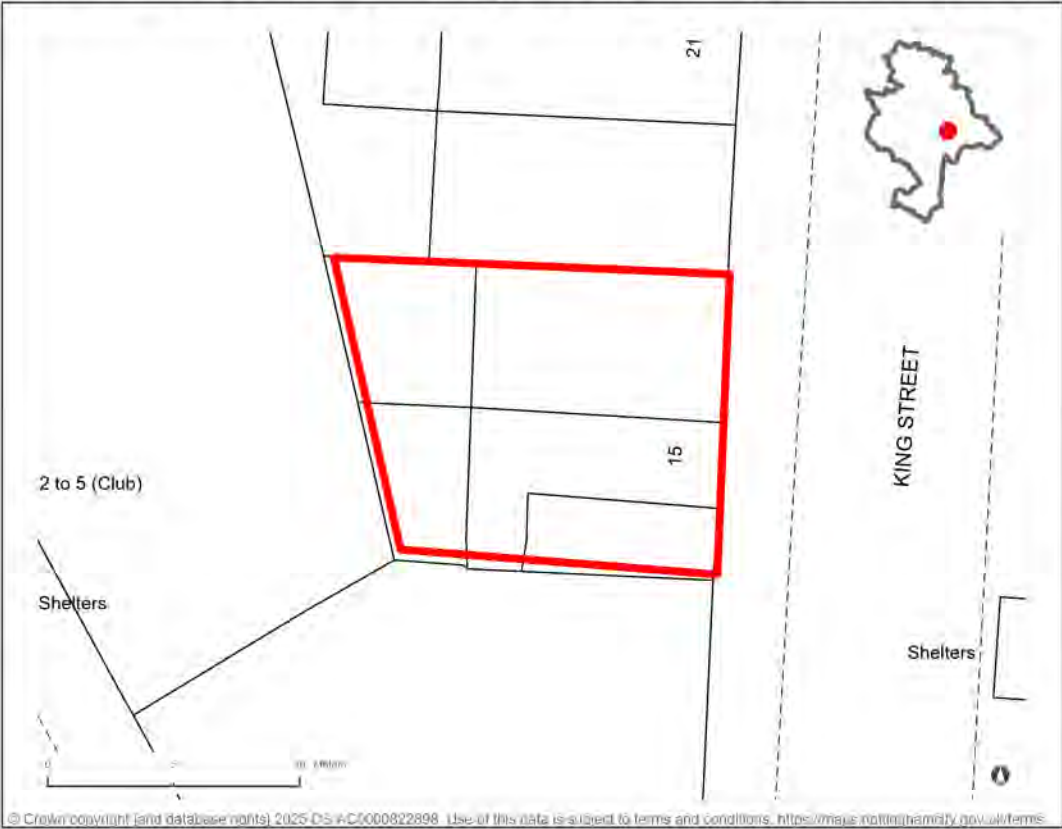
LAPP Reference:

Net Dwellings: 9 dwelling/s

Proposed Yield 2025/30: 9 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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:	457229	Northing:	340037
----------	--------	-----------	--------

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00538/PFUL3

LAPP Reference:

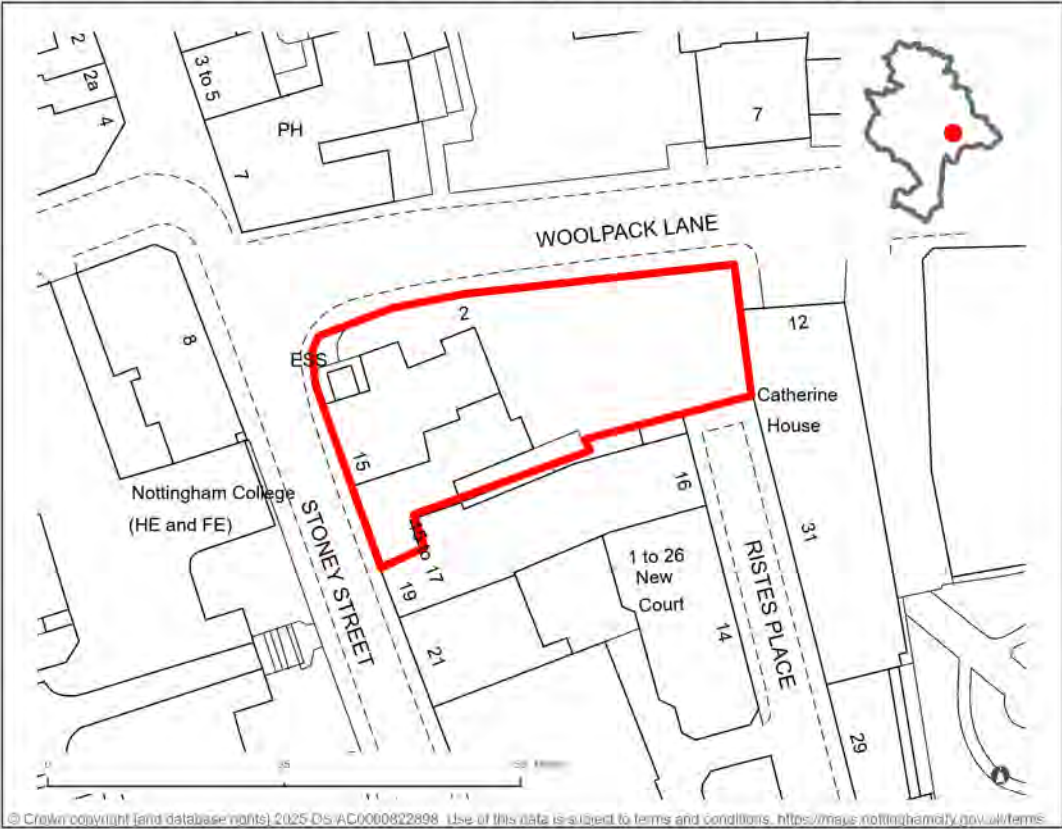
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2620 15 - 17 Stoney Street, Nottingham



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: 457659 **Northing:** 339856

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01446/PFUL3

LAPP Reference:

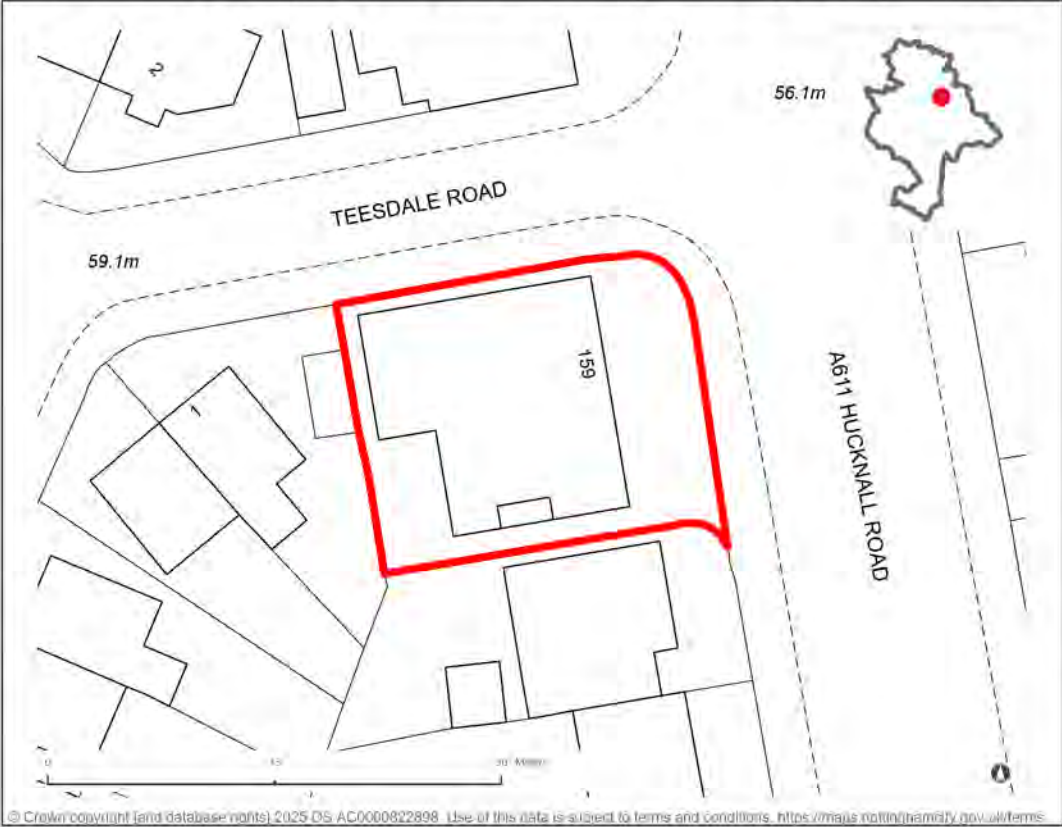
Net Dwellings: 10 dwelling/s

Proposed Yield 2025/30: 10 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



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: 456717 **Northing:** 342605

Overall Conclusion:

Deliverable

Ward: Berridge

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01525/PFUL3

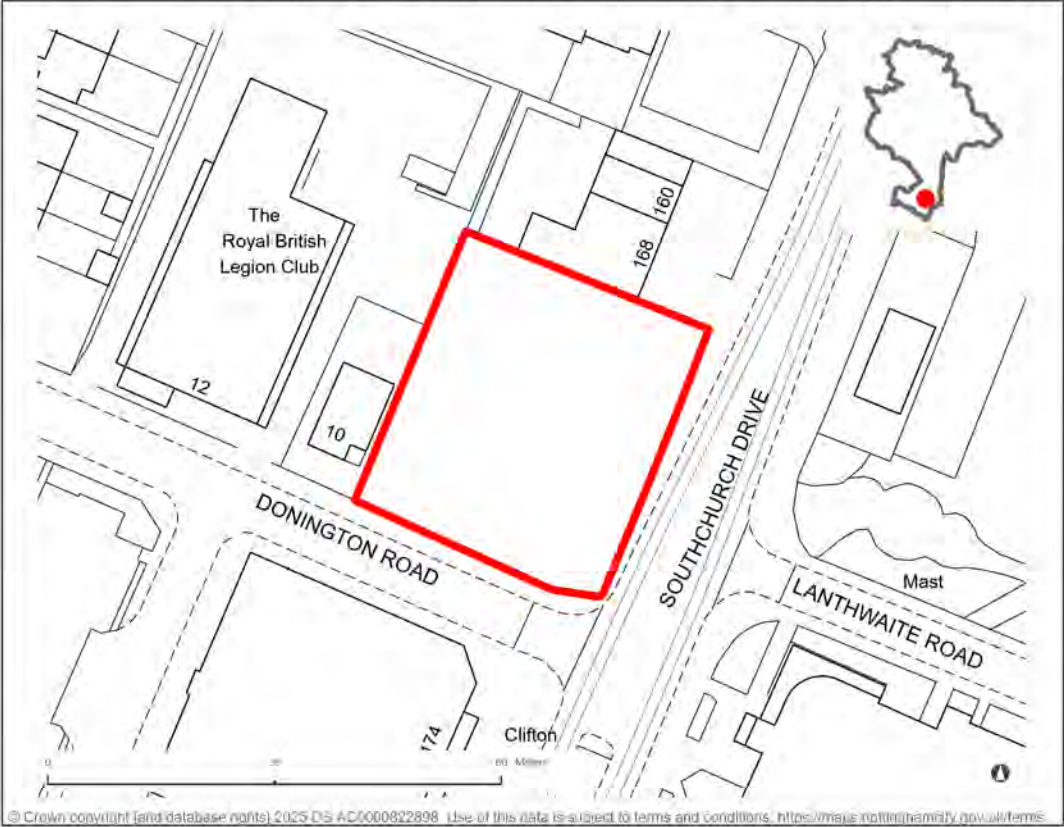
LAPP Reference:

Net Dwellings: 11 dwelling/s

Proposed Yield 2025/30: 11 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 455470 **Northing:** 334398

Overall Conclusion:

Deliverable

Ward: Clifton East

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00997/PFUL3

LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 455700 **Northing:** 343921

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/02270/PFUL3

LAPP Reference:

Net Dwellings: 5 dwelling/s

Proposed Yield 2025/30: 5 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457106 **Northing:** 339999

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00202/PFUL3

LAPP Reference:

Net Dwellings: 9 dwelling/s

Proposed Yield 2025/30: 9 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 458114 **Northing:** 342237

Overall Conclusion:

Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00780/PFUL3

LAPP Reference:

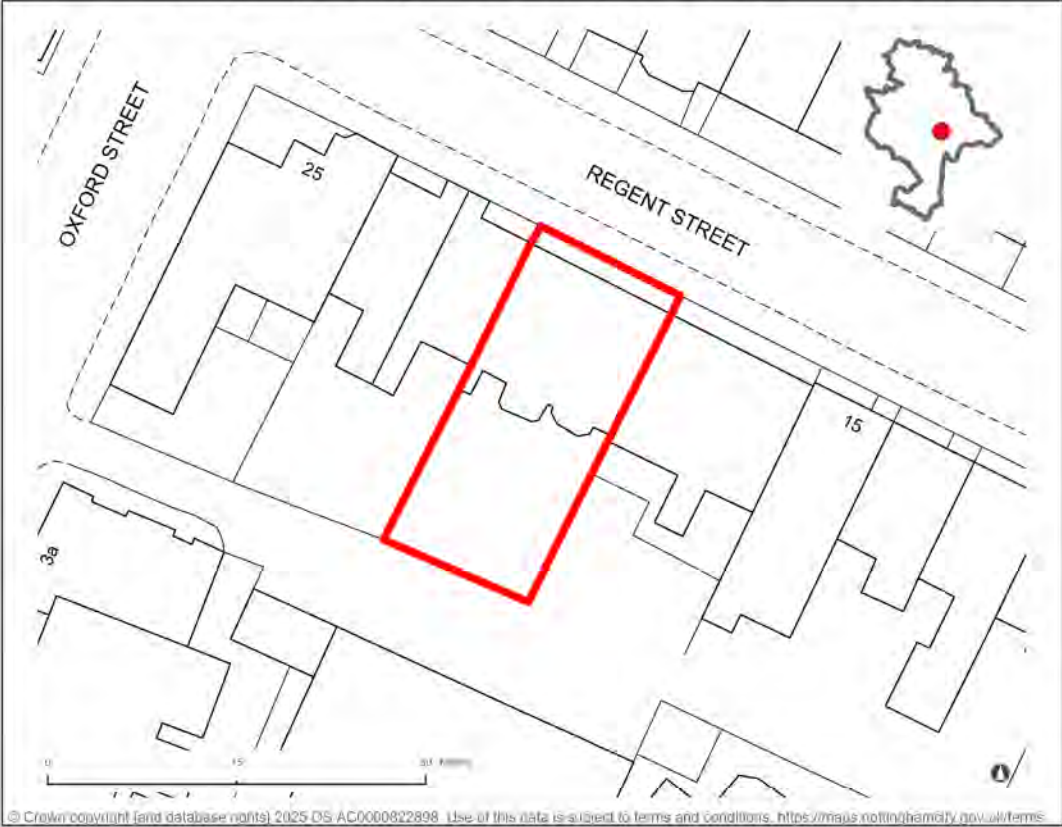
Net Dwellings: 3 dwelling/s

Proposed Yield 2025/30: 3 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



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: 456722 **Northing:** 339833

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01259/PFUL3

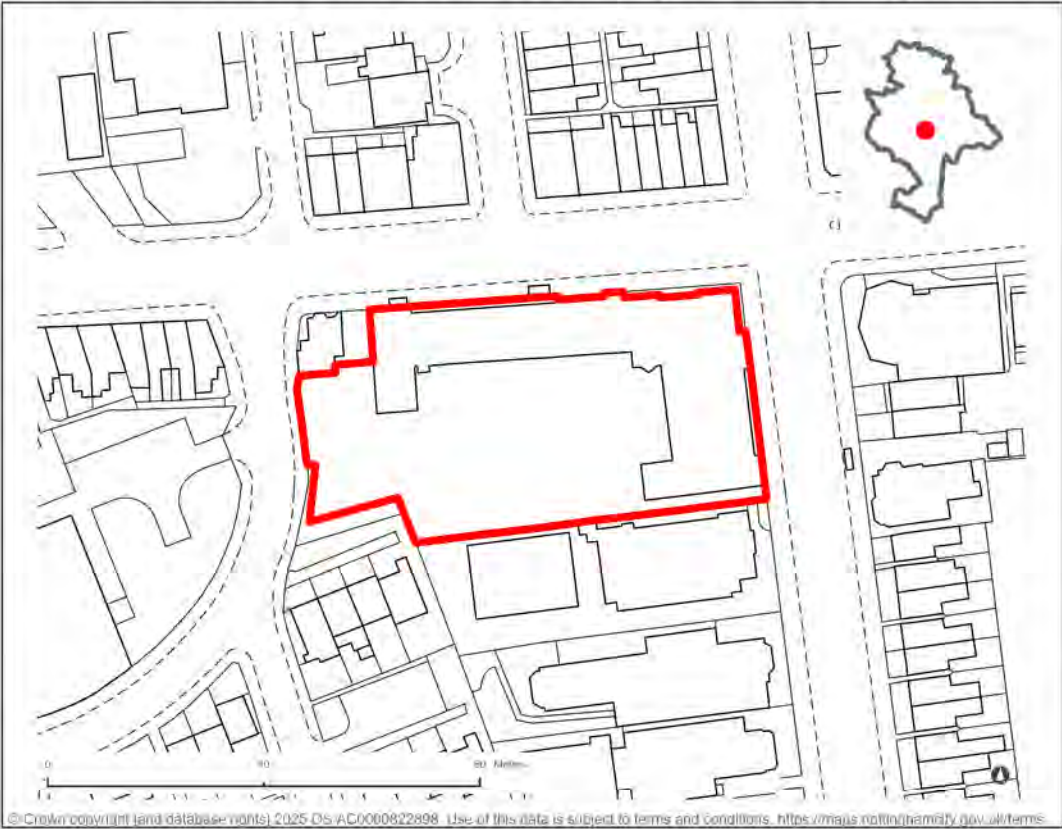
LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 455468 **Northing:** 340114

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00292/PNMA

LAPP Reference:

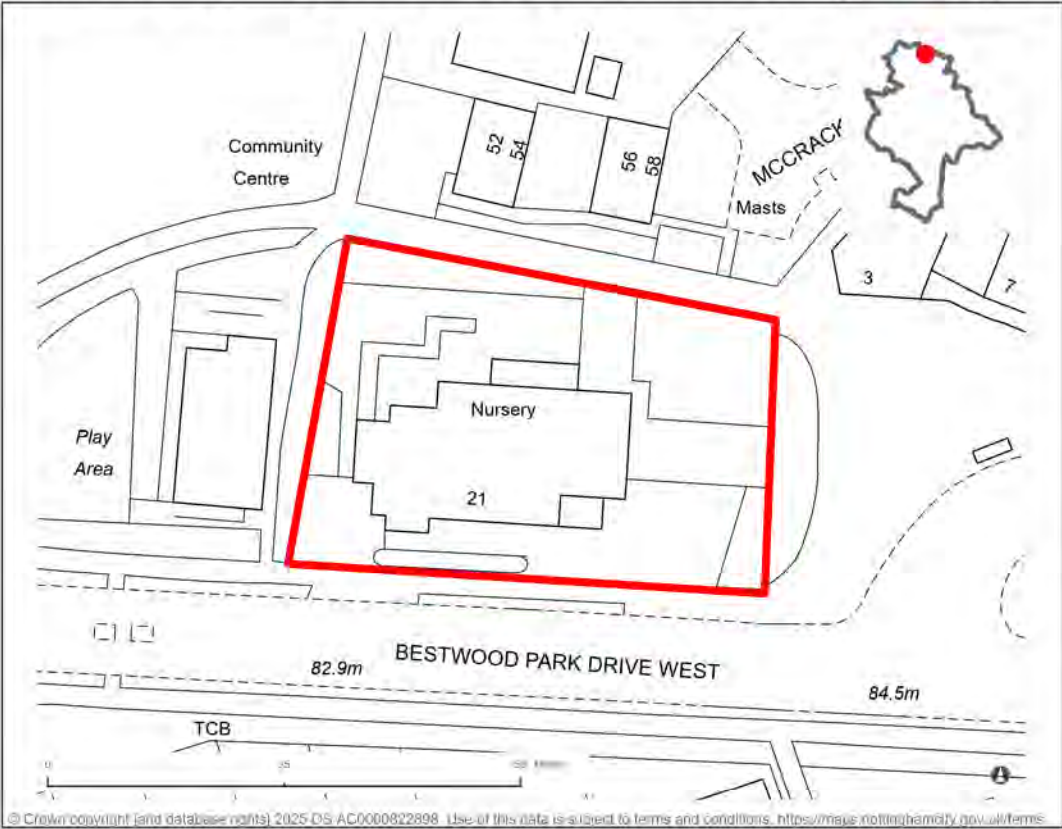
Net Dwellings: 94 dwelling/s

Proposed Yield 2025/30: 94 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales



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: 455470 **Northing:** 346219

Overall Conclusion:

Deliverable

Ward: Bulwell Forest

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/02723/PFUL3

LAPP Reference:

Net Dwellings: 9 dwelling/s

Proposed Yield 2025/30: 9 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years:	No
------------------------------	----

Constraints (Air Quality):

AQMA:	Yes
-------	-----

Constraints (Greenbelt):

Greenbelt:	No
------------	----

Easting:	458105	Northing:	340061
----------	--------	-----------	--------

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: under construction

Site Source: Planning application / pre application

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

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00861/PFUL3

LAPP Reference:

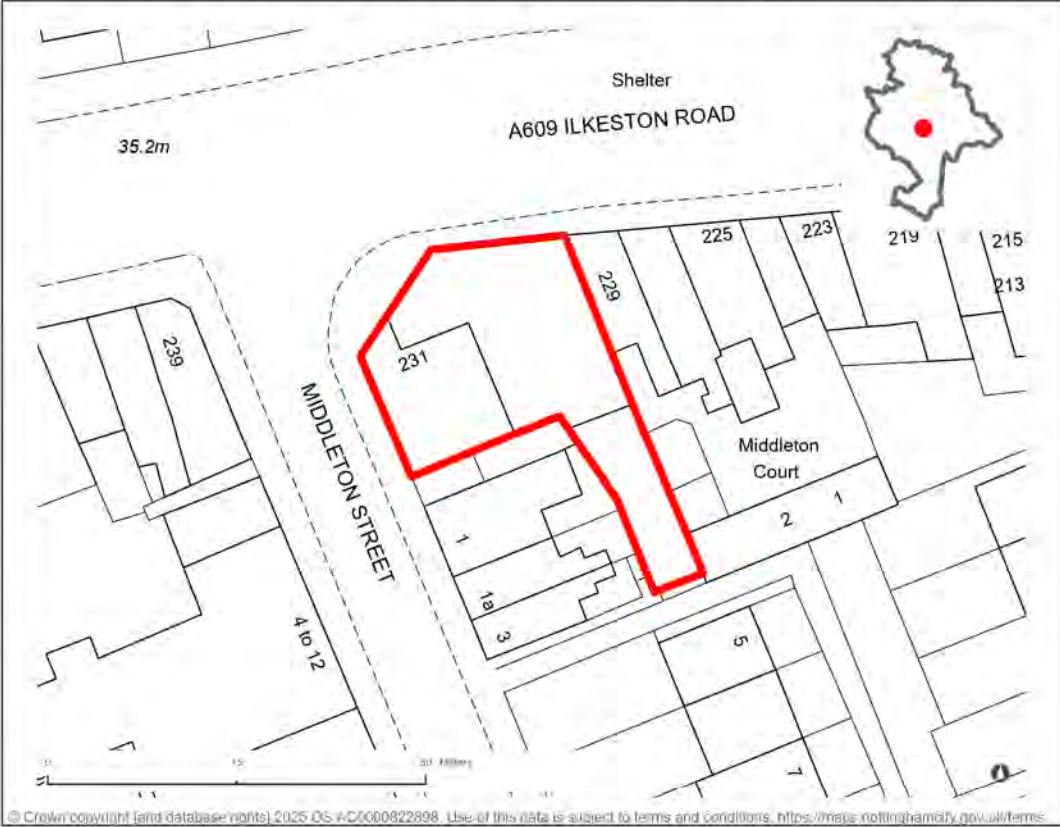
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

under construction



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: 455265 **Northing:** 340087

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current outline permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/01494/POUT

LAPP Reference:

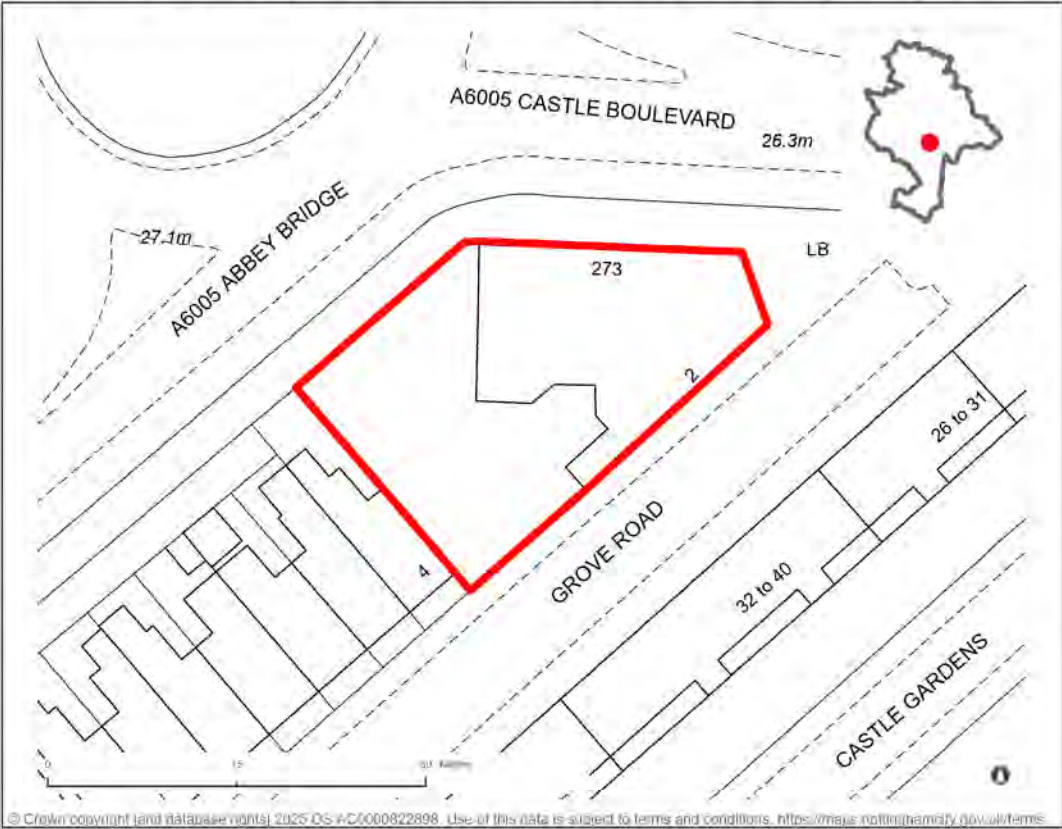
Net Dwellings: 9 dwelling/s

Proposed Yield 2025/30: 9 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



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: 455773 **Northing:** 339112

Overall Conclusion:

Deliverable

Ward: Lenton and Wollaton East

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02298/PFUL3

LAPP Reference:

Net Dwellings: 14 dwelling/s

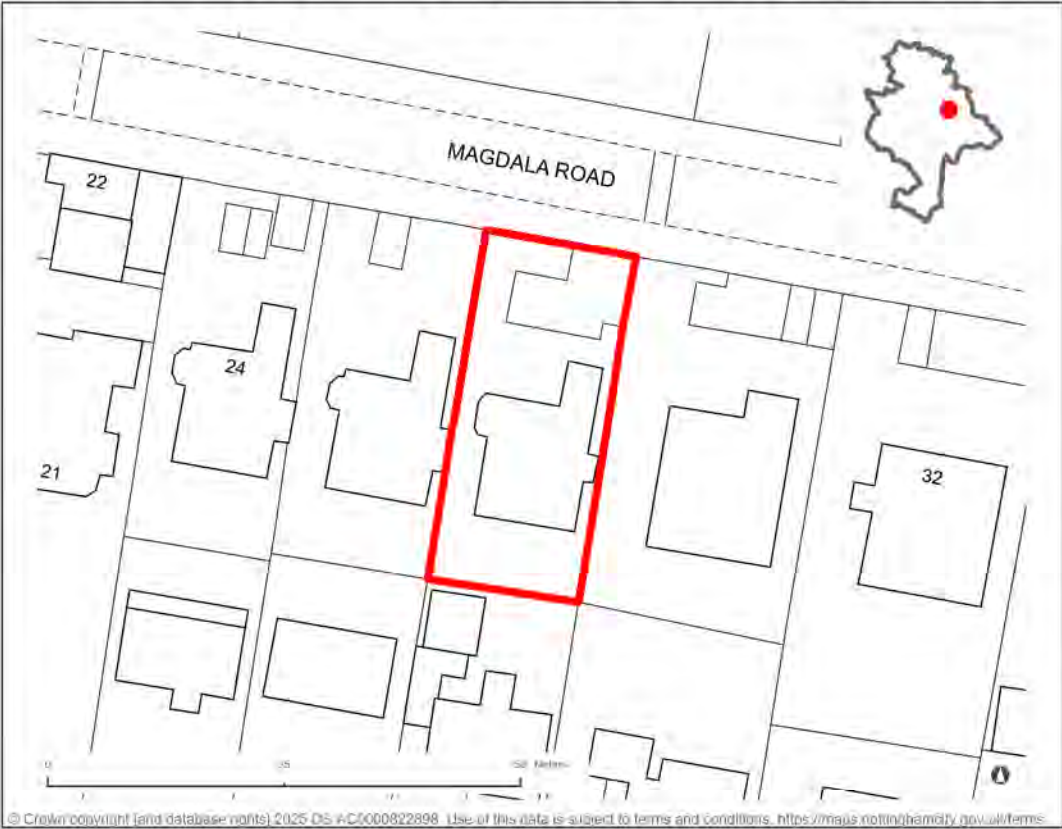
Proposed Yield 2025/30: 14 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission. NCC Development Management confirmed timescales.

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



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: 457307 **Northing:** 341714

Overall Conclusion:

Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:20/01918/PFUL3

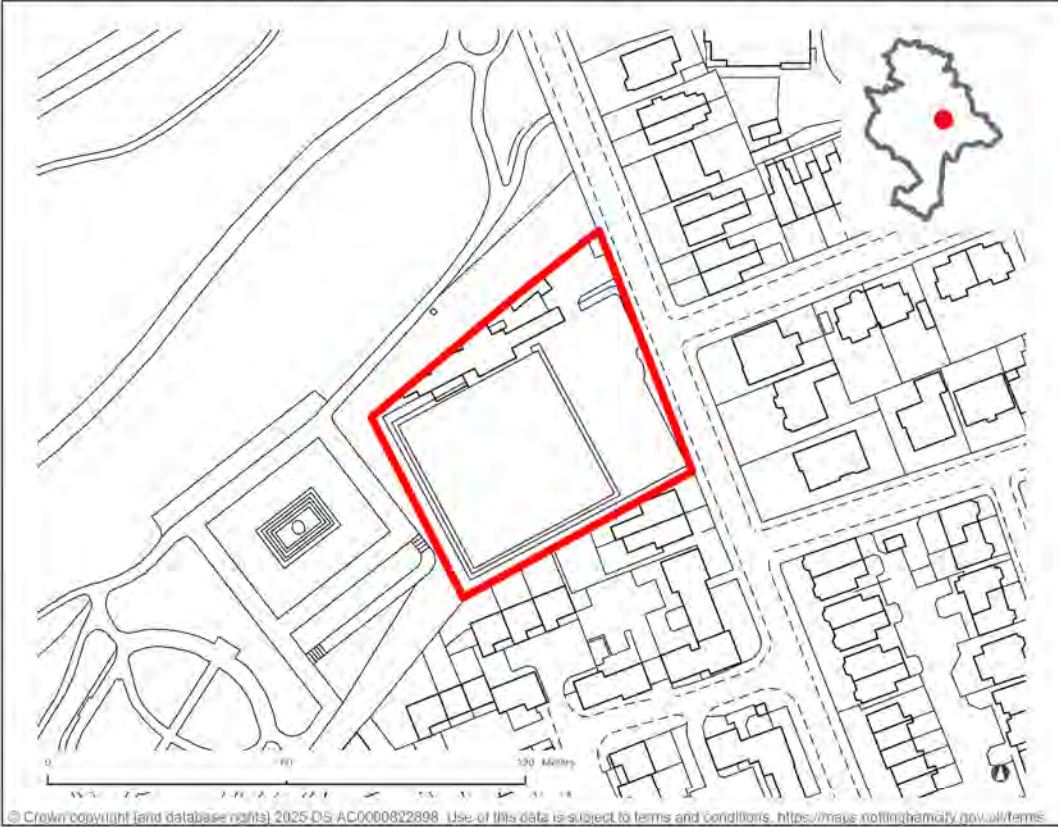
LAPP Reference:

Net Dwellings: 4 dwelling/s

Proposed Yield 2025/30: 4 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : Yes
Historic Parks and Gardens : Yes
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: 456921 **Northing:** 340775

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00779/PFUL3

LAPP Reference:

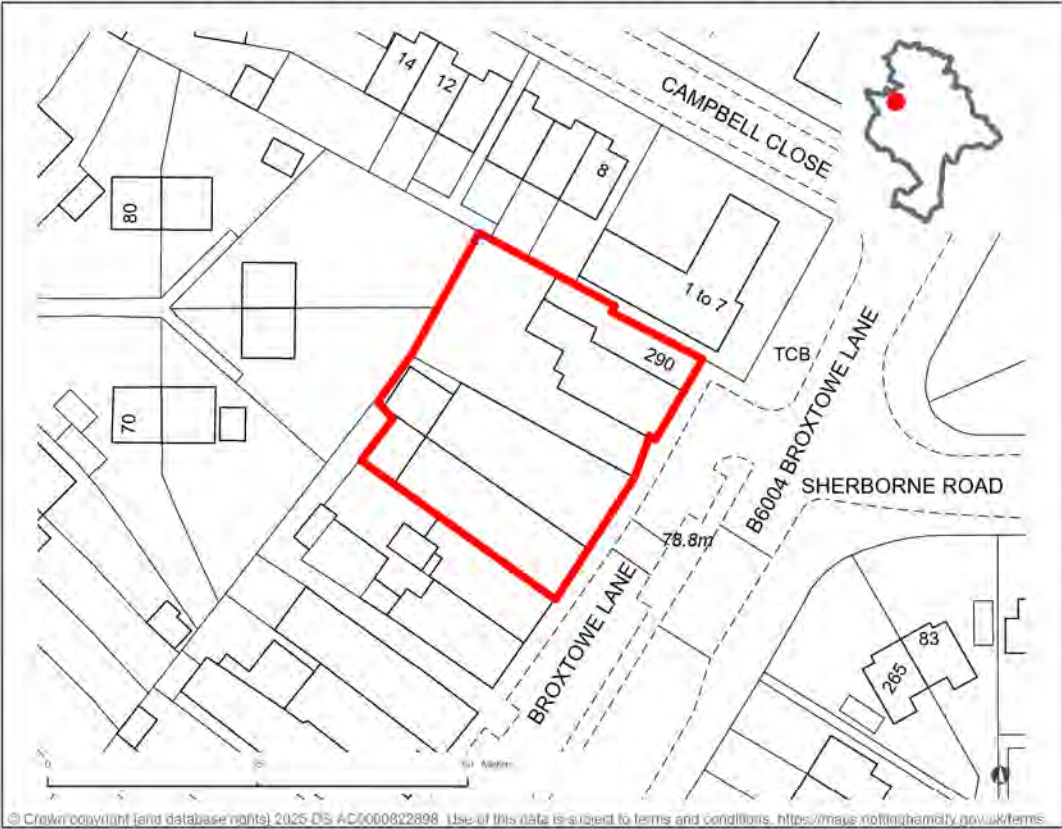
Net Dwellings: 29 dwelling/s

Proposed Yield 2025/30: 29 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2610 296 And 296A Broxtowe Lane, Nottingham, NG8 5NB



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: 453072 **Northing:** 342410

Overall Conclusion:

Deliverable

Ward: Aspley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:22/01833/PFUL3

LAPP Reference:

Net Dwellings: 7 dwelling/s

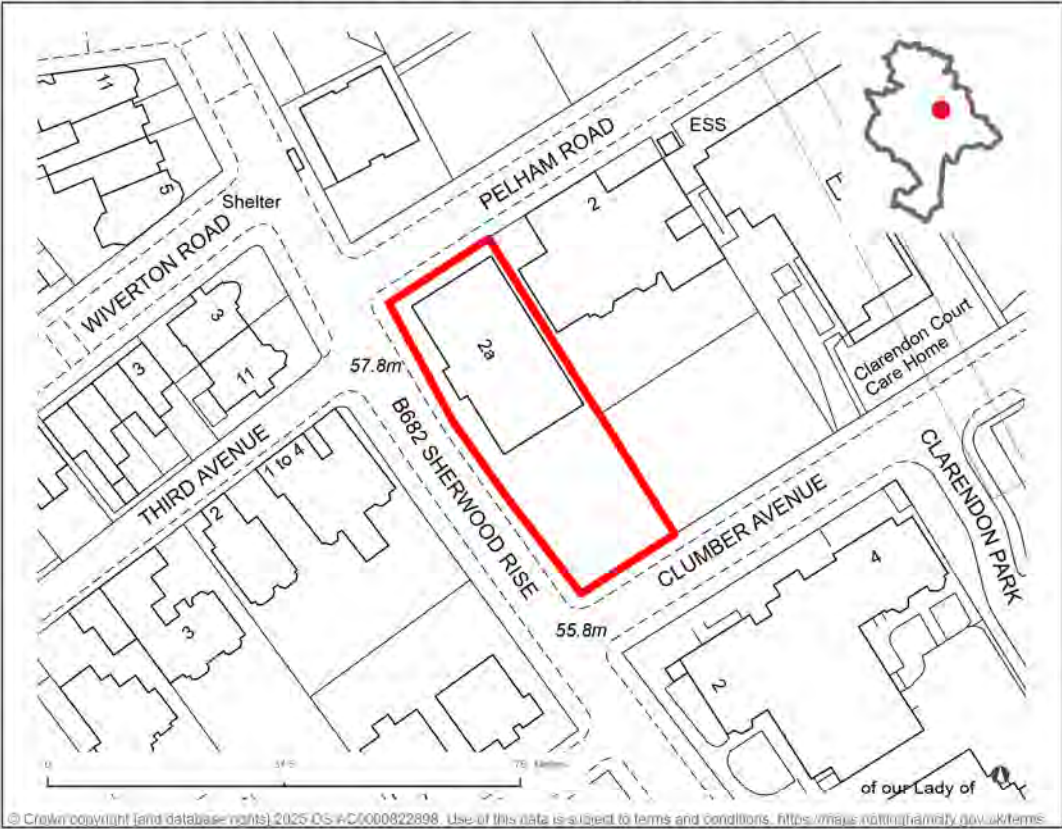
Proposed Yield 2025/30: 7 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission

Site ID: 2434 2A Sherwood Rise, Nottingham



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: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456708 **Northing:** 341702

Overall Conclusion:

Deliverable

Ward: Berridge

Ownership Status: Unknown
Ownership

Reporting Status: Under
Construction

Site Source: Planning
Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:18/01887/PACPD

LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Prior Approval

Site ID: 2657 2A Triumph Road, Nottingham



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455022 **Northing:** 339380

Overall Conclusion:

Deliverable
Ward: Lenton and Wollaton East
Ownership Status:
Reporting Status: Current full permission
Site Source: Planning Application/PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.27 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref: 22/00001/PFUL3
LAPP Reference:

Net Dwellings: 90 dwelling/s
Proposed Yield 2025/30: 90 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:



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: 459174 **Northing:** 341035

Overall Conclusion:

Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01654/PFUL3

LAPP Reference:

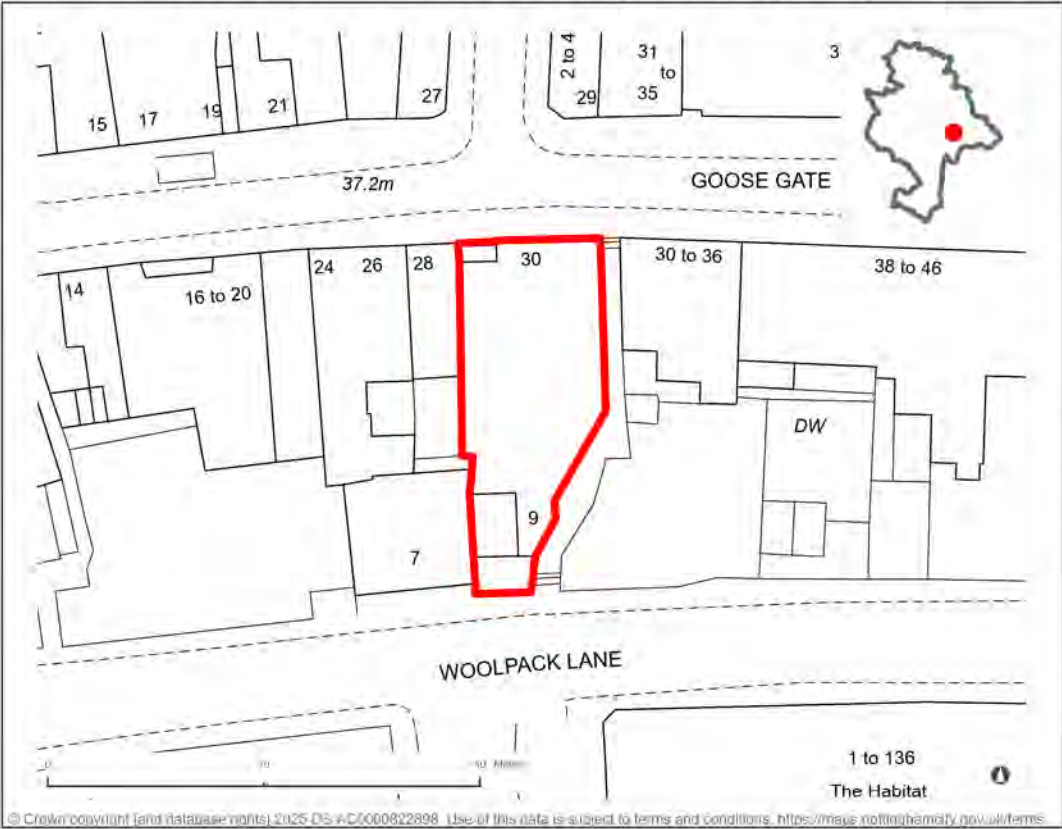
Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 8 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 457705 **Northing:** 339899

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02586/PFUL3

LAPP Reference:

Net Dwellings: 25 dwelling/s

Proposed Yield 2025/30: 25 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission

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



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: 457638 **Northing:** 340349

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Retail and a number of industrial units

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02337/PFUL3

LAPP Reference:

Net Dwellings: 63 dwelling/s

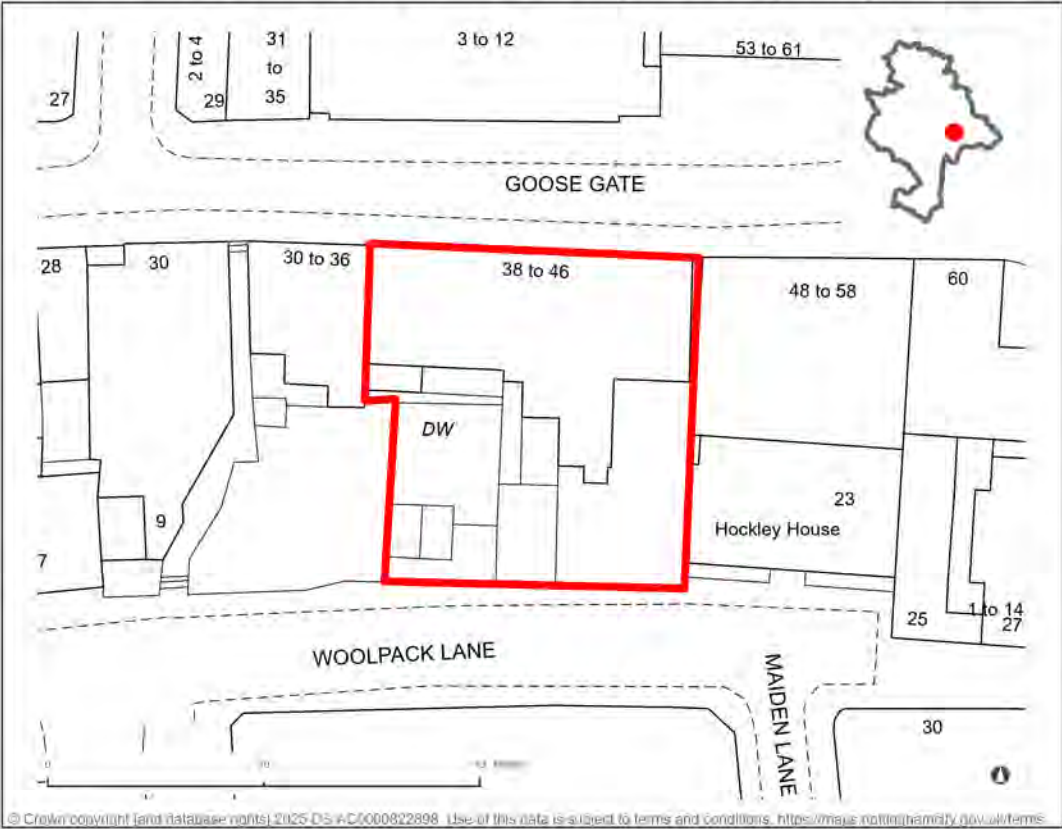
Proposed Yield 2025/30: 63 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

delivery is expected to commence within a 5 year period.

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



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: 457755 **Northing:** 339930

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01479/PFUL3

LAPP Reference:

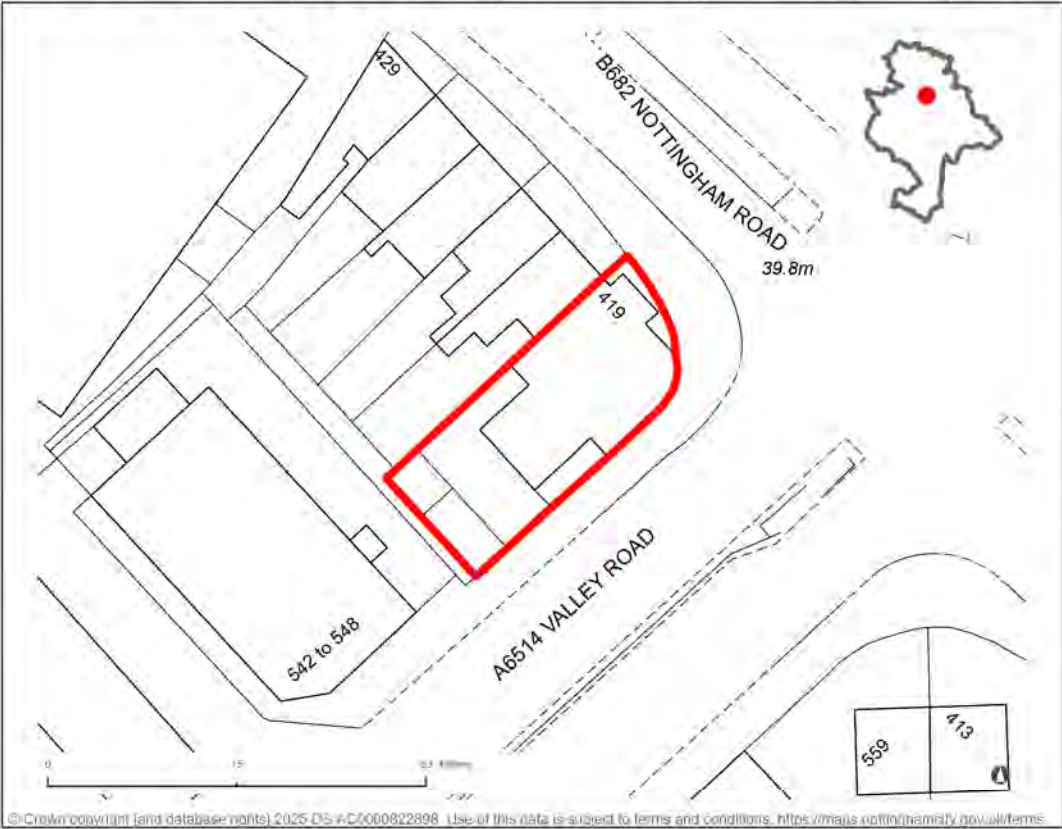
Net Dwellings: 67 dwelling/s

Proposed Yield 2025/30: 67 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission, Timescales confirmed by Development Management



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455535 Northing: 342873

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01530/PFUL3

LAPP Reference:

Net Dwellings: 4 dwelling/s

Proposed Yield 2025/30: 4 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



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: 457203 Northing: 340499

Overall Conclusion:
Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.04 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:24/01445/PFUL3
LAPP Reference:

Net Dwellings: 16 dwelling/s
Proposed Yield 2025/30: 16 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:

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



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: 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: 457169 **Northing:** 340947

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00632/PFUL3

LAPP Reference:

Net Dwellings: 210 dwelling/s

Proposed Yield 2025/30: 210 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.



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: 454081 **Northing:** 345174

Overall Conclusion:

Deliverable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01605/PFUL3

LAPP Reference:

Net Dwellings: 18 dwelling/s

Proposed Yield 2025/30: 18 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2664 54-60 Lower Parliament Street, Nottingham, NG1 3BA



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: 457638 **Northing:** 340093

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00044/PFUL3

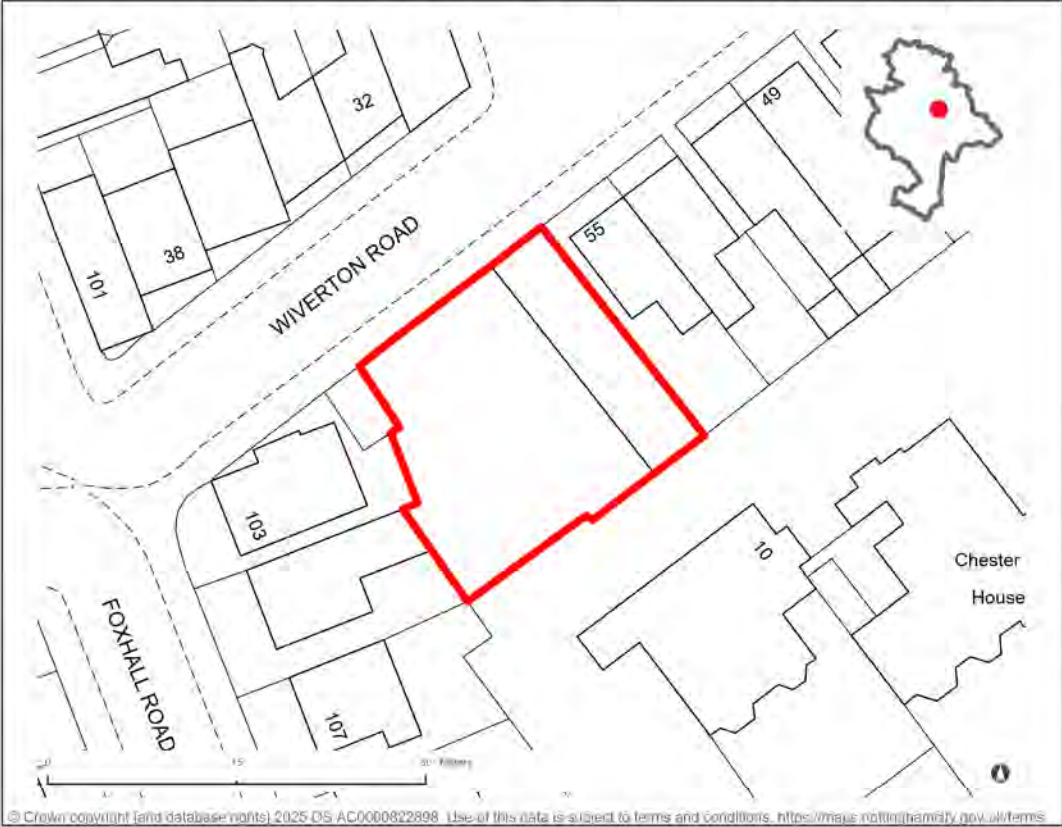
LAPP Reference:

Net Dwellings: 33 dwelling/s

Proposed Yield 2025/30: 33 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 456514 **Northing:** 341621

Overall Conclusion:

Deliverable

Ward: Berridge

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00502/PFUL3

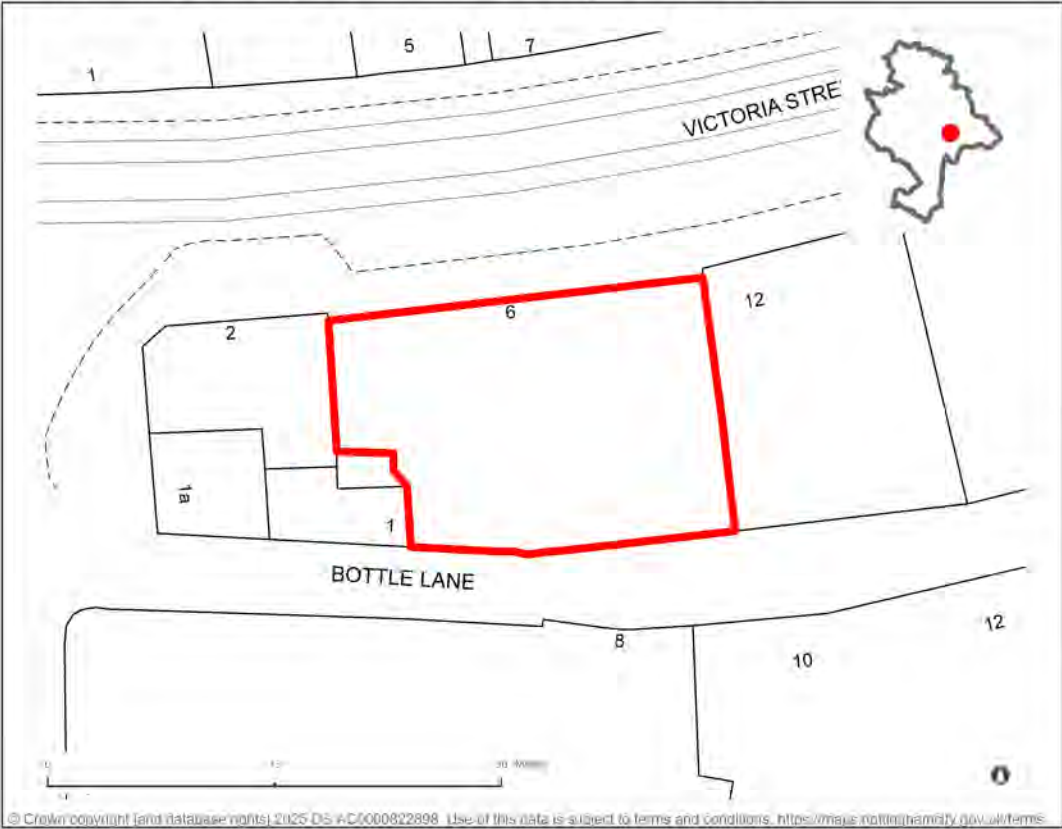
LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457436 **Northing:** 339859

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00980/PFUL3

LAPP Reference:

Net Dwellings: 22 dwelling/s

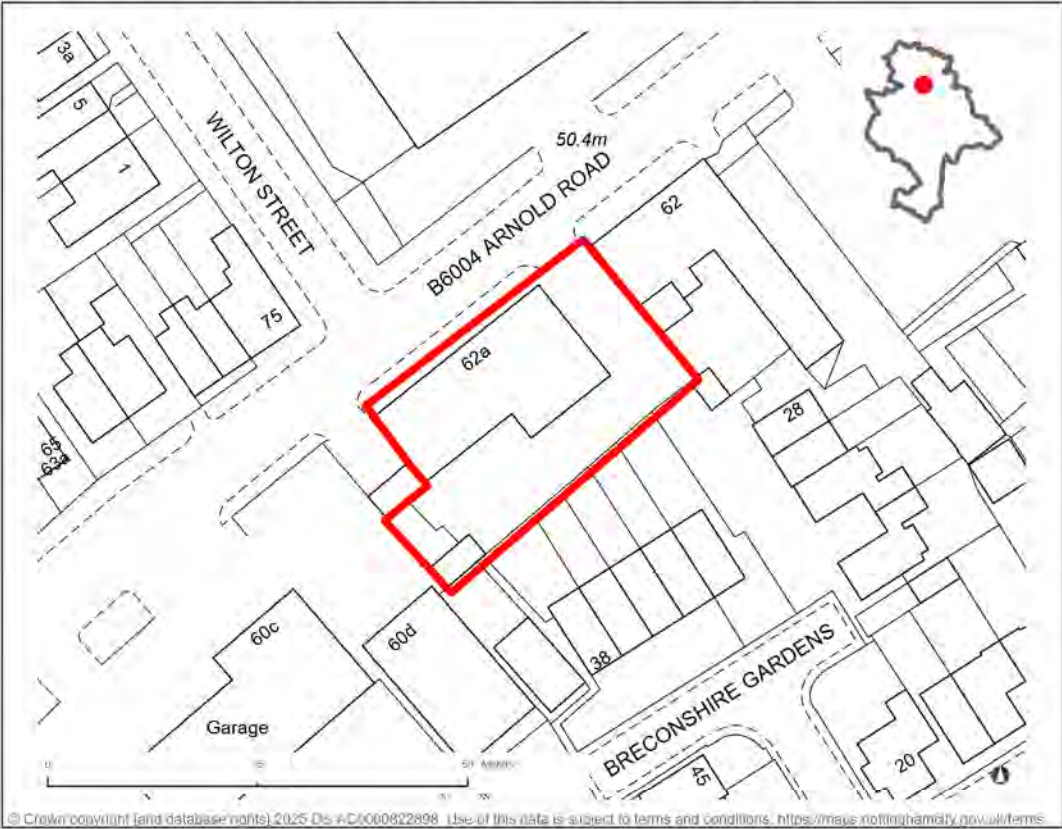
Proposed Yield 2025/30: 22 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2650 62A Arnold Road, Nottingham



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455302 **Northing:** 343724

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00575/PFUL3

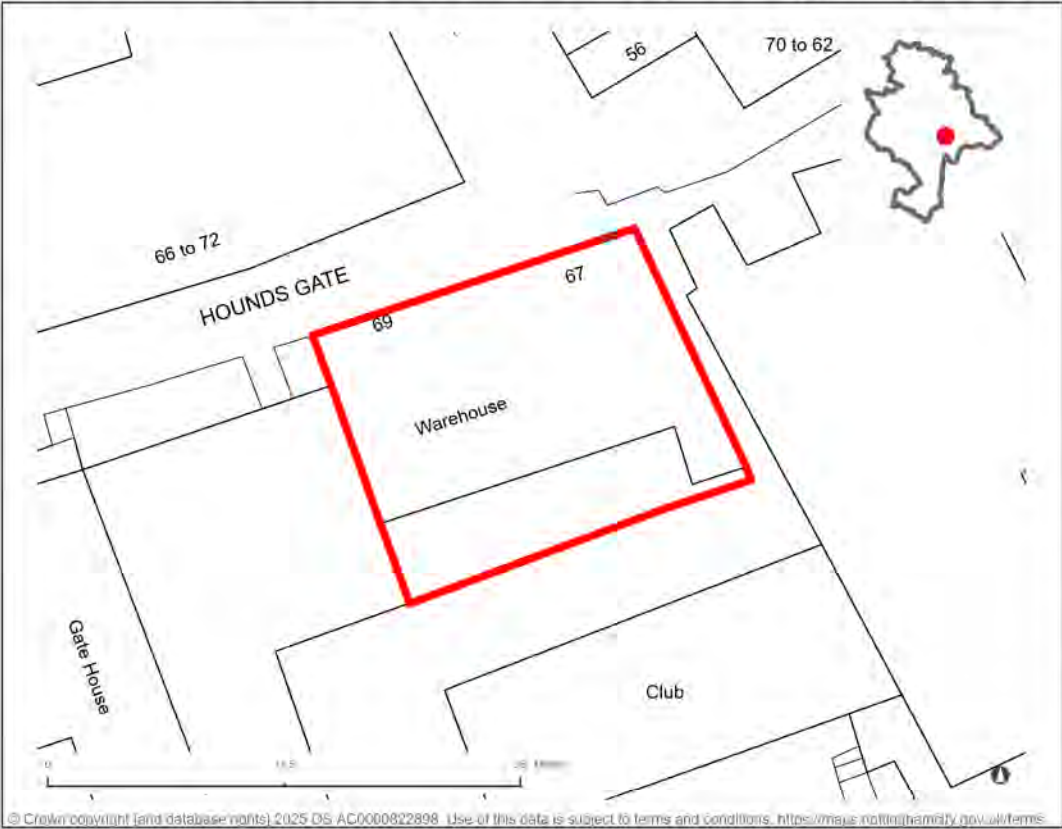
LAPP Reference:

Net Dwellings: 7 dwelling/s

Proposed Yield 2025/30: 7 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457037 **Northing:** 339616

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status:

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/02448/PFUL3

LAPP Reference:

Net Dwellings: 11 dwelling/s

Proposed Yield 2025/30: 11 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 458368 **Northing:** 342863

Overall Conclusion:
Deliverable

Ward: Mapperley

Ownership Status:

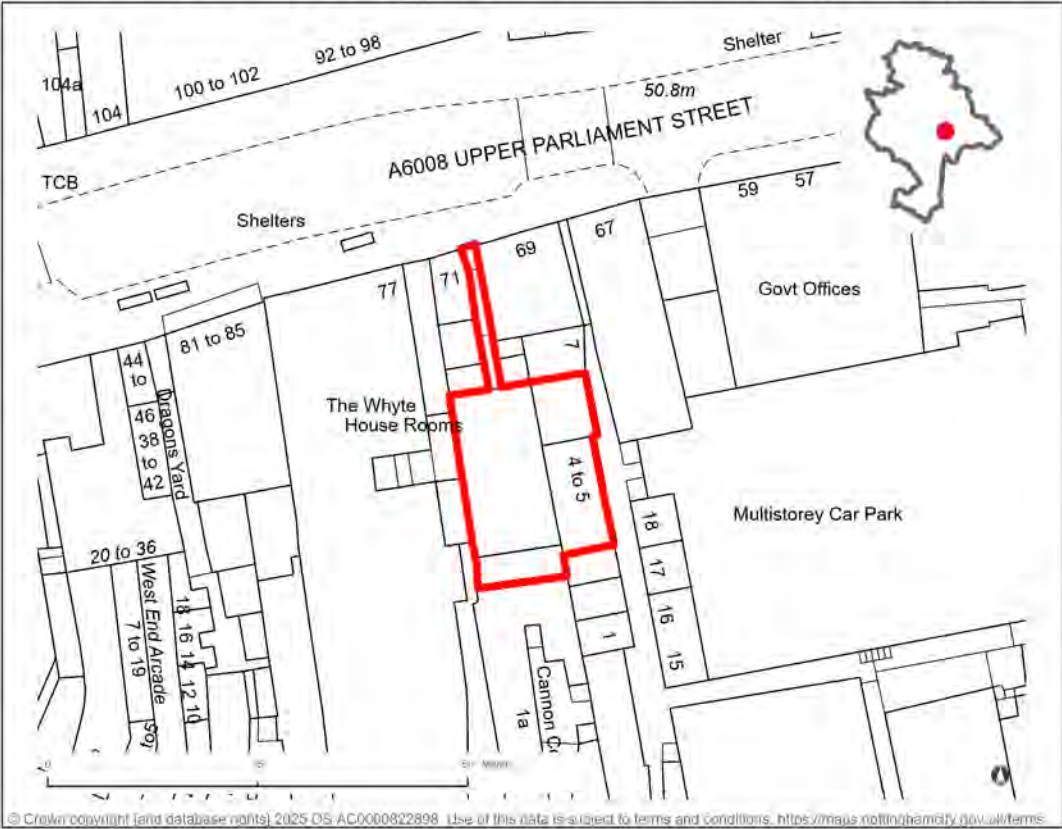
Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.02 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref: 23/00180/PFUL3
LAPP Reference:

Net Dwellings: 5 dwelling/s
Proposed Yield 2025/30: 5 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://maps.notttinghamcity.gov.uk/terms>

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: 457023 **Northing:** 340022

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/01580/PFUL3

LAPP Reference:

Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://mapbox.com/terms/>

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: 454972 **Northing:** 342746

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/02442/PFUL3

LAPP Reference:

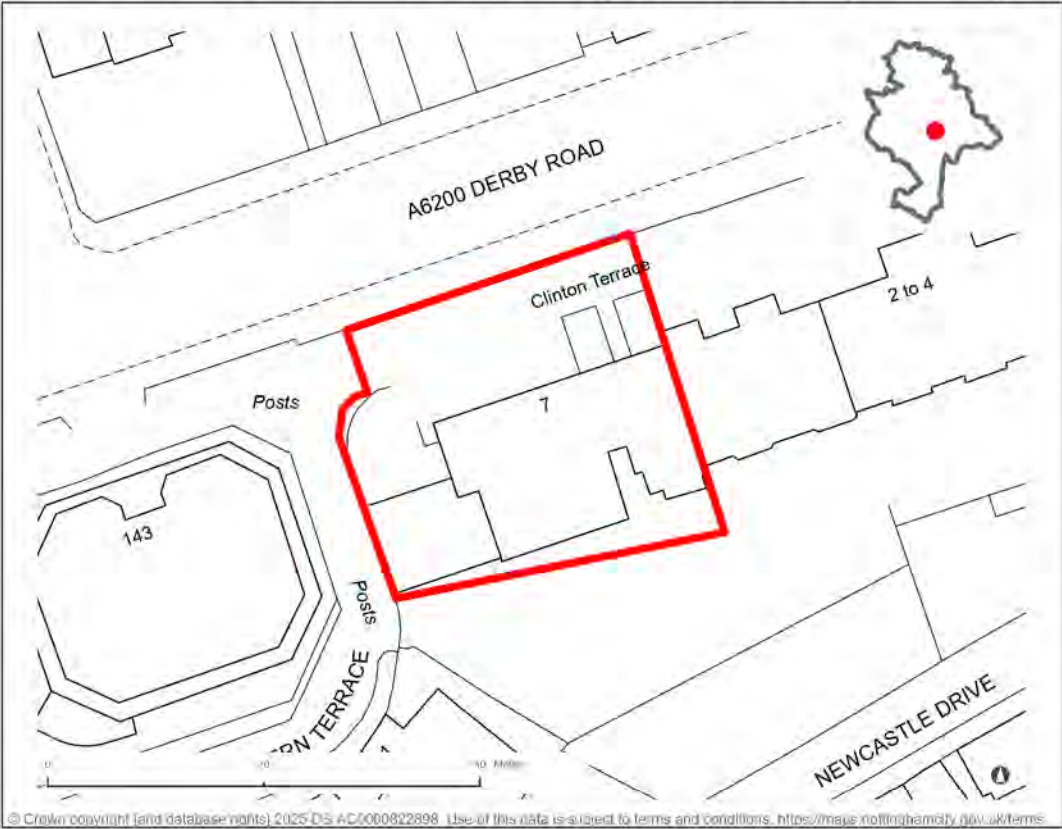
Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 12 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: No

Constraints (Air Quality):

- AQMA: Yes

Constraints (Greenbelt):

- Greenbelt: No

- Easting: 456228 Northing: 340040

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00587/PFUL3

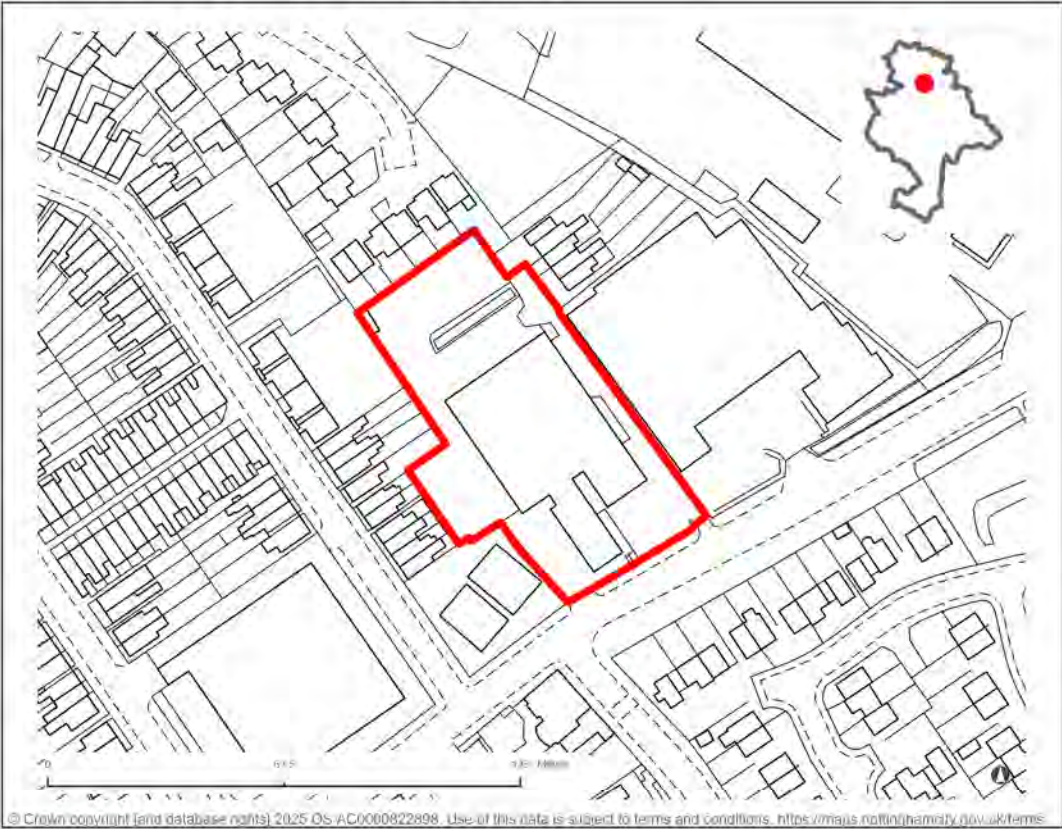
LAPP Reference:

Net Dwellings: 15 dwelling/s

Proposed Yield 2025/30: 15 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://maps.nationalarchives.gov.uk/terms>.

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: 455323 **Northing:** 343900

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.45 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01703/PACPD

LAPP Reference:

Net Dwellings: 50 dwelling/s

Proposed Yield 2025/30: 50 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455872 **Northing:** 341133

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00964/PFUL3

LAPP Reference:

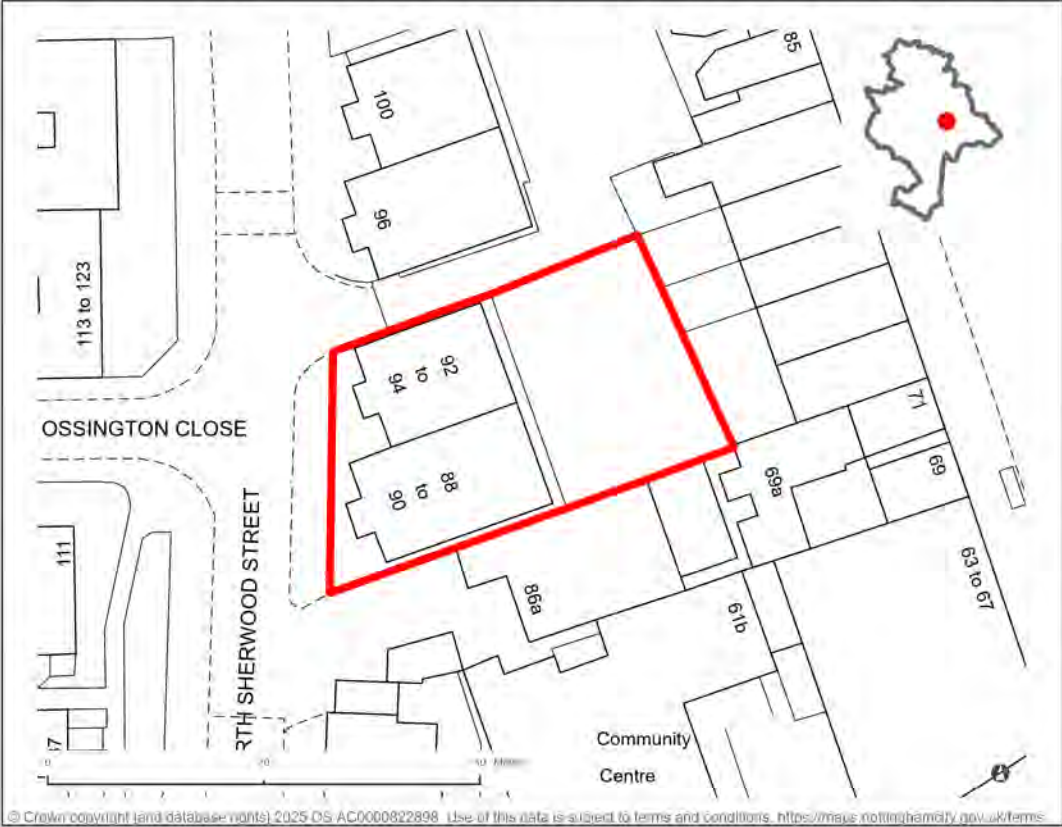
Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 12 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2670 88-90 And 92-94 North Sherwood Street Nottingham NG1 4EE



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: 457131 **Northing:** 340630

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Prior Approval

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/02015/PACPD

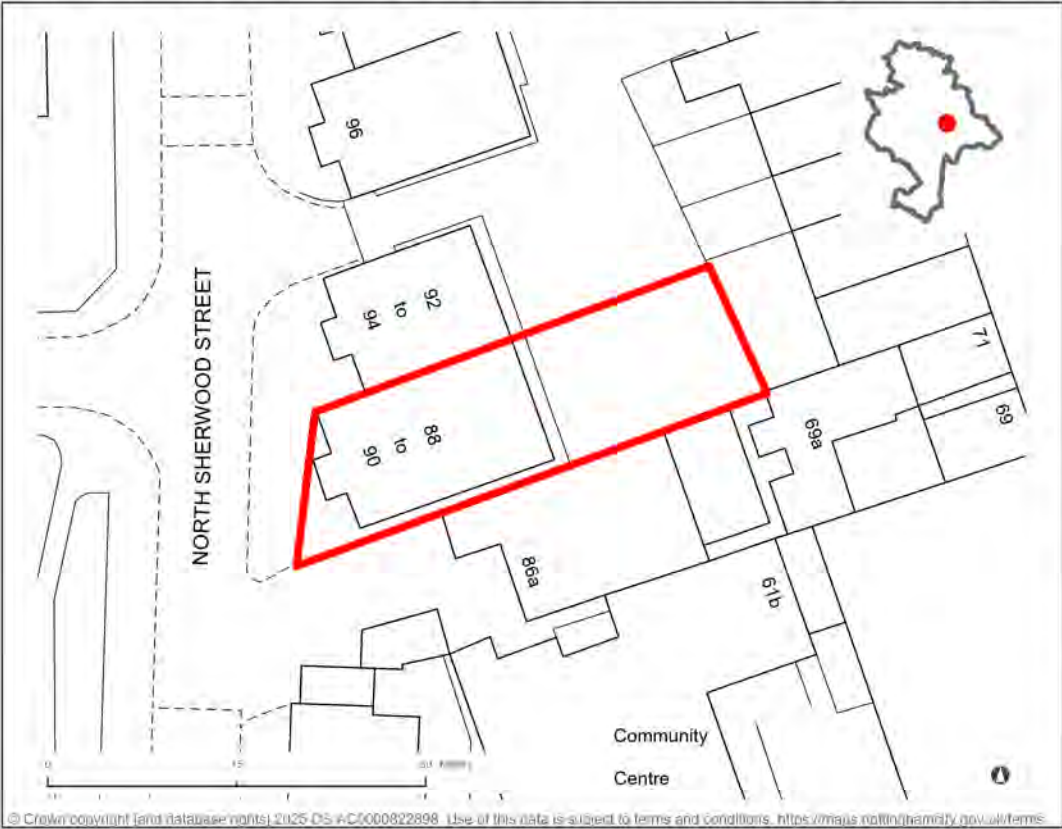
LAPP Reference:

Net Dwellings: 15 dwelling/s

Proposed Yield 2025/30: 15 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457166 **Northing:** 340642

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00539/PACPD

LAPP Reference:

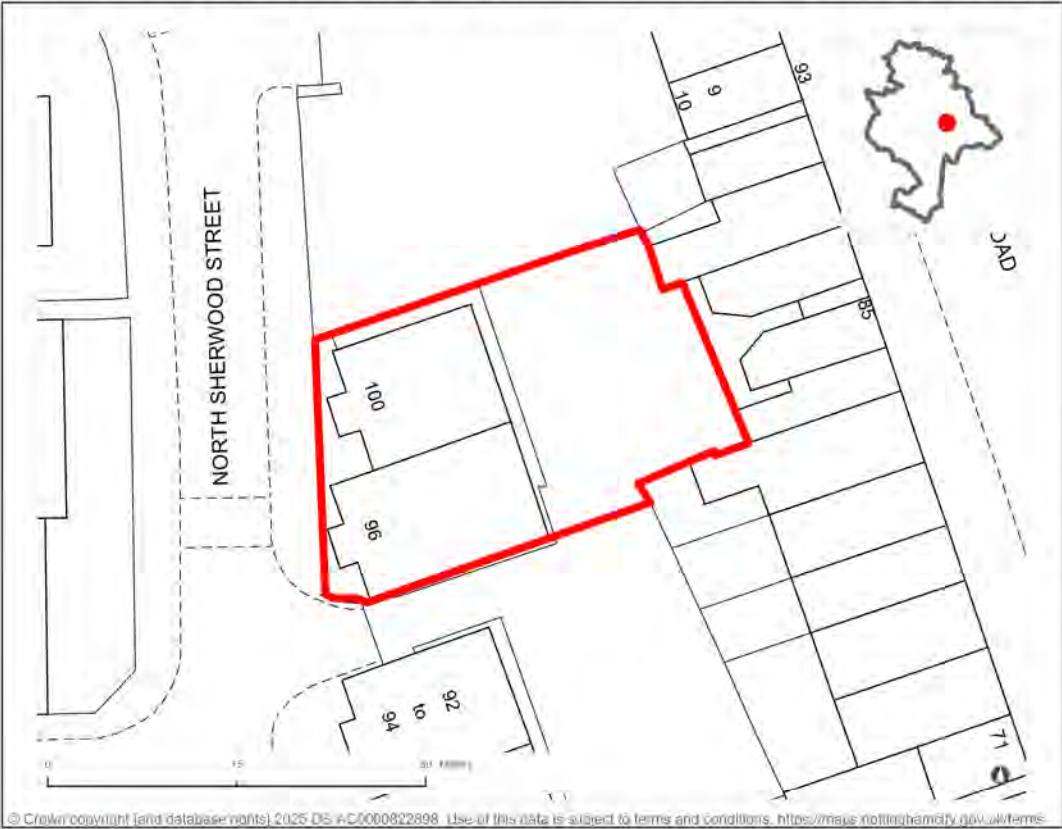
Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 8 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2510 96-100 North Sherwood Street, NG1 4EE



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: 457155 **Northing:** 340686

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use: Offices

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00558/PFUL3

LAPP Reference:

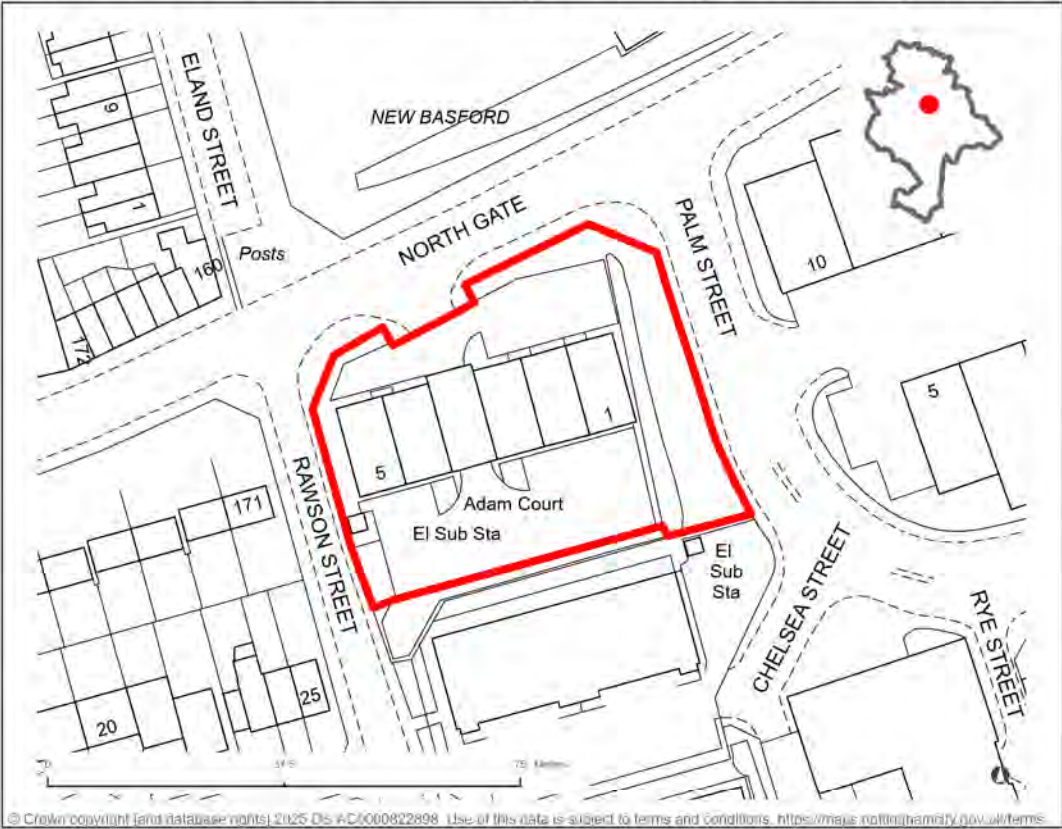
Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 8 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 455711 **Northing:** 342176

Overall Conclusion:

Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00575/PFUL3

LAPP Reference:

Net Dwellings: 58 dwelling/s

Proposed Yield 2025/30: 58 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 141 Alfreton Road - Forest Mill



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: 456049 **Northing:** 340452

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

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

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00045/PFUL3

LAPP Reference: SR34

Net Dwellings: 493 dwelling/s

Proposed Yield 2025/30: 493 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 253 Arnside Road - Former Chronos Richardson



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: 456350 **Northing:** 344238

Overall Conclusion:

Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: Employment. Disused industrial site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 2.58 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00675/PFUL3

LAPP Reference:SR13

Net Dwellings: 110 dwelling/s

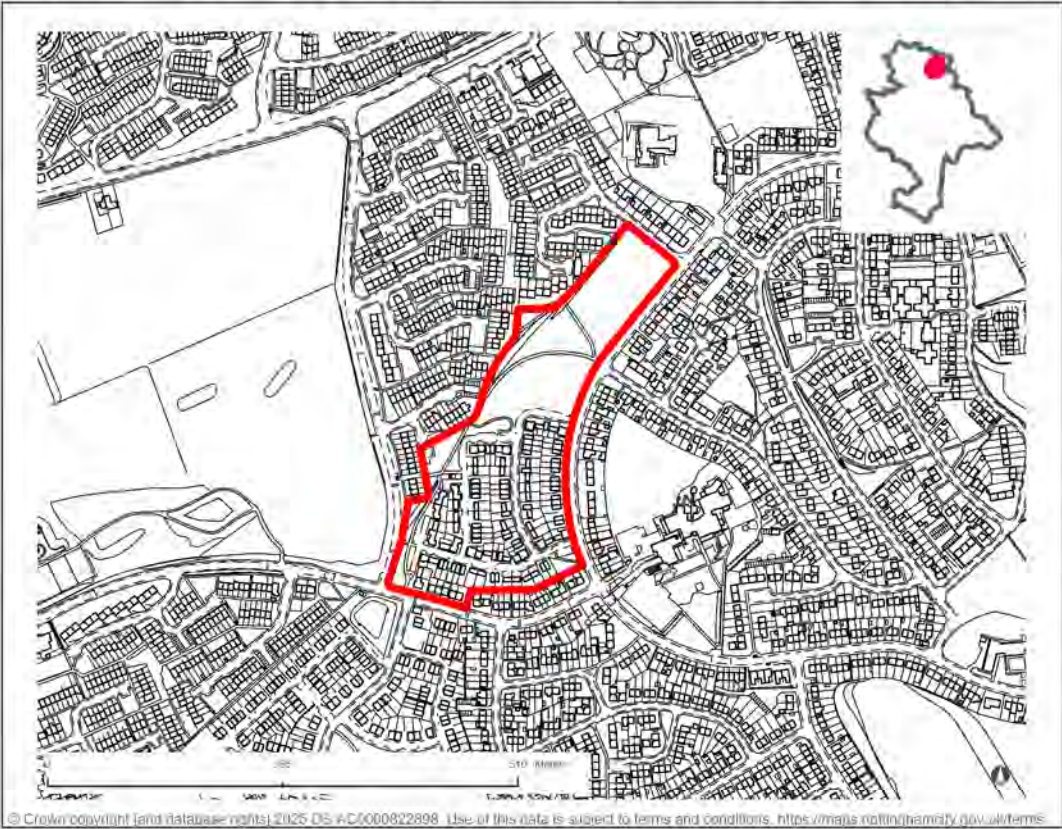
Proposed Yield 2025/30: 110 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456255 **Northing:** 344986

Overall Conclusion:

Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use: Vacant playing field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 5.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01547/PFUL3

LAPP Reference:SR06

Net Dwellings: 42 dwelling/s

Proposed Yield 2025/30: 42 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: Yes
- Local Nature Reserve: No
- Local Wildlife Sites: Yes
- TPOs: Yes

Constraints (Flooding):

- Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

- AQMA: Yes

Constraints (Greenbelt):

- Greenbelt: No

Easting: 453679 Northing: 341138

Overall Conclusion:
Deliverable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Active employment site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02493/pful3

LAPP Reference:SR26

Net Dwellings: 17 dwelling/s

Proposed Yield 2025/30: 17 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Permission. NCC Development Management confirmed timescales.

Site ID: 543 Between Cowan Street and Beck Street



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: 457722 **Northing:** 340218

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: low level use as car parking

Land Type: Brownfield

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:18/00565/POUT

LAPP Reference:

Net Dwellings: 38 dwelling/s

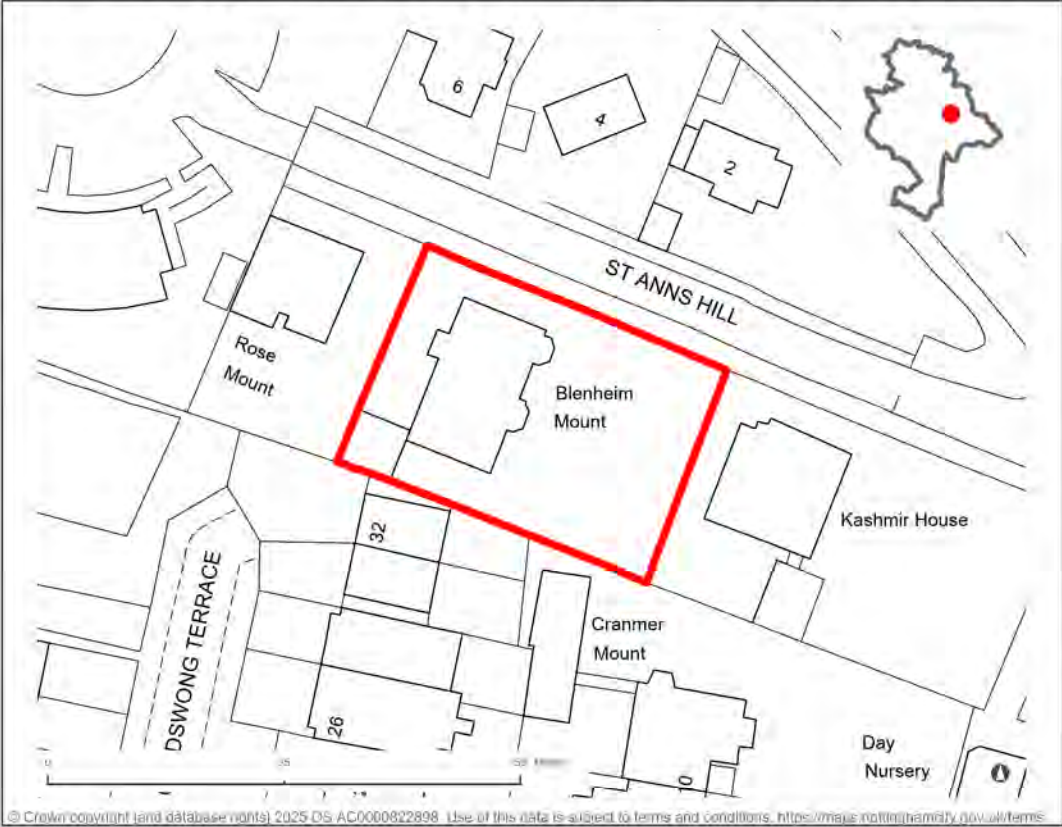
Proposed Yield 2025/30: 38 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2591 Blenheim Mount, St Anns Hill, Nottingham, NG3 4LA



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: 457497 **Northing:** 341260

Overall Conclusion:

Deliverable

Ward: Mapperley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02374/PFUL3

LAPP Reference:

Net Dwellings: 6 dwelling/s

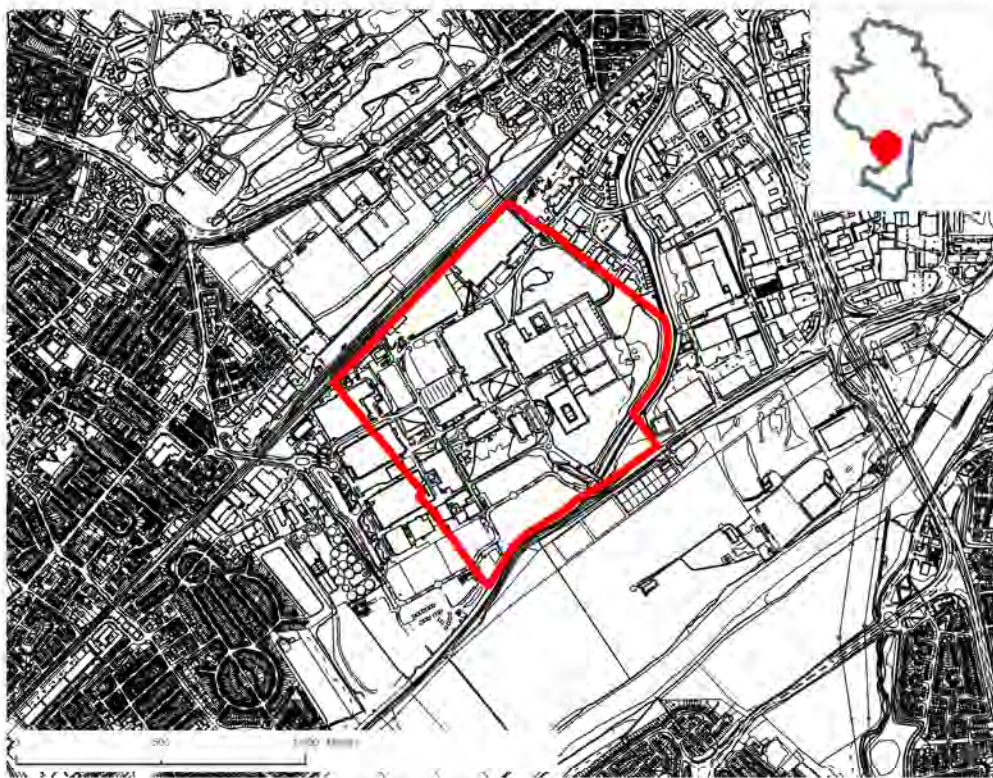
Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission

Site ID: 458 Boots, Thane Road



© Crown copyright and database rights 2025 OS AC/0000822898 Use of this data is subject to terms and conditions: <https://maps.notttinghamcity.gov.uk/terms>

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: 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: 454909 **Northing:** 337535

Overall Conclusion:

Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Part active employment uses

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 84.5 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 14/02038/POUT

LAPP Reference: SR45

Net Dwellings: 207 dwelling/s

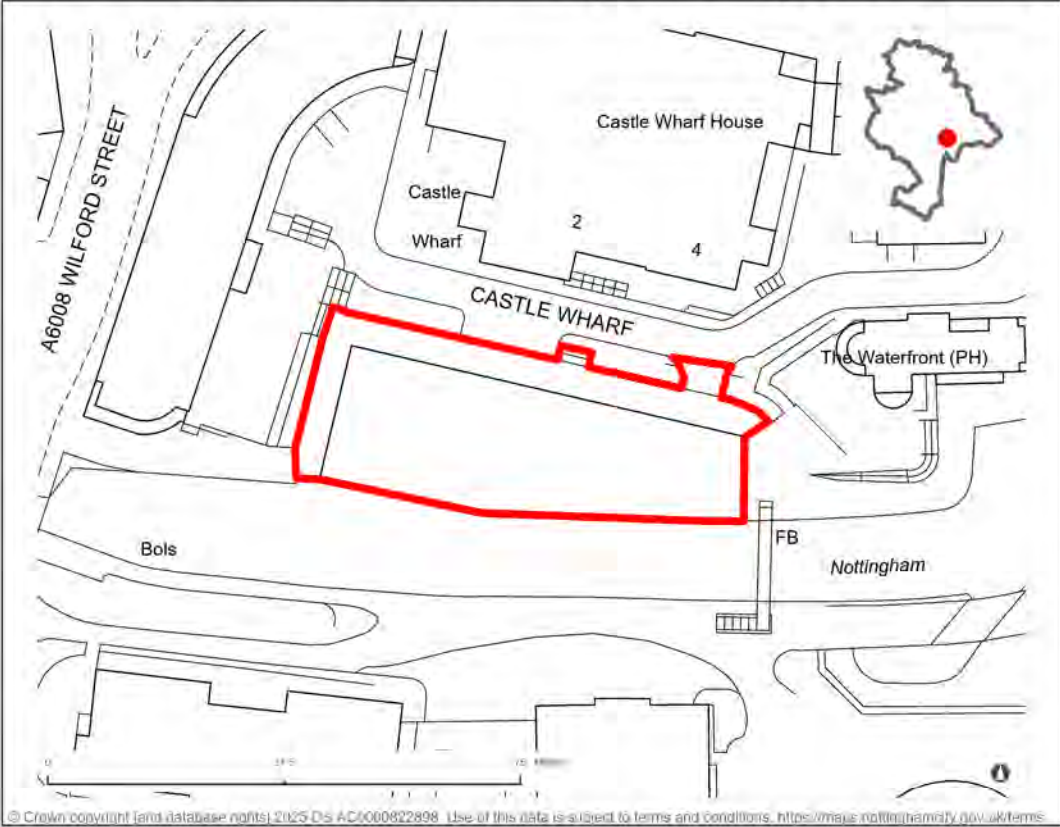
Proposed Yield 2025/30: 207 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2622 British Waterways Building Castle Wharf



© Crown copyright (and database rights) 2025 DIs AC/000822898 Use of this data is subject to terms and conditions. <https://mapa.nottinghamcity.gov.uk/terms>

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: 457159 **Northing:** 339310

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status: Unknown
Ownership

Reporting Status: Under
Construction

Site Source: Planning
Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

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

LAPP Reference:

Net Dwellings: 95 dwelling/s

Proposed Yield 2025/30: 95 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457871 **Northing:** 339065

Overall Conclusion:

Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.94 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/00213/PFUL3

LAPP Reference:SR66

Net Dwellings: 131 dwelling/s

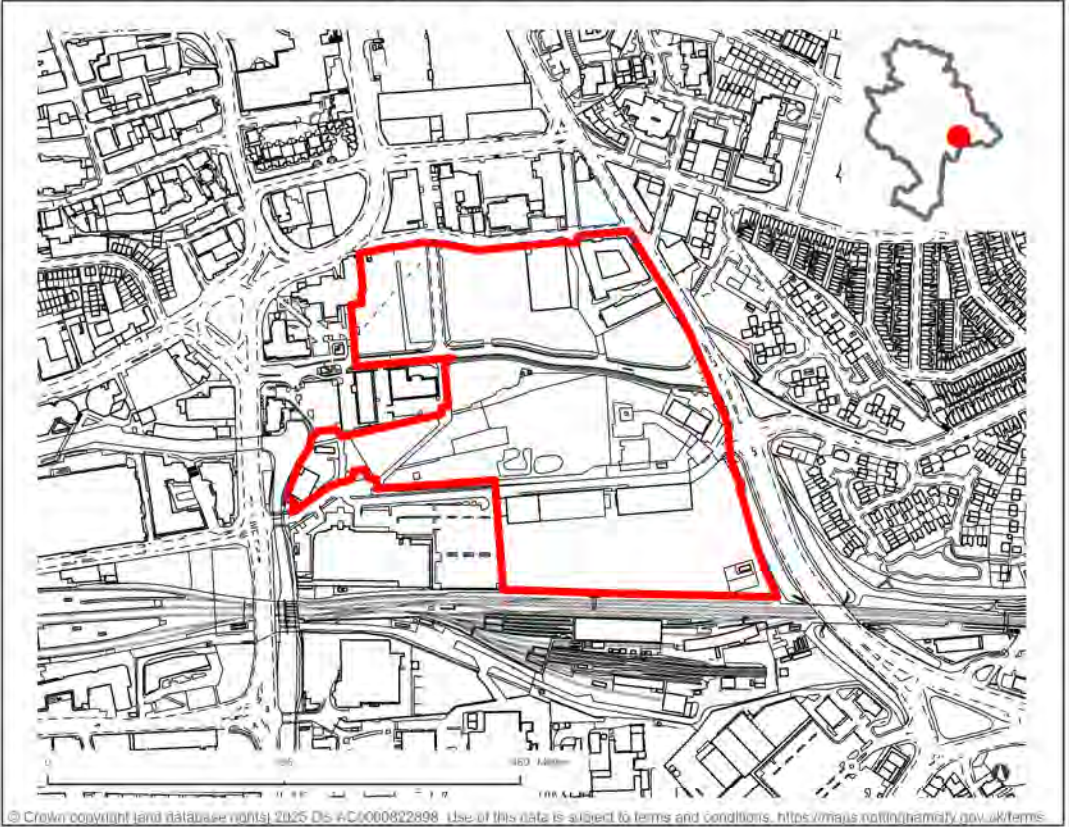
Proposed Yield 2025/30: 131 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

23/00213/pful3

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



© Crown copyright and database rights 2025. Data from Ordnance Survey. Use of this data is subject to terms and conditions. <https://maps.nationalarchives.gov.uk/terms>

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: 458223 **Northing:** 339598

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

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

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 9.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01354/POUT

LAPP Reference:SR59

Net Dwellings: 906 dwelling/s

Proposed Yield 2025/30: 906 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457353 **Northing:** 338928

Overall Conclusion:

Deliverable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: Car park, former hotel and warehouse

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02663/PFUL3

LAPP Reference:SR64

Net Dwellings: 382 dwelling/s

Proposed Yield 2025/30: 352 dwelling/s

Proposed Yield Beyond 2030: 30 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457116 **Northing:** 338994

Overall Conclusion:

Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Vacant buildings / car park

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 1.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00188/PFUL3

LAPP Reference:SR63

Net Dwellings: 227 dwelling/s

Proposed Yield 2025/30: 227 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 456207 **Northing:** 340428

Overall Conclusion:

Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status: Current full permission
Site Source: Planning Application/PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:22/02435/PFUL3
LAPP Reference:

Net Dwellings: 10 dwelling/s
Proposed Yield 2025/30: 10 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:

Site ID: 2605 Chaddesden House 77 Talbot Street, Nottingham



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: 456670 **Northing:** 340173

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/02417/PFUL3

LAPP Reference:

Net Dwellings: 202 dwelling/s

Proposed Yield 2025/30: 202 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission. Agent and Development Management confirmed completion timescales

Site ID: 507 Chalfont Drive - Former Government Buildings



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://maps.nottinhamcity.gov.uk/terms>

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: No

Constraints (Air Quality):

- AQMA: Yes

Constraints (Greenbelt):

- Greenbelt: No

Easting: 453871 Northing: 341331

Overall Conclusion:

Deliverable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Local Plan allocation

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 13.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:09/02049/POUT

LAPP Reference:SR27

Net Dwellings: 104 dwelling/s

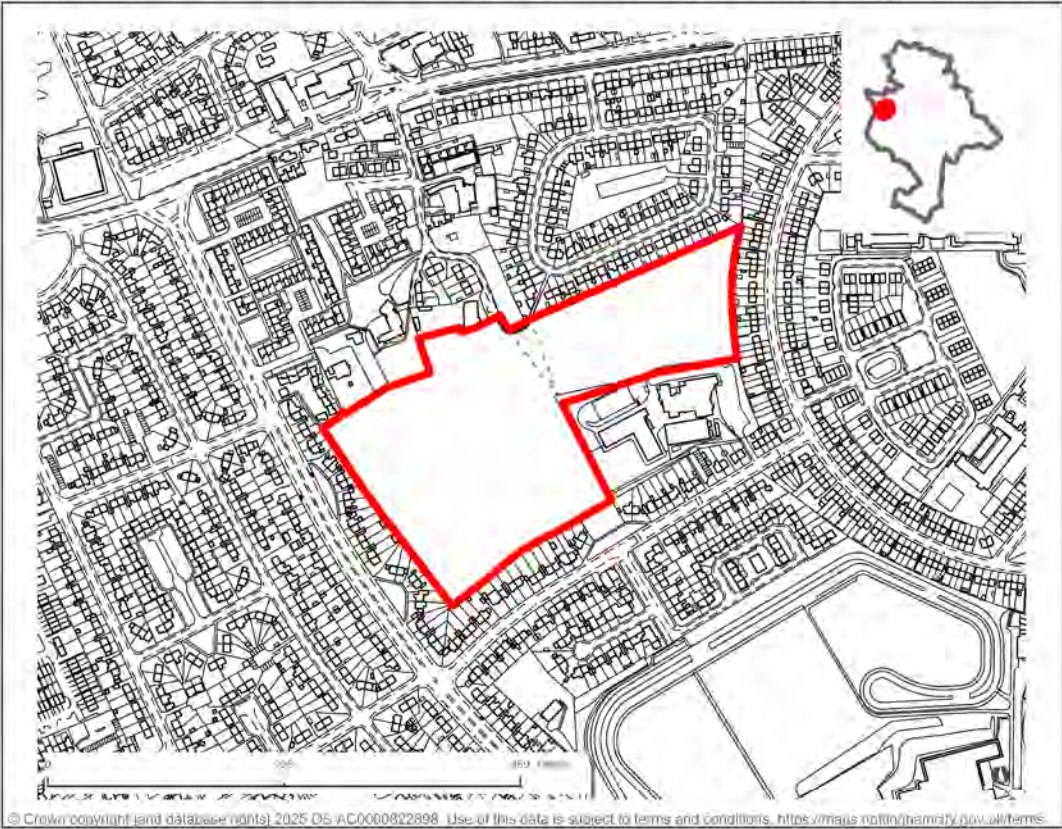
Proposed Yield 2025/30: 104 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

south of chalfont dr still available

Site ID: 442 Chingford Road Playing Field, Wigman Road



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 452340 **Northing:** 341828

Overall Conclusion:
Deliverable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

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

Land Type: Greenfield
Planning Status: Permissioned
Construction Status: No
Site Area: 6.02 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:22/02157/PFUL3
LAPP Reference:SR21

Net Dwellings: 130 dwelling/s
Proposed Yield 2025/30: 130 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:

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

Site ID: 549 Clifton West, Hawksley Gardens



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
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: 454013 **Northing:** 334177

Overall Conclusion:

Deliverable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use: unknown

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 9.58 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00056/POUT4

LAPP Reference:SR49

Net Dwellings: 265 dwelling/s

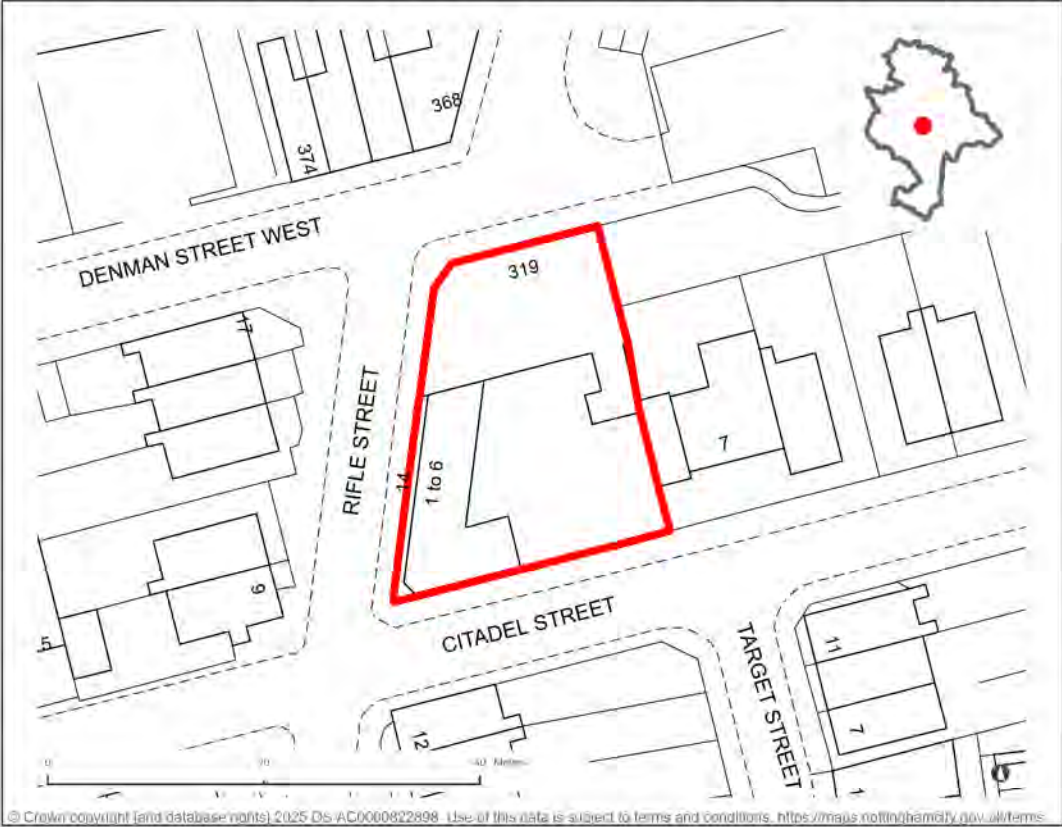
Proposed Yield 2025/30: 265 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2683 Dovercastle Denman Street West Nottingham



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: 455237 **Northing:** 340289

Overall Conclusion:
Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Complete

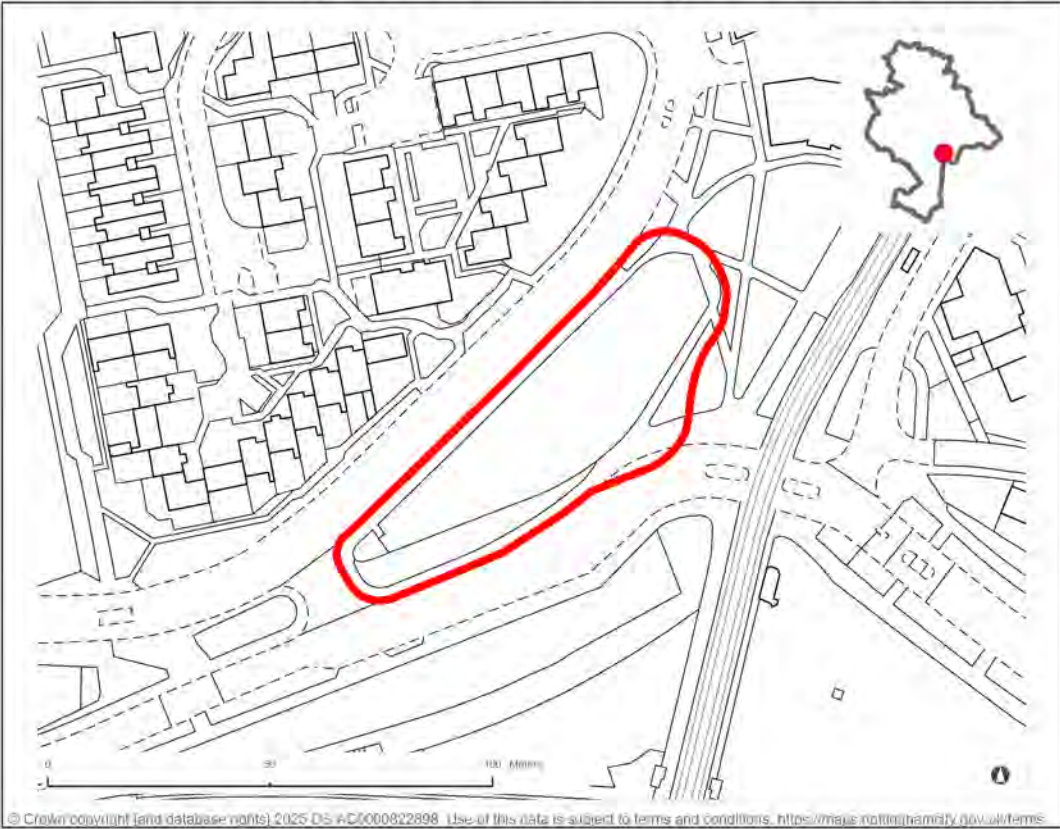
Site Source: Planning
Application/PREAPP

Existing Use:

Land Type: Brownfield
Planning Status: Permitted
Construction Status: No
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application
Ref:18/00144/PFUL3
LAPP Reference:

Net Dwellings: 0 dwelling/s
Proposed Yield 2025/30: 0 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:

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



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: 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: 456905 **Northing:** 338237

Overall Conclusion:

Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant print works

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00937/PFUL3

LAPP Reference:

Net Dwellings: 42 dwelling/s

Proposed Yield 2025/30: 42 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Brownfield site close to residential area. Demolition has occurred to start in the next 6 years. NCC Development Management confirmed timescales.

Site ID: 244 Eastglade Road - Former Padstow School Site



© Crown copyright (and database rights) 2025 Os AC0000822898. Use of this data is subject to terms and conditions. <https://mapbox.com/terms>

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: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456126 **Northing:** 344897

Overall Conclusion:

Deliverable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Open space with community centre to south corner

Land Type: Greenfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 9.67 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02506/PFUL3

LAPP Reference:SR08

Net Dwellings: 258 dwelling/s

Proposed Yield 2025/30: 258 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 456125 **Northing:** 345707

Overall Conclusion:
Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: boarded up/ vacant former primary school

Land Type: Greenfield
Planning Status: Permissioned
Construction Status: Yes
Site Area: 2.43 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:19/02811/PFUL3
LAPP Reference:SR03

Net Dwellings: 33 dwelling/s
Proposed Yield 2025/30: 33 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:
NCC former school site. Part of a programme of regeneration.Agent confirmed completion timescales

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: 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: 456836 **Northing:** 344719

Overall Conclusion:

Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former Haywood School Detached Playing Field

Land Type: Greenfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 4.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR09

Net Dwellings: 150 dwelling/s

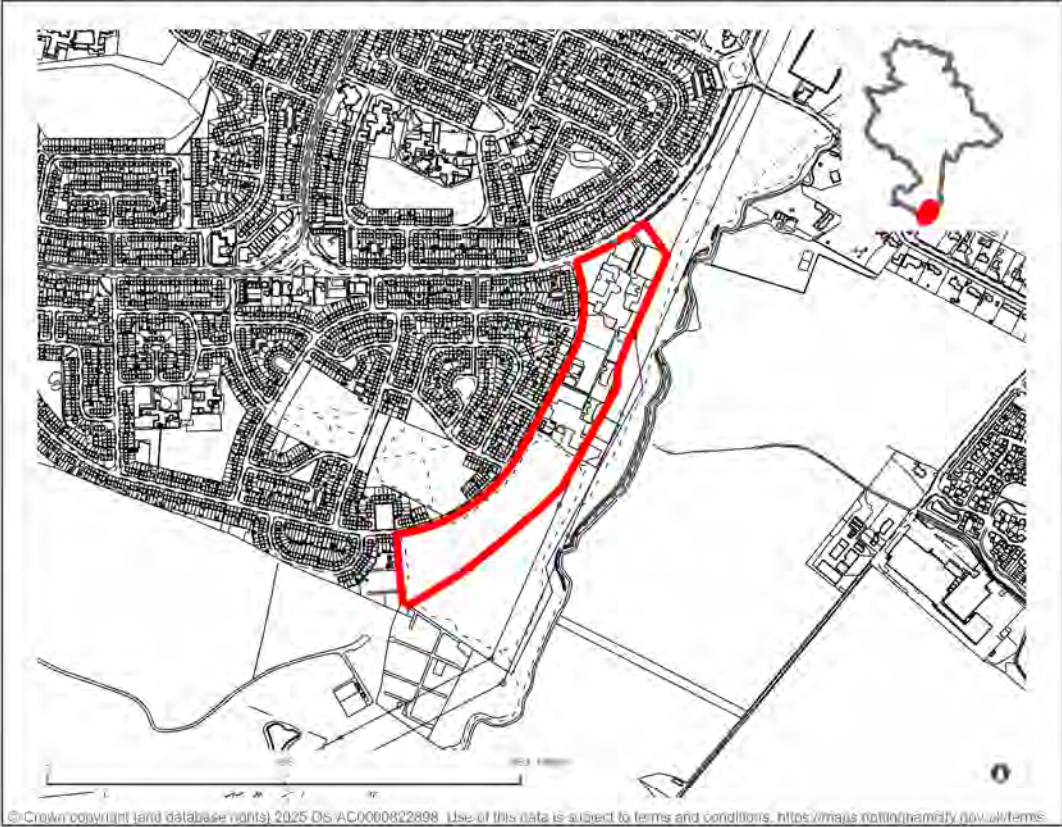
Proposed Yield 2025/30: 150 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 1759 Farnborough Rd - Former Fairham Comprehensive School



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Easting: 455845 **Northing:** 333639

Overall Conclusion:

Deliverable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former school and open space

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 7.7 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR51

Net Dwellings: 184 dwelling/s

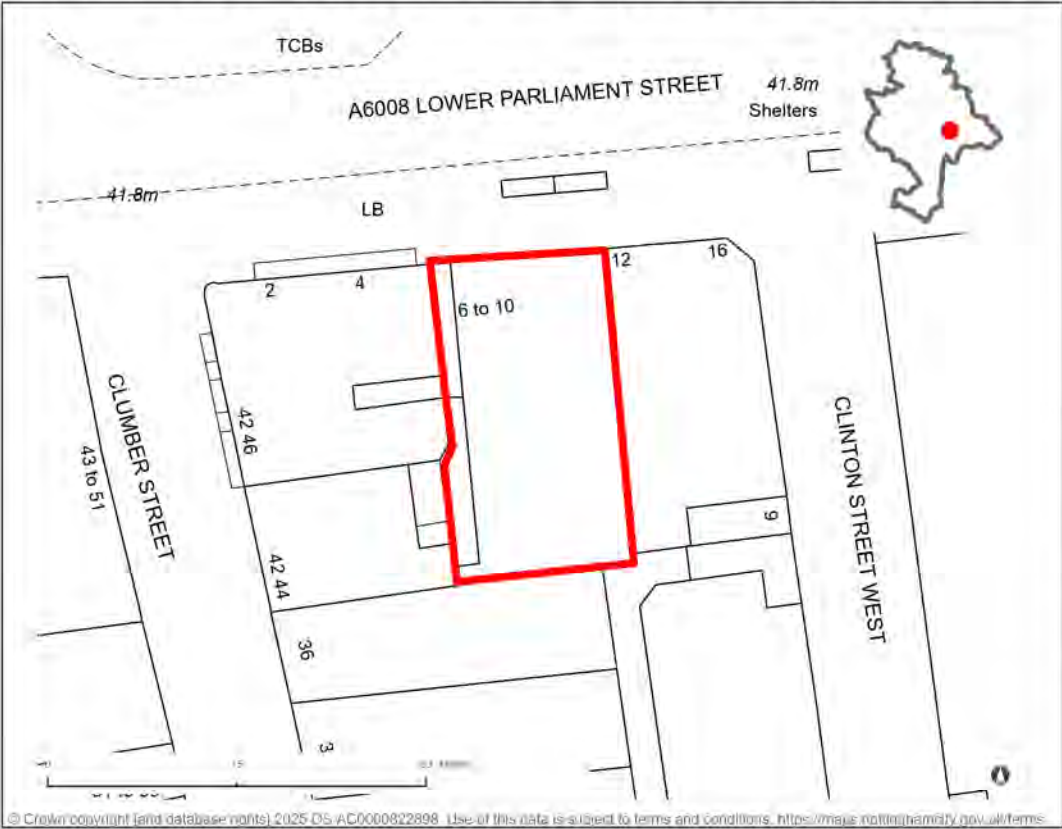
Proposed Yield 2025/30: 184 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2689 First Floor And Second Floor, 6 - 8 Lower Parliament Street, NG1 3DA



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: 457387 **Northing:** 340059

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/00329/PFUL3

LAPP Reference:

Net Dwellings: 5 dwelling/s

Proposed Yield 2025/30: 5 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455611 **Northing:** 339136

Overall Conclusion:

Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Disposal of Council asset

Existing Use: vacant - site cleared and fenced off

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01745/PFUL3

LAPP Reference:

Net Dwellings: 34 dwelling/s

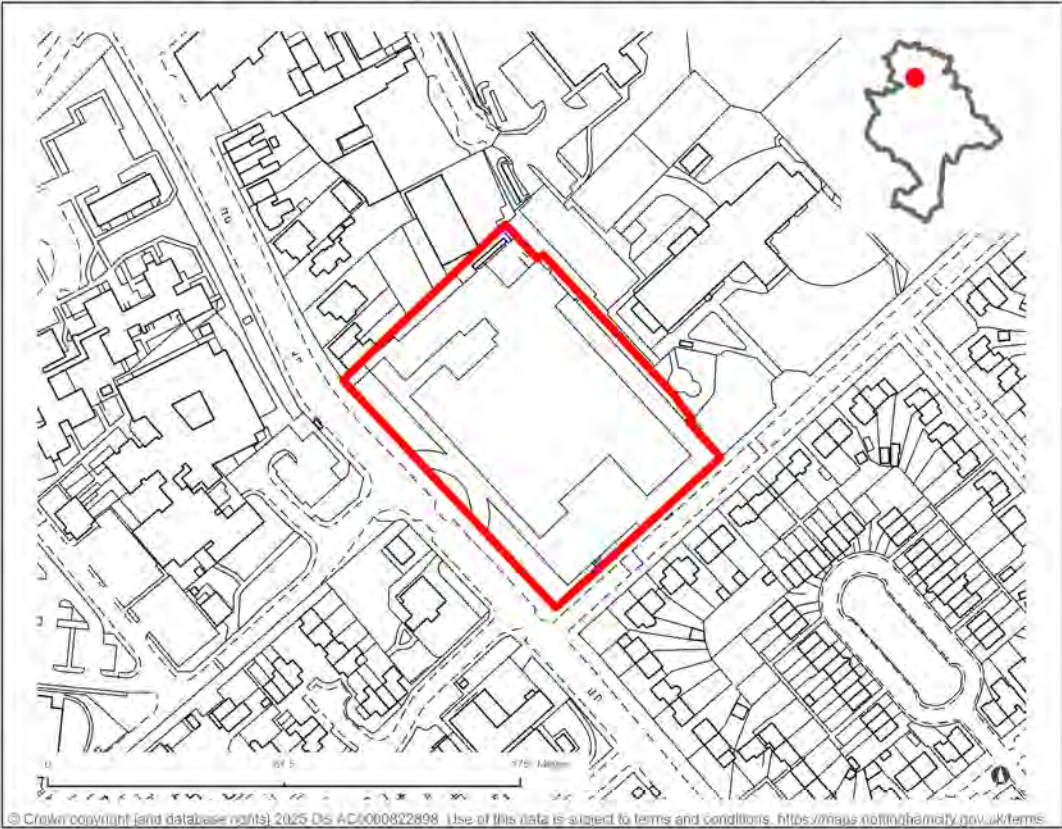
Proposed Yield 2025/30: 34 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 454661 Northing: 344298

Overall Conclusion:

Deliverable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan Allocation

Existing Use: Former School

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01270/PFUL3

LAPP Reference:SR12

Net Dwellings: 45 dwelling/s

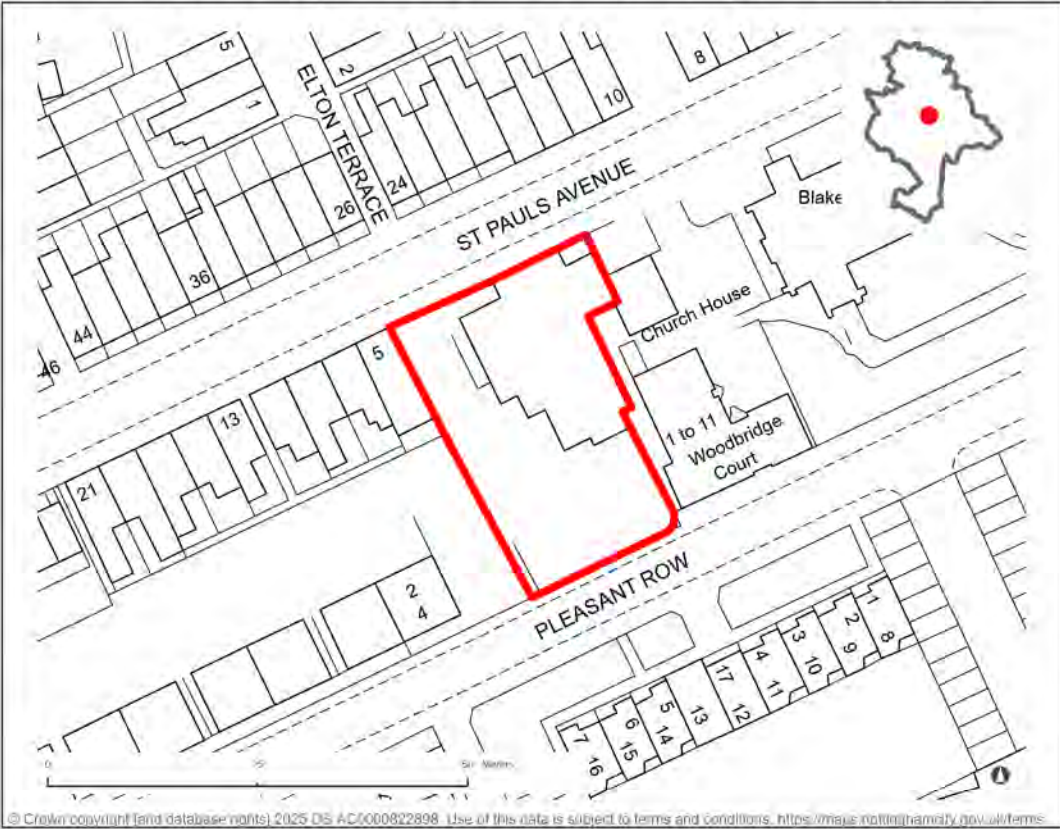
Proposed Yield 2025/30: 45 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 455722 **Northing:** 341266

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned
by a public authority

Reporting Status: Under
Construction

Site Source: Site / SHLAA
Survey

Existing Use: under
construction

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:17/00931/PFUL3

LAPP Reference:

Net Dwellings: 12 dwelling/s

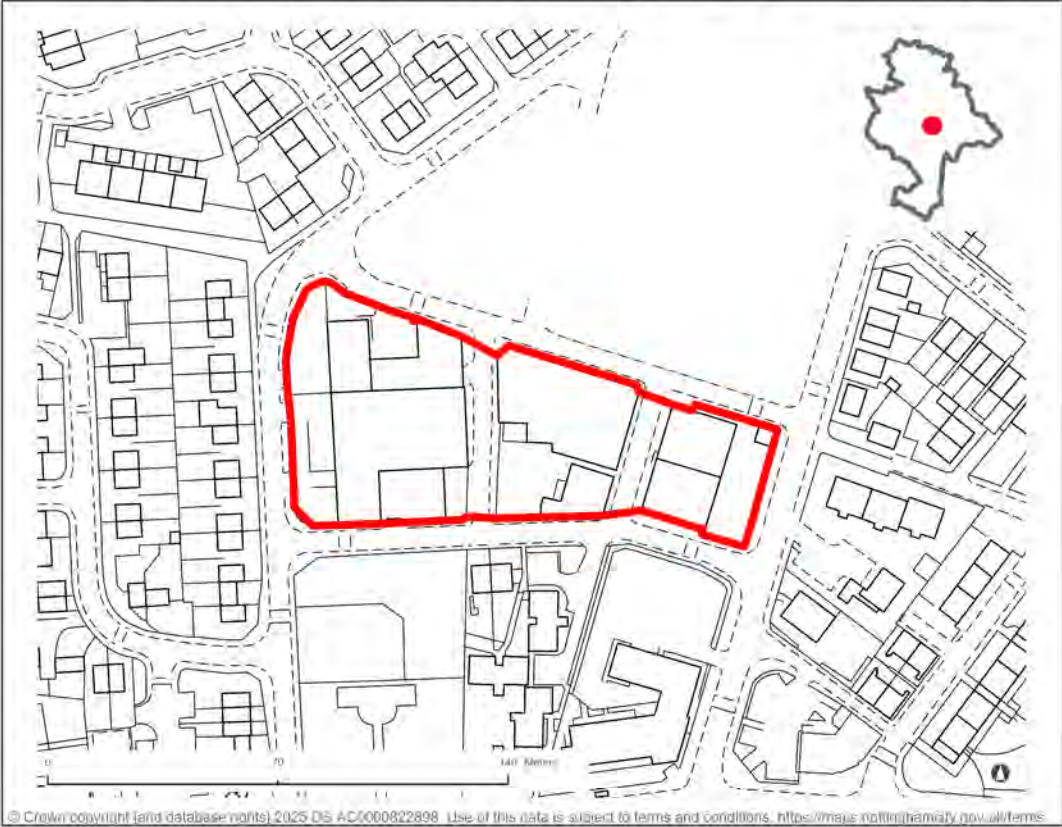
Proposed Yield 2025/30: 12 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

under construction

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 455950 **Northing:** 340337

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status: Unknown
Ownership

Reporting Status: Current full
permission

Site Source: Disposal of
Council asset

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

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.73 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:25/00759/PFUL3

LAPP Reference:

Net Dwellings: 124 dwelling/s

Proposed Yield 2025/30: 124 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission.

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455227 **Northing:** 339483

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01671/PFUL3

LAPP Reference:

Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 12 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission

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



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: 457979 **Northing:** 340138

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01379/PFUL3

LAPP Reference:

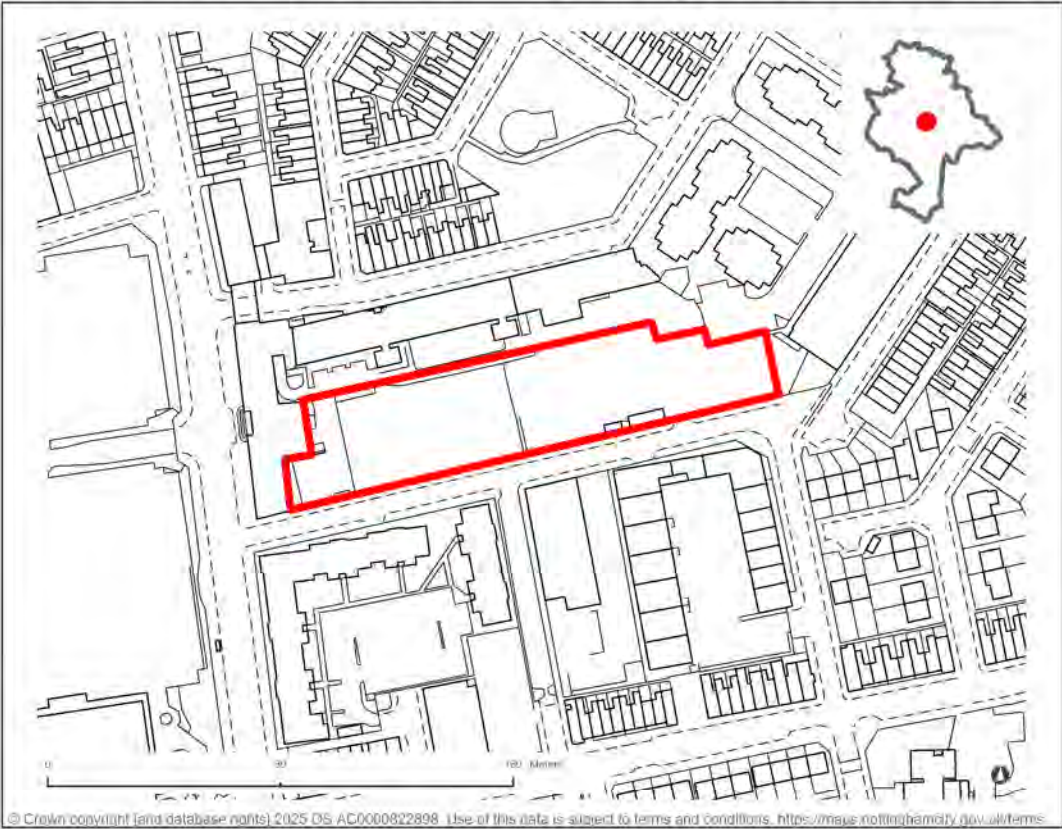
Net Dwellings: 26 dwelling/s

Proposed Yield 2025/30: 26 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455590 **Northing:** 340796

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00076/PFUL3

LAPP Reference:

Net Dwellings: 260 dwelling/s

Proposed Yield 2025/30: 260 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



© Crown copyright (and database rights) 2025 OS. WCA0000822898. Use of this data is subject to terms and conditions. <https://mapbox.com/terms>

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455039 **Northing:** 339918

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01615/PFUL3

LAPP Reference:

Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 8 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission



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: 451941 Northing: 340037

Overall Conclusion:
Deliverable

Ward: Wollaton West

Ownership Status: Not owned
by a public authority

Reporting Status: Current full
permission

Site Source: 3rd Party
Submission

Existing Use: Vacant public
house

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:23/01803/PNMA

LAPP Reference:

Net Dwellings: 13 dwelling/s

Proposed Yield 2025/30: 13 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: 457375 **Northing:** 340746

Overall Conclusion:

Deliverable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00676/PFUL3

LAPP Reference:

Net Dwellings: 24 dwelling/s

Proposed Yield 2025/30: 24 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Developer confirmed timescales.

Site ID: 2679 Ortzen Court, Ortzen Street, Nottingham, Nottingham City, NG7 4BF



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: 455985 **Northing:** 340645

Overall Conclusion:

Deliverable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/00711/PFUL3

LAPP Reference:

Net Dwellings: 20 dwelling/s

Proposed Yield 2025/30: 20 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 536 Pemberton Street



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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457783 **Northing:** 339518

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant cleared site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 23/01690/PFUL3

LAPP Reference:

Net Dwellings: 48 dwelling/s

Proposed Yield 2025/30: 48 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Application for student accommodation approved. NCC Development Management confirmed timescales.

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 454823 **Northing:** 344579

Overall Conclusion:

Deliverable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: Former Henry Mellish School Playing Field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01271/PFUL3

LAPP Reference:SR10

Net Dwellings: 57 dwelling/s

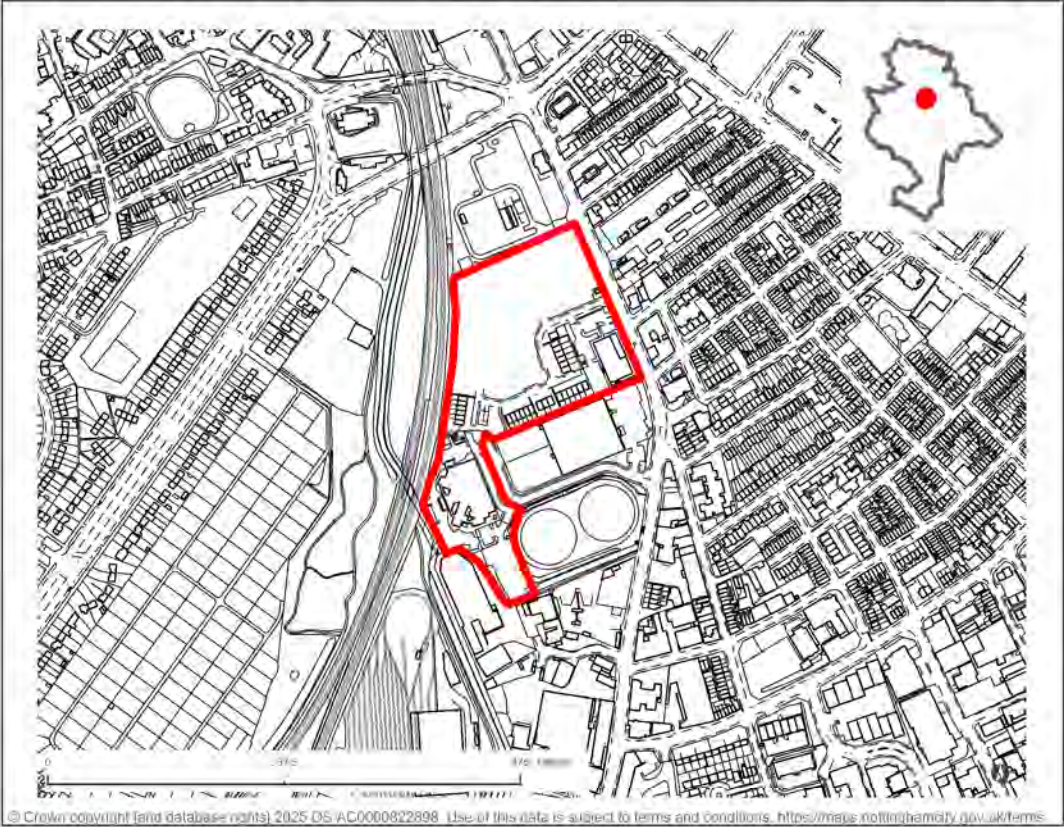
Proposed Yield 2025/30: 57 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 1910 Radford Road - Former Basford Gasworks



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: 455464 Northing: 342466

Overall Conclusion:
Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Former Gasworks now cleared site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 3.81 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01786/PFUL3

LAPP Reference:SR19

Net Dwellings: 101 dwelling/s

Proposed Yield 2025/30: 101 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 456879 **Northing:** 339762

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/02458/PFUL3

LAPP Reference:

Net Dwellings: 11 dwelling/s

Proposed Yield 2025/30: 11 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Permission for 11 dwellings

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



©Crown copyright (and database rights) 2025 OS/AC0000922899 Use of this data is subject to terms and conditions. <https://maps.natlin/home/privacy/privacy/terms>

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: 456516 Northing: 345445

Overall Conclusion:

Deliverable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Open space

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 2.56 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02507/PFUL3

LAPP Reference:SR05

Net Dwellings: 38 dwelling/s

Proposed Yield 2025/30: 38 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



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: 456662 **Northing:** 336099

Overall Conclusion:

Deliverable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Garden

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.62 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01649/PNMA

LAPP Reference:SR47

Net Dwellings: 9 dwelling/s

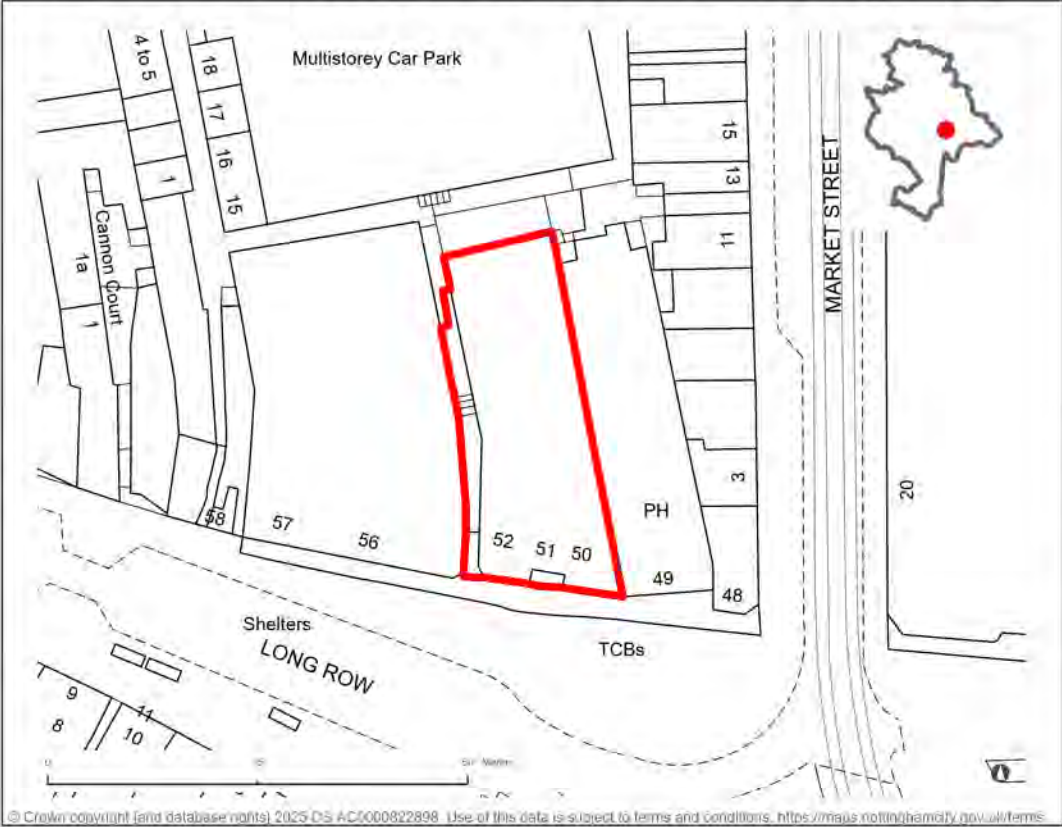
Proposed Yield 2025/30: 9 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : 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: 457087 **Northing:** 339959

Overall Conclusion:

Deliverable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 22/00411/PFUL3

LAPP Reference:

Net Dwellings: 11 dwelling/s

Proposed Yield 2025/30: 11 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: 457444 **Northing:** 342839

Overall Conclusion:

Deliverable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: Yes

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02688/PFUL3

LAPP Reference:SR18

Net Dwellings: 41 dwelling/s

Proposed Yield 2025/30: 41 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales.

Site ID: 2690 Site Of Garages South Of 20 Church Street Old Basford Nottingham



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455111 **Northing:** 342901

Overall Conclusion:

Deliverable

Ward: Basford

Ownership Status: Unknown
Ownership

Reporting Status: Current full
permission

Site Source: Planning
Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:23/01769/PFUL3

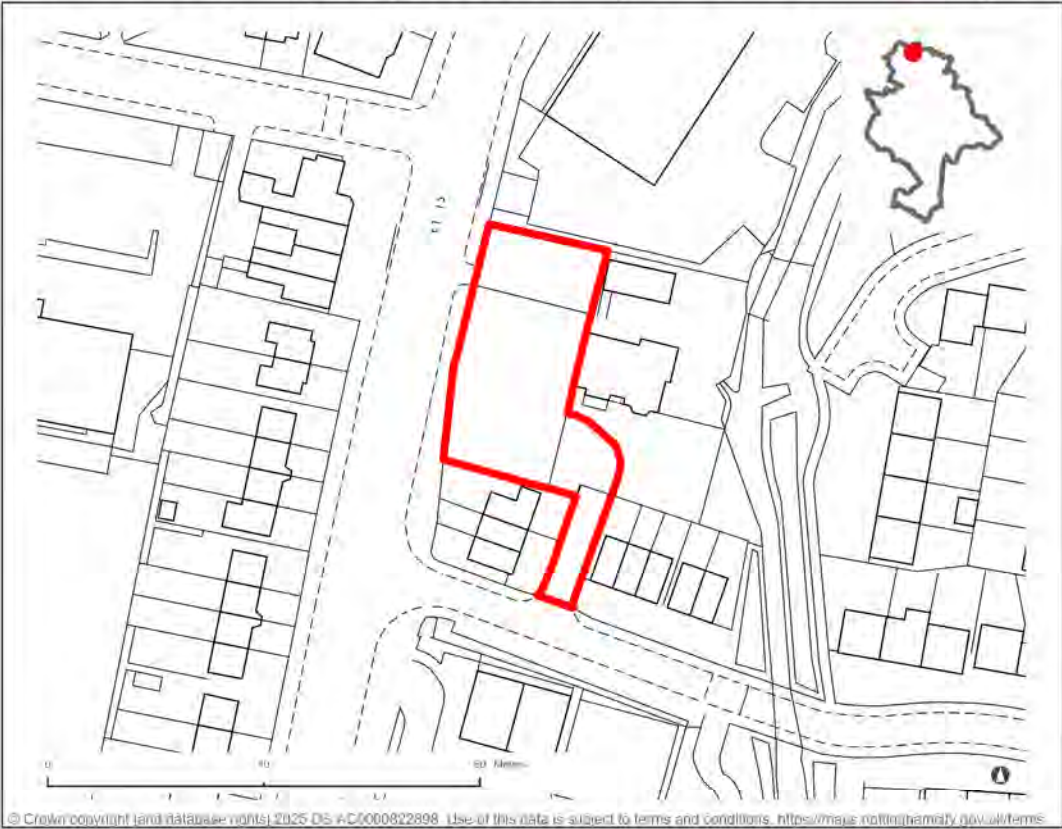
LAPP Reference:

Net Dwellings: 5 dwelling/s

Proposed Yield 2025/30: 5 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:



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: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454450 **Northing:** 346351

Overall Conclusion:

Deliverable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01051/PFUL3

LAPP Reference:

Net Dwellings: 6 dwelling/s

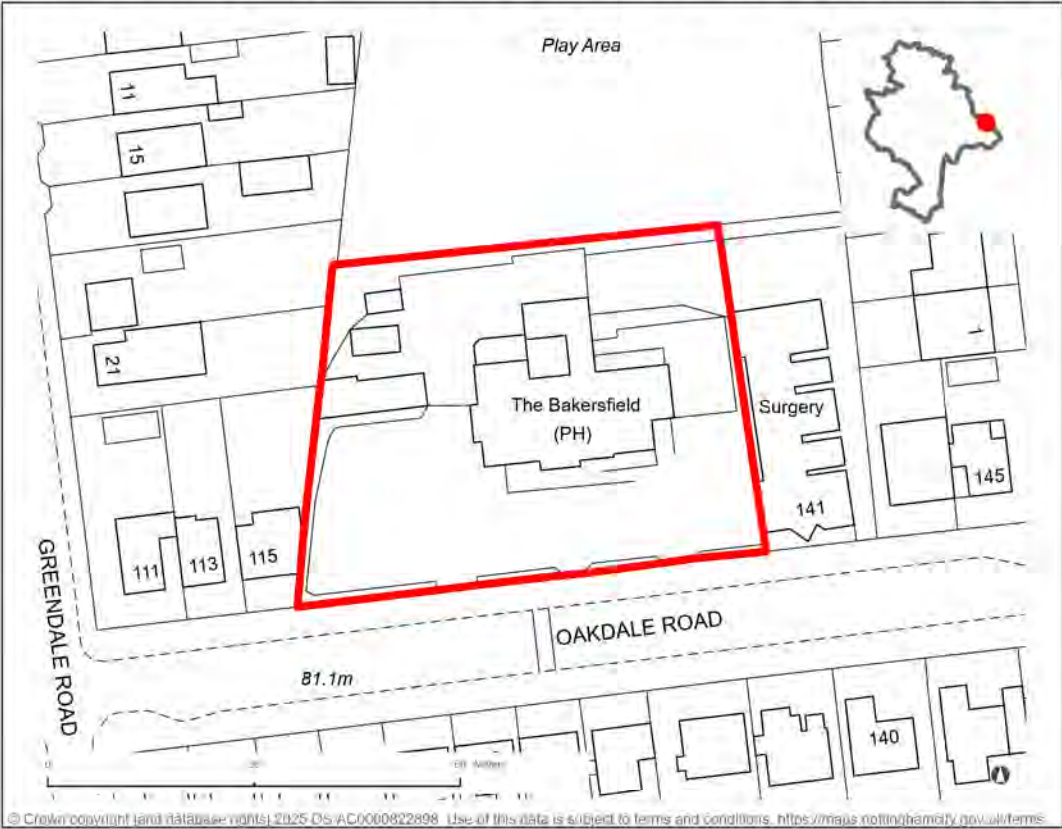
Proposed Yield 2025/30: 6 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2667 The Bakersfield Public House Oakdale Road Nottingham NG3 7EJ



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: 460332 Northing: 340737

Overall Conclusion:

Deliverable

Ward: Dales

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permitted

Construction Status: No

Site Area: 0.3 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01444/PFUL3

LAPP Reference:

Net Dwellings: 21 dwelling/s

Proposed Yield 2025/30: 21 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455976 **Northing:** 340540

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01976/PFUL3

LAPP Reference:

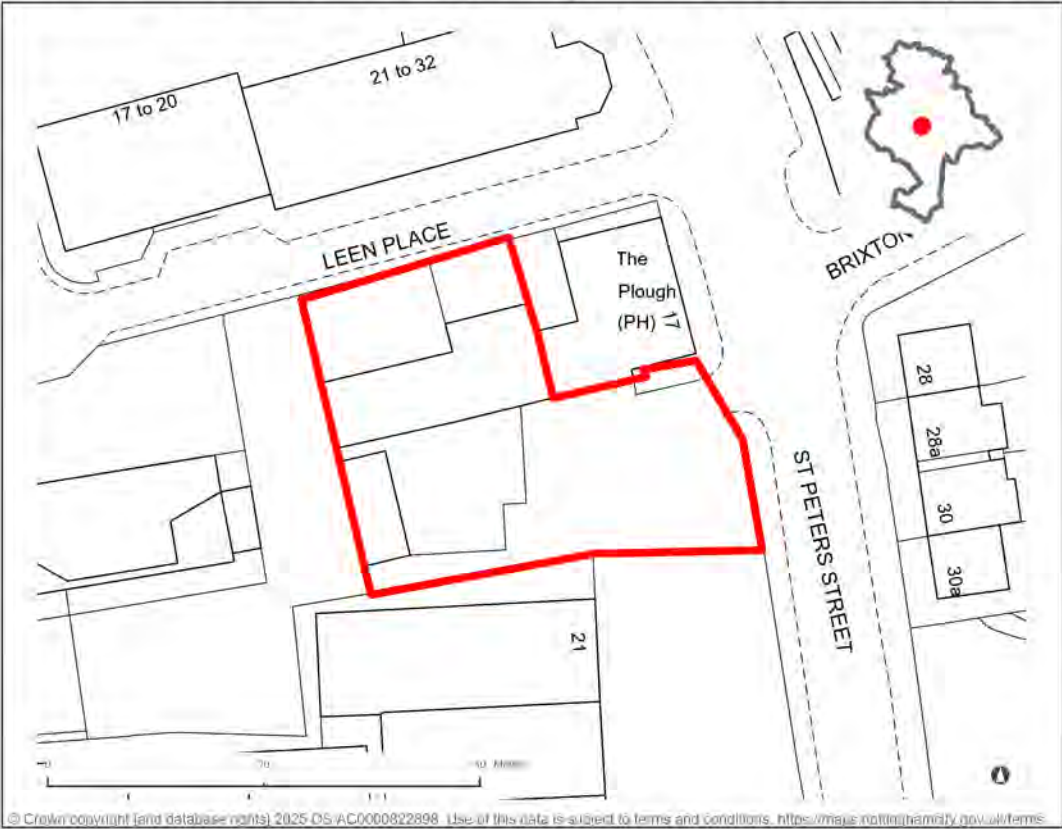
Net Dwellings: 25 dwelling/s

Proposed Yield 2025/30: 25 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Site ID: 2602 The Plough Inn, 17 St Peters Street, Nottingham, NG7 3EN



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455145 **Northing:** 340411

Overall Conclusion:

Deliverable

Ward: Radford

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/01510/PFUL3

LAPP Reference:

Net Dwellings: 13 dwelling/s

Proposed Yield 2025/30: 13 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

Recent permission

Site ID: 521 Traffic Street Site, Traffic Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: 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: 457175 **Northing:** 339098

Overall Conclusion:
Deliverable

Ward: Meadows

Ownership Status: Not owned
by a public authority

Reporting Status: Under
Construction

Site Source: Site / SHLAA
Survey

Existing Use: Variety - mainly
ind. dev

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: Yes
Site Area: 1.43 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application
Ref:21/01004/PFUL3
LAPP Reference:

Net Dwellings: 165 dwelling/s
Proposed Yield 2025/30: 165 dwelling/s
Proposed Yield Beyond 2030: 0 dwelling/s
Reasoned Justification:
Site with Planning permission for 165 units

Developable Sites

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456453 **Northing:** 342151

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02125/PFUL3

LAPP Reference:

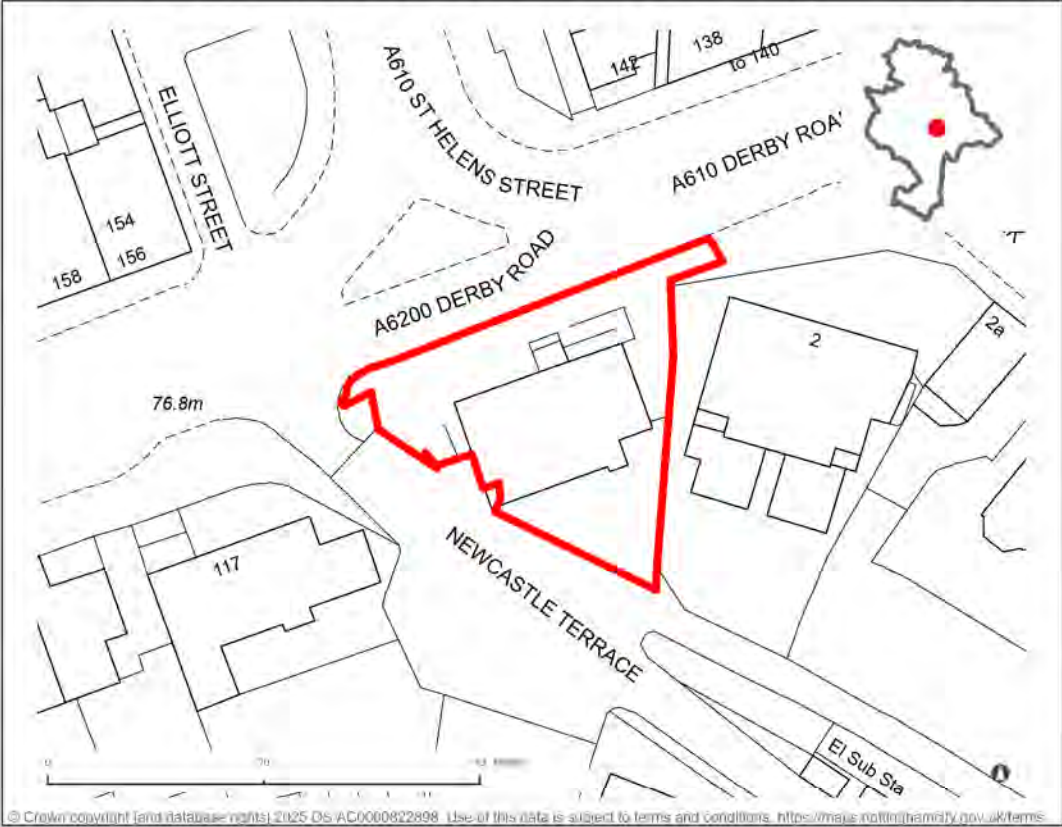
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 6 dwelling/s

Reasoned Justification:

Site ID: 2541 1 Newcastle Terrace Nottingham NG7 1LS



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: 456352 **Northing:** 340107

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00731/PFUL3

LAPP Reference:

Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 8 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : Yes
Historic Parks and Gardens : Yes
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: 456450 **Northing:** 340179

Overall Conclusion:

Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

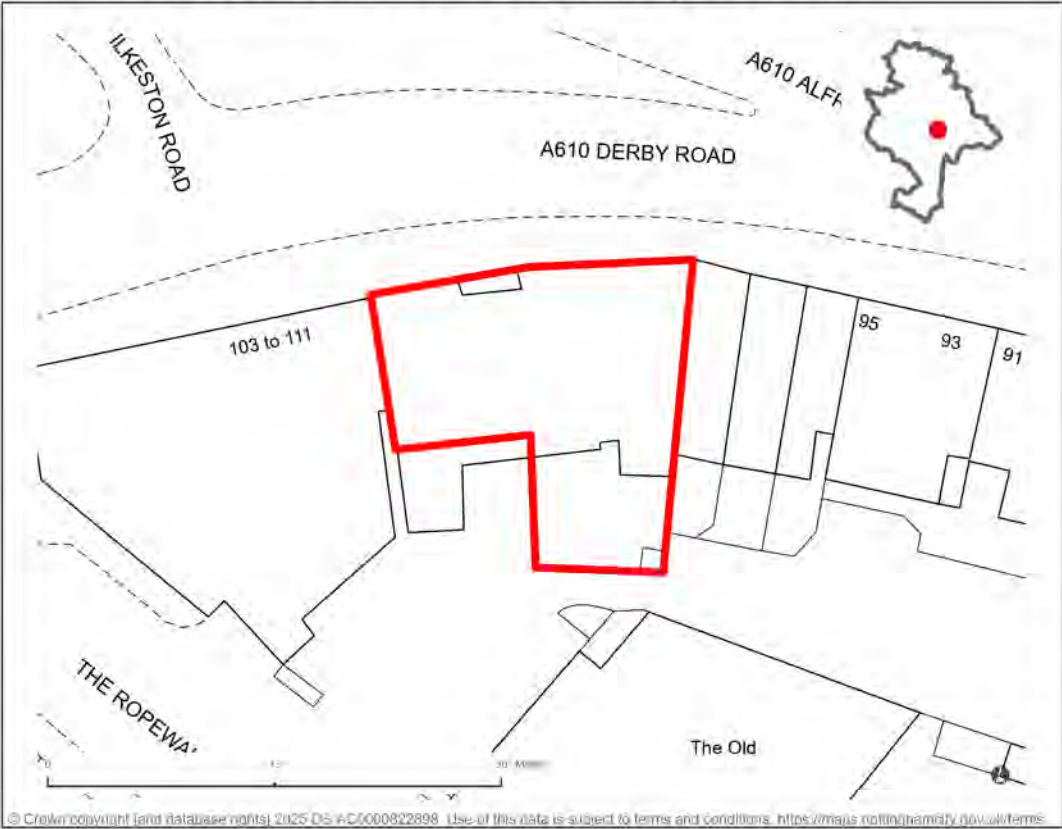
Net Dwellings: 10 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 10 dwelling/s

Reasoned Justification:

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



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456434 **Northing:** 340138

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Restaurant

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01081/PFUL3

LAPP Reference:

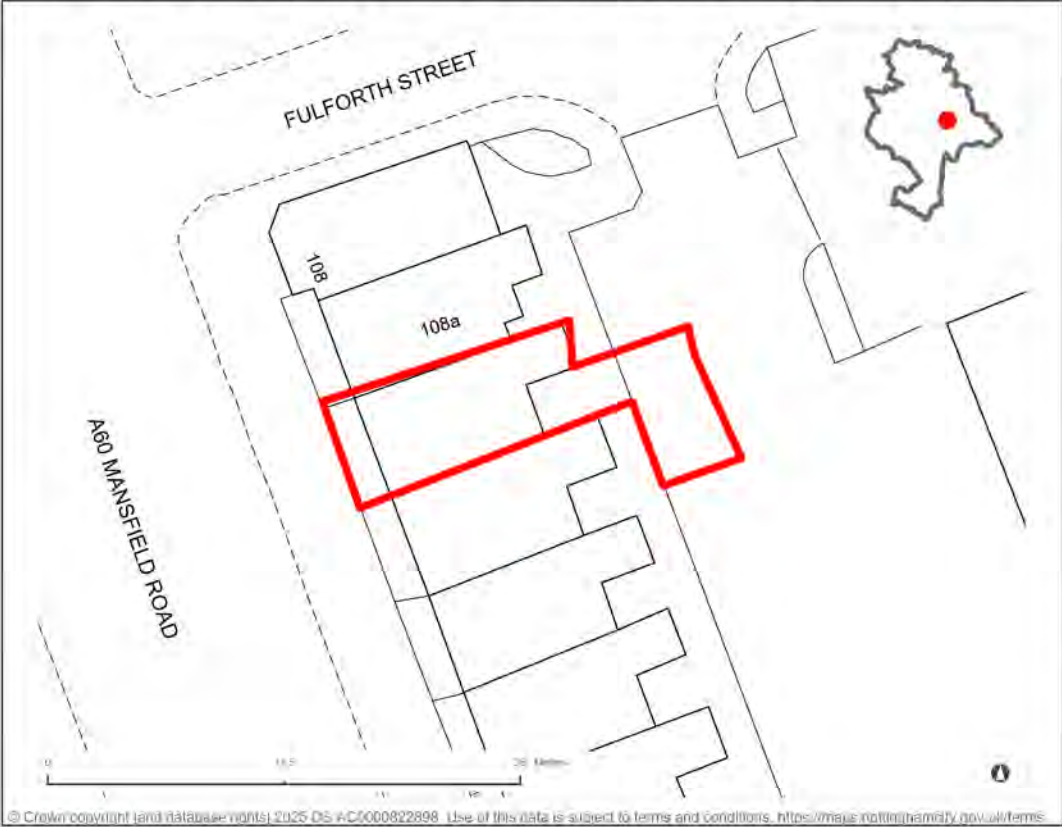
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 6 dwelling/s

Reasoned Justification:

Lapsed permission, but principle of residential establishedDevelopment Mangement confirmed timescales.



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: 457195 **Northing:** 340727

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02369/PFUL3

LAPP Reference:

Net Dwellings: 7 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 7 dwelling/s

Reasoned Justification:

Site ID: 2625 117 Canal Street



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457597 **Northing:** 339441

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status:

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

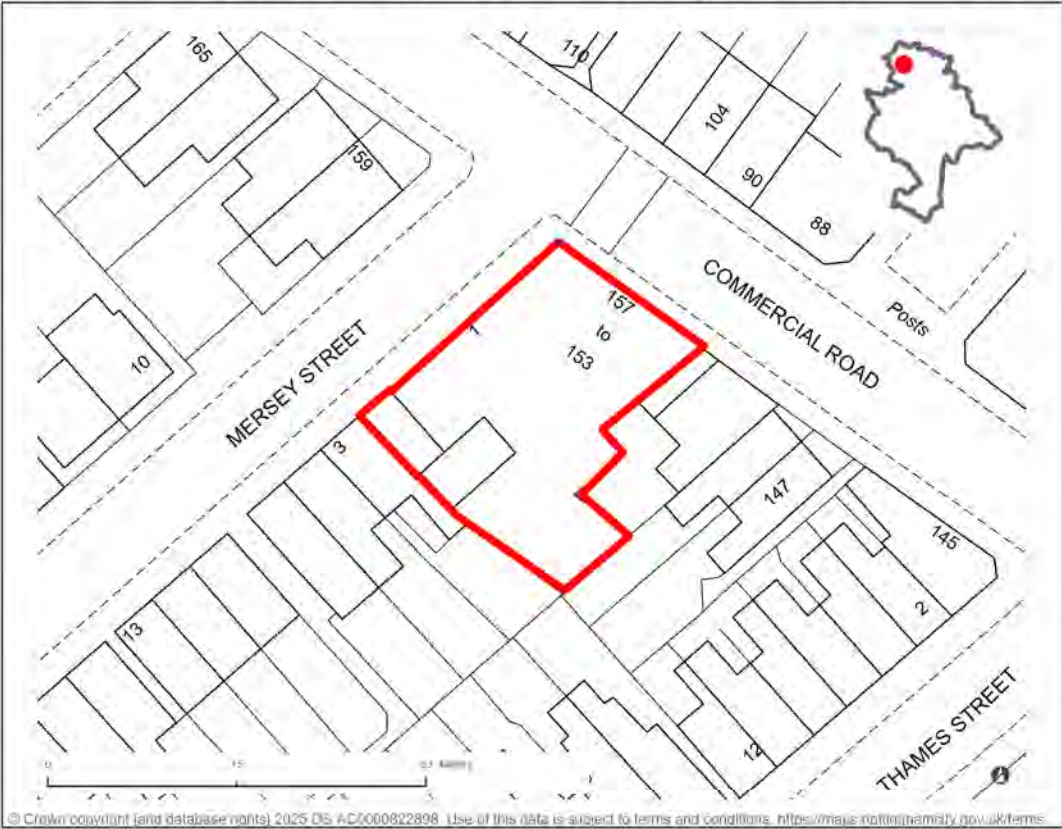
LAPP Reference:

Net Dwellings: 18 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 18 dwelling/s

Reasoned Justification:



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: 453682 **Northing:** 345367

Overall Conclusion:

Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: Yes

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00789/PFUL3

LAPP Reference:

Net Dwellings: 11 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 11 dwelling/s

Reasoned Justification:

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



© Crown copyright (and database rights) 2025 OS WC/000822898 Use of this data is subject to terms and conditions. <https://mapa.northinghamcity.gov.uk/terms>

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: 457431 **Northing:** 340024

Overall Conclusion:

Developable

Ward: Castle

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00889/PFUL3

LAPP Reference:

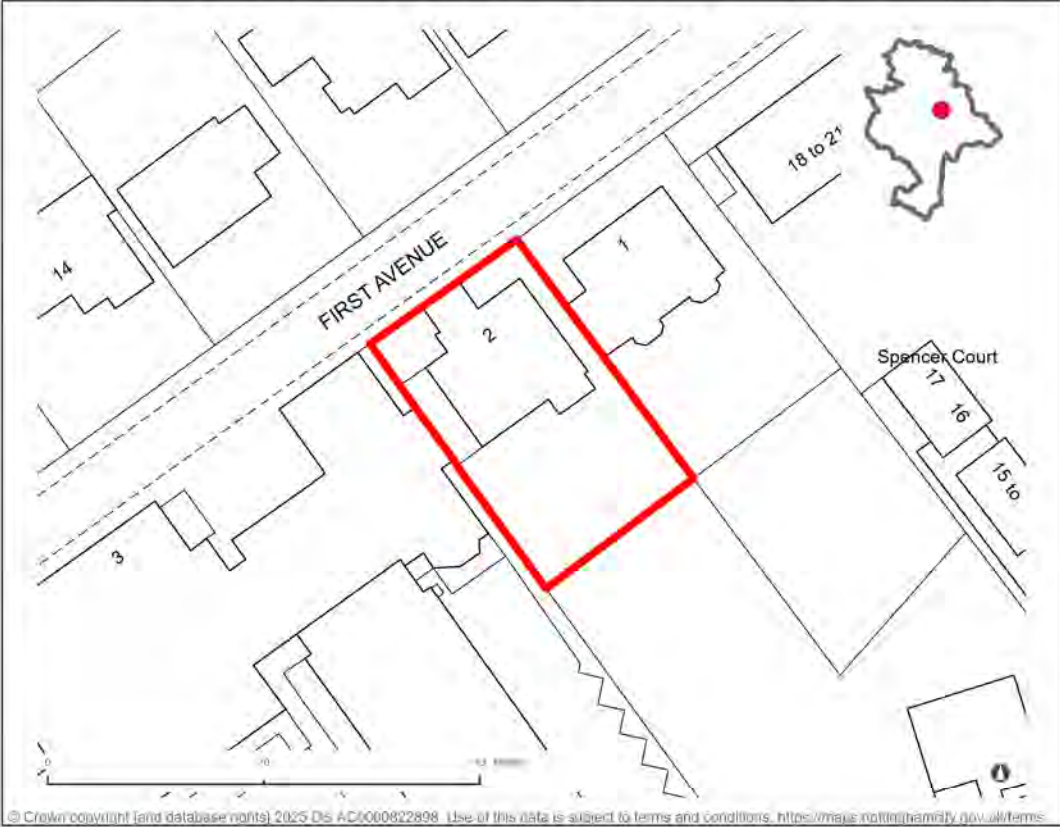
Net Dwellings: 73 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 73 dwelling/s

Reasoned Justification:

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



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: 456719 **Northing:** 341561

Overall Conclusion:
Developable
Ward: Berridge
Ownership Status: Not owned by a public authority
Reporting Status: Prior Approval
Site Source: Planning Application/PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permitted
Construction Status: No
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:20/02140/PACPD
LAPP Reference:

Net Dwellings: 5 dwelling/s
Proposed Yield 2025/30: 0 dwelling/s
Proposed Yield Beyond 2030: 5 dwelling/s
Reasoned Justification:

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
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: 457255 **Northing:** 339651

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02686/PFUL3

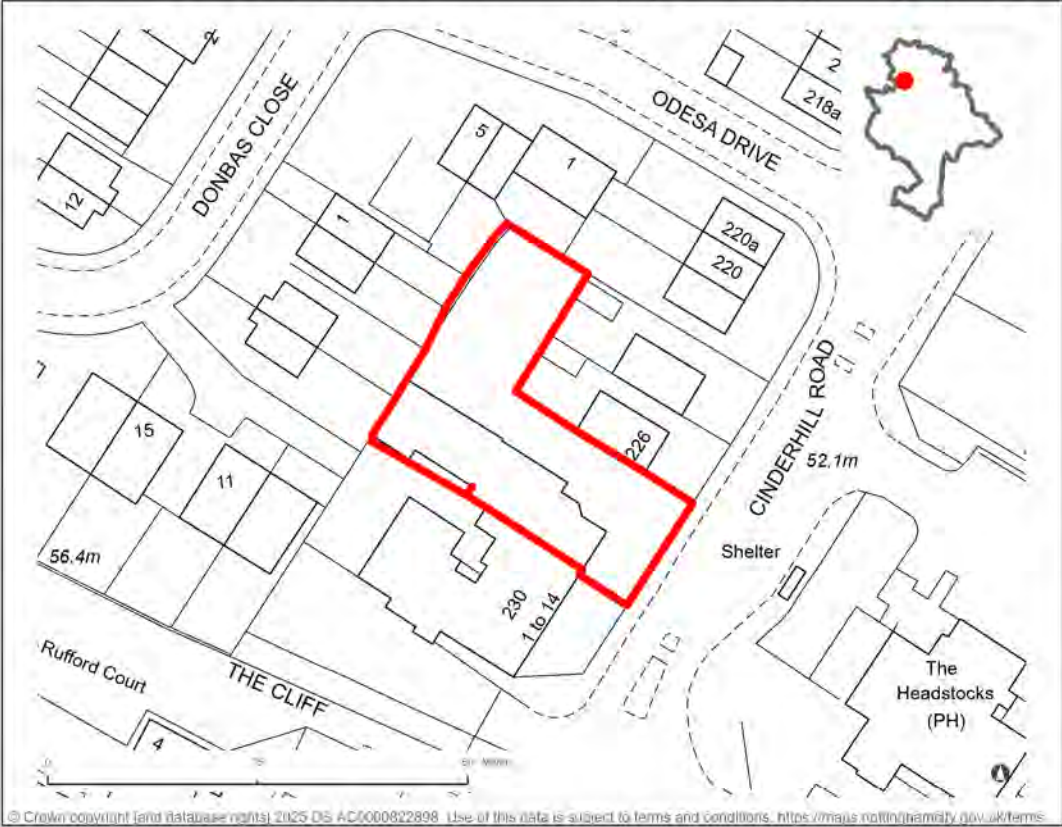
LAPP Reference:

Net Dwellings: 96 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 96 dwelling/s

Reasoned Justification:



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: 453746 Northing: 343894

Overall Conclusion:

Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Dwellings

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01367/PFUL3

LAPP Reference:

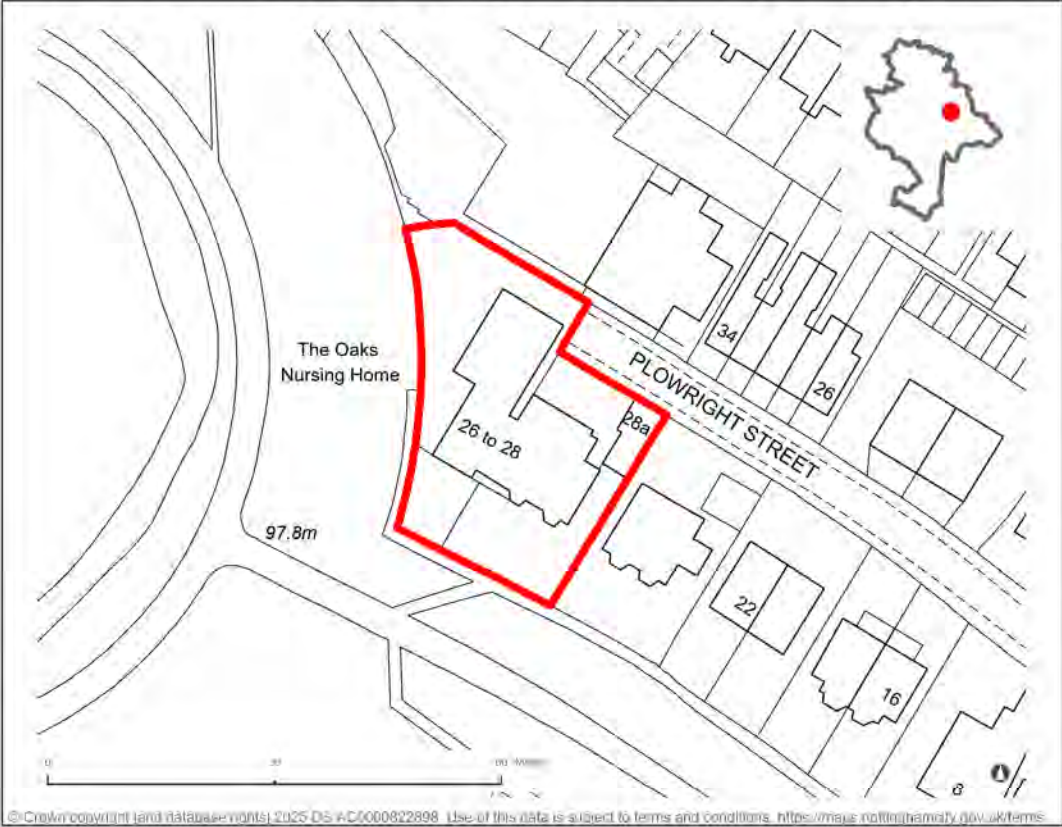
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 6 dwelling/s

Reasoned Justification:

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



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: 457483 **Northing:** 341383

Overall Conclusion:

Developable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning application / pre application

Existing Use: Nursing Home

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01129/PFUL3

LAPP Reference:

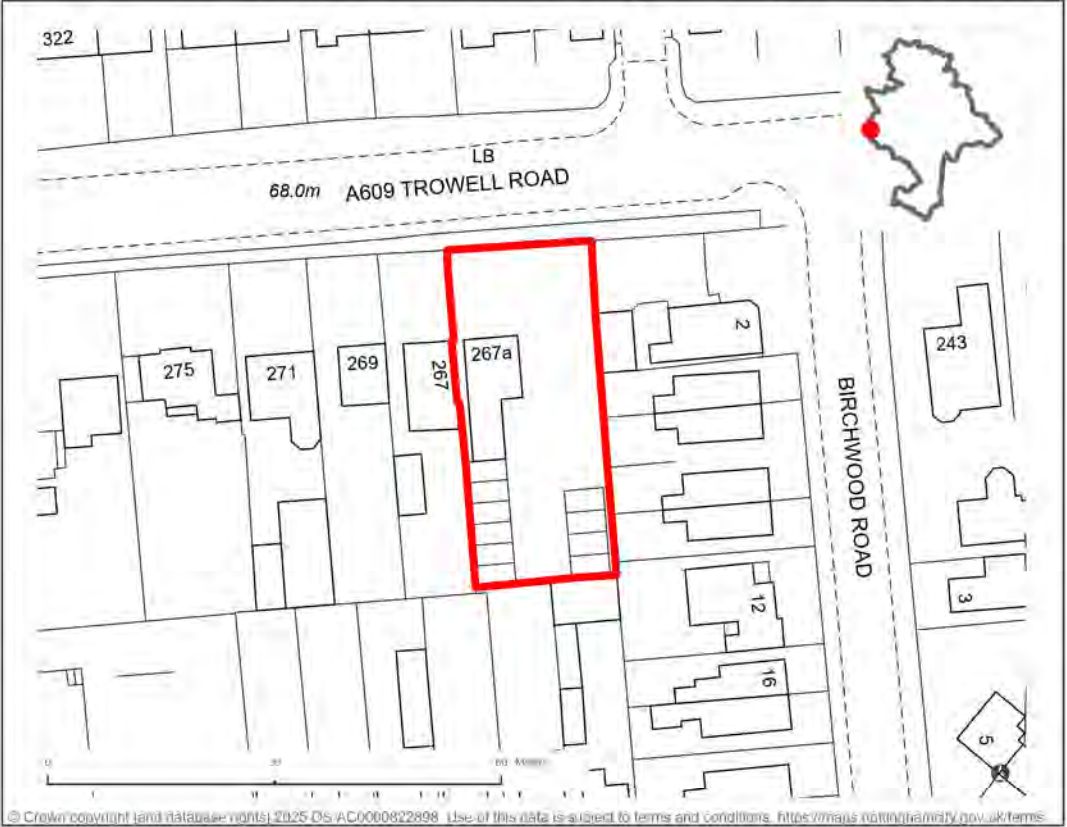
Net Dwellings: 3 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 3 dwelling/s

Reasoned Justification:

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



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: 451003 Northing: 340003

Overall Conclusion:

Developable

Ward: Bilborough

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02221/PREAPP

LAPP Reference:

Net Dwellings: 10 dwelling/s

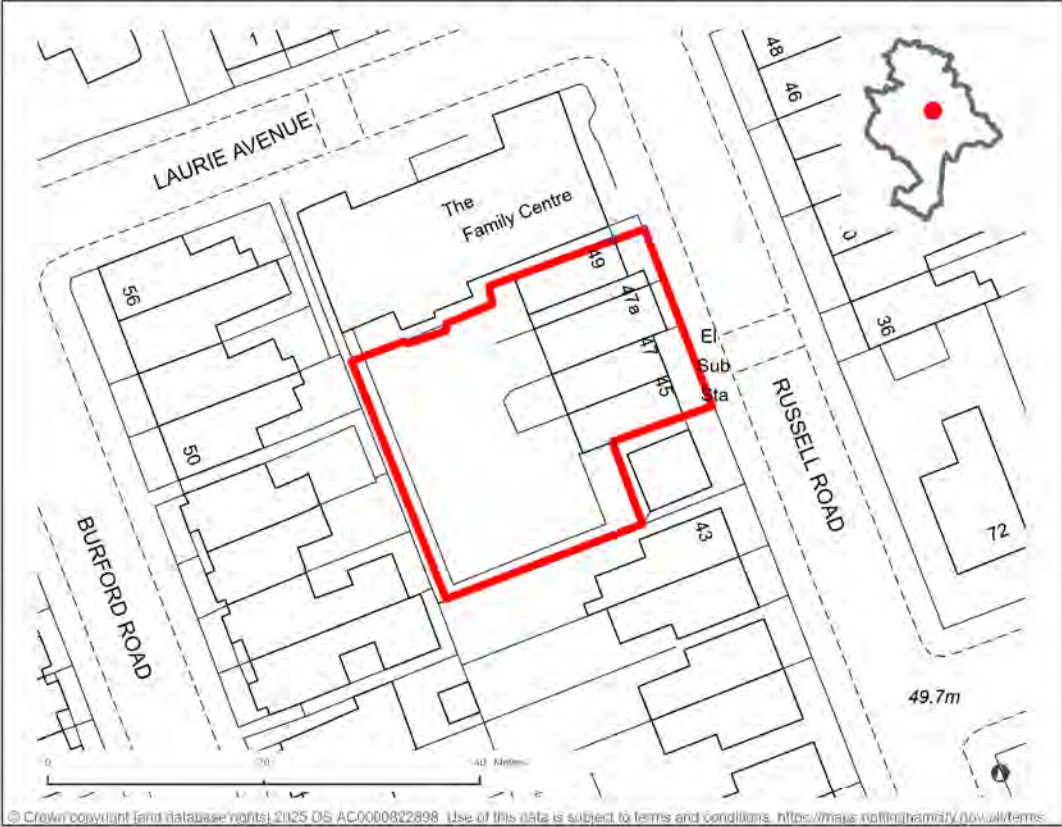
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 10 dwelling/s

Reasoned Justification:

Awaiting Decision. Development Mangement confirmed timescales.

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



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: 456031 **Northing:** 341492

Overall Conclusion:

Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00715/POUT

LAPP Reference:

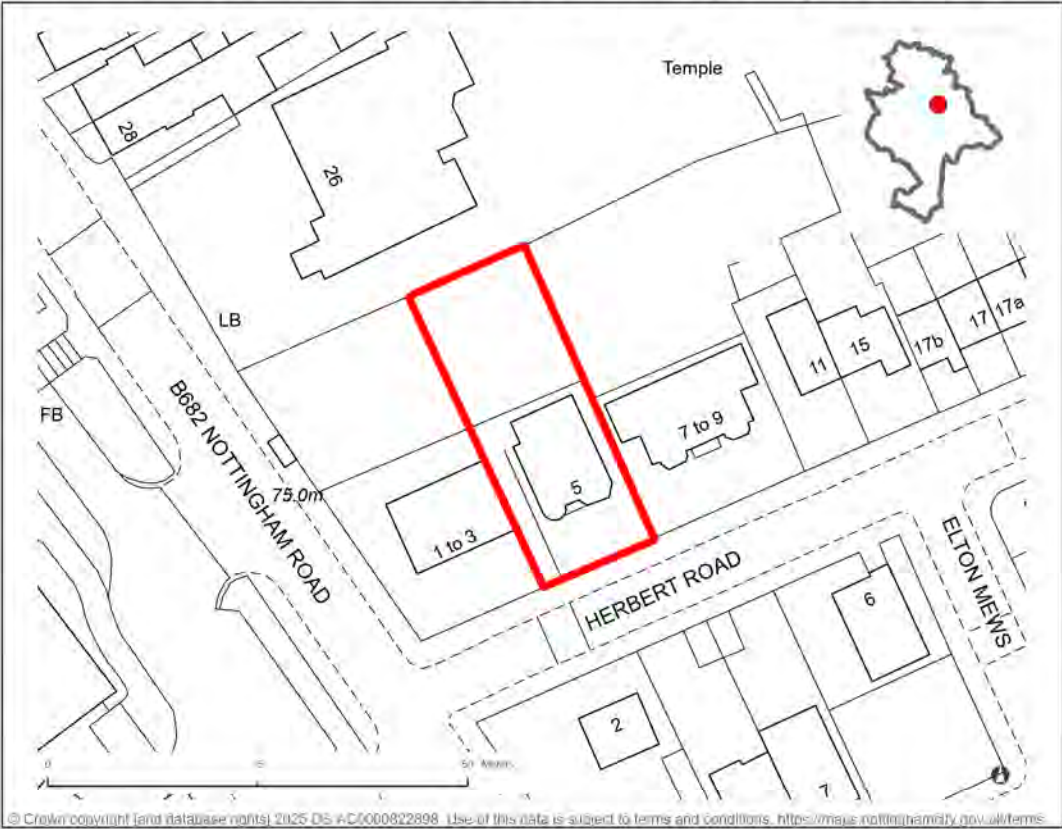
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 6 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456464 **Northing:** 342156

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/00813/PFUL3

LAPP Reference:

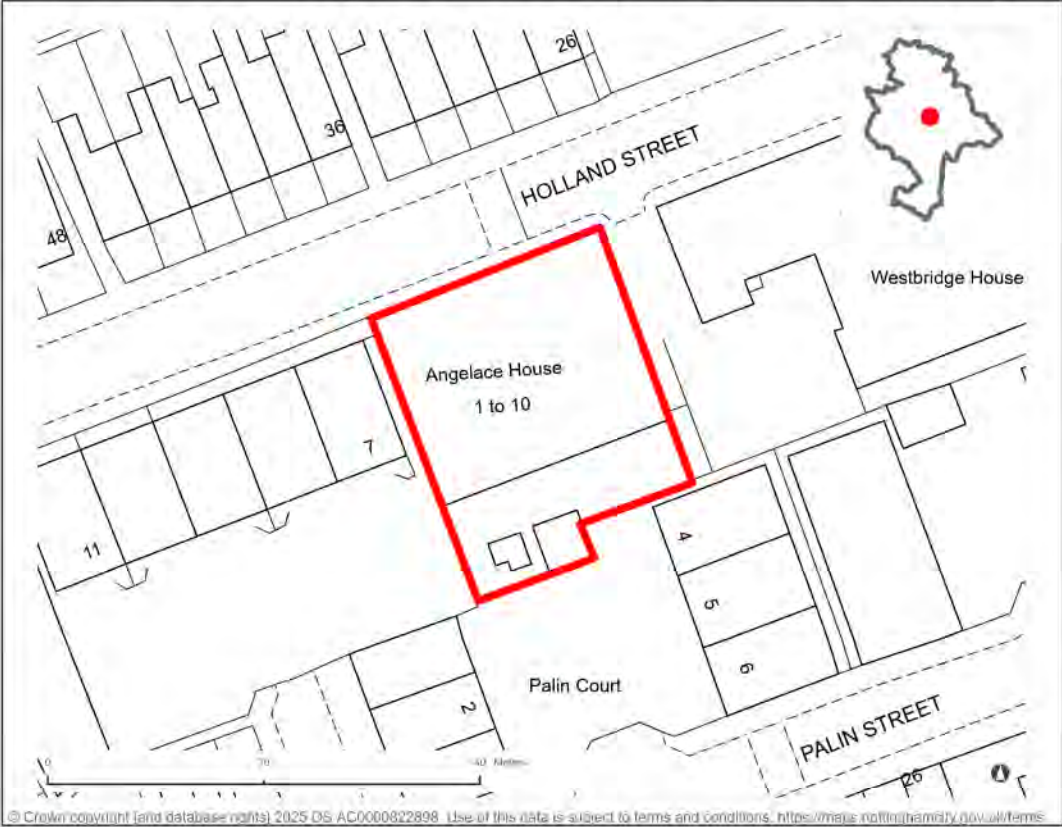
Net Dwellings: 6 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 6 dwelling/s

Reasoned Justification:

Site ID: 2557 Angelace House Holland Street Nottingham NG7 5DS



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: 455787 **Northing:** 341008

Overall Conclusion:

Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00746/PFUL3

LAPP Reference:

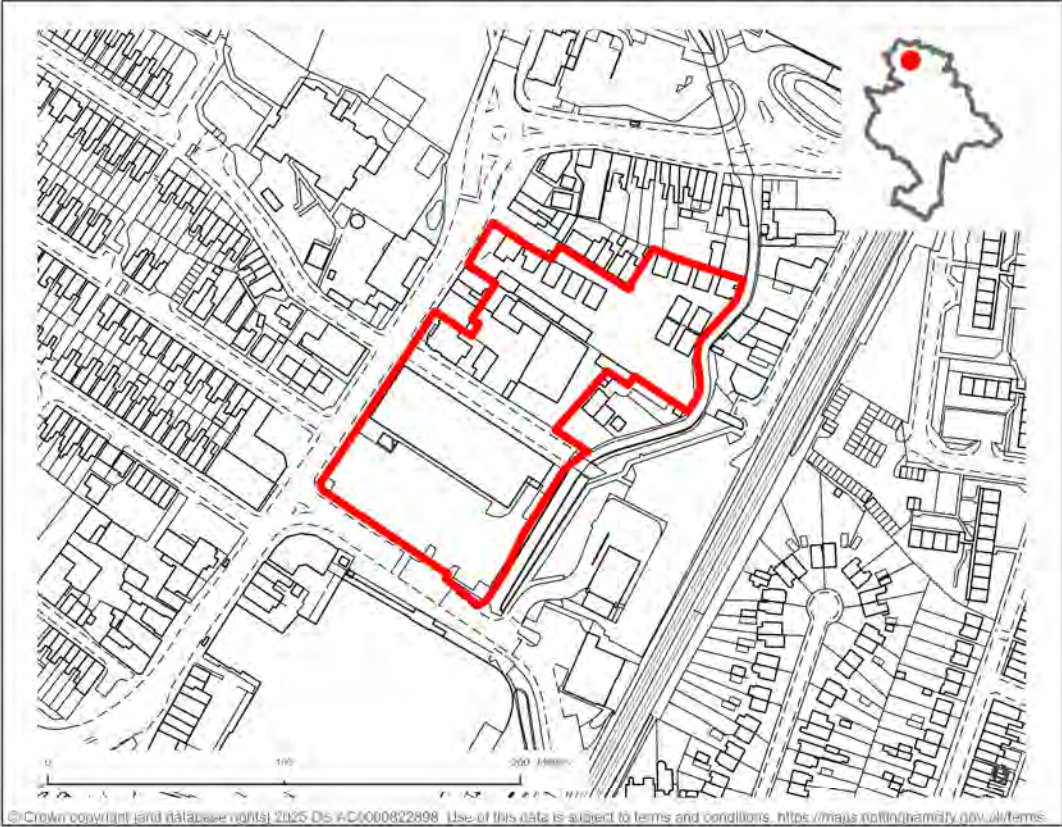
Net Dwellings: 14 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 14 dwelling/s

Reasoned Justification:

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



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: 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: 454306 **Northing:** 345528

Overall Conclusion:

Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: VACANT LAND

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR04

Net Dwellings: 13 dwelling/s

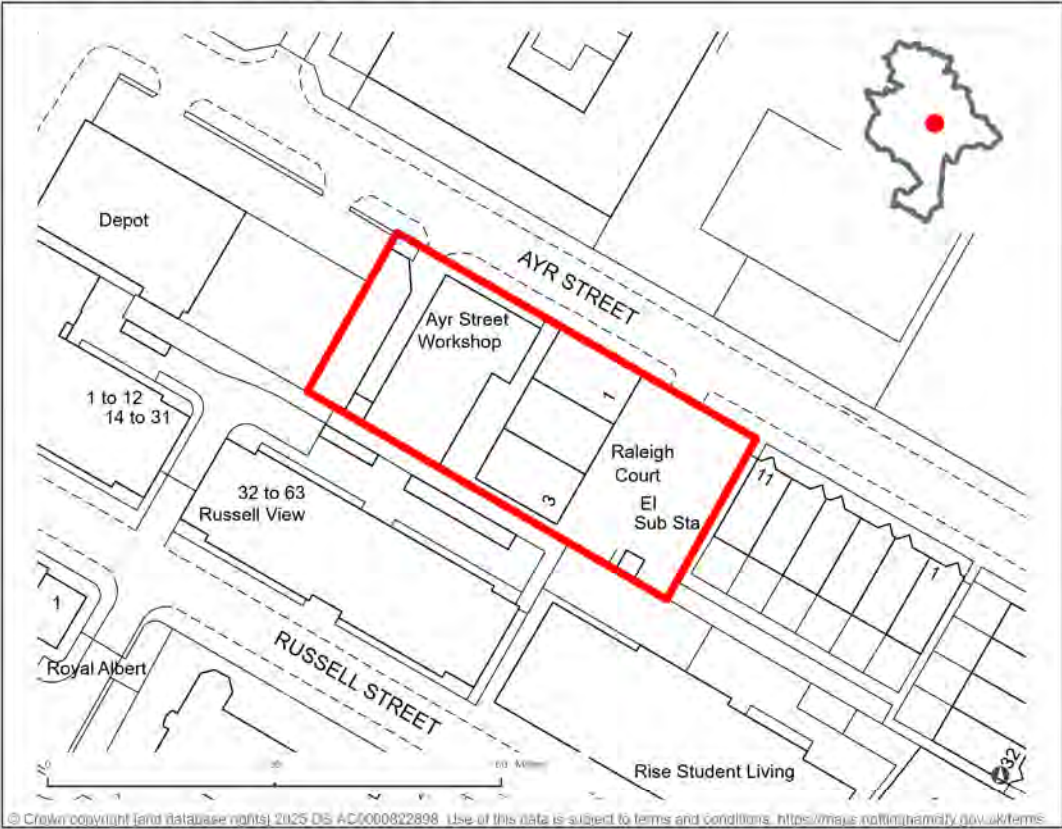
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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

Site ID: 2626 Ayr Street



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: No
Local 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: 456201 **Northing:** 340618

Overall Conclusion:

Developable

Ward: Hyson Green and Arboretum

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 20 dwelling/s

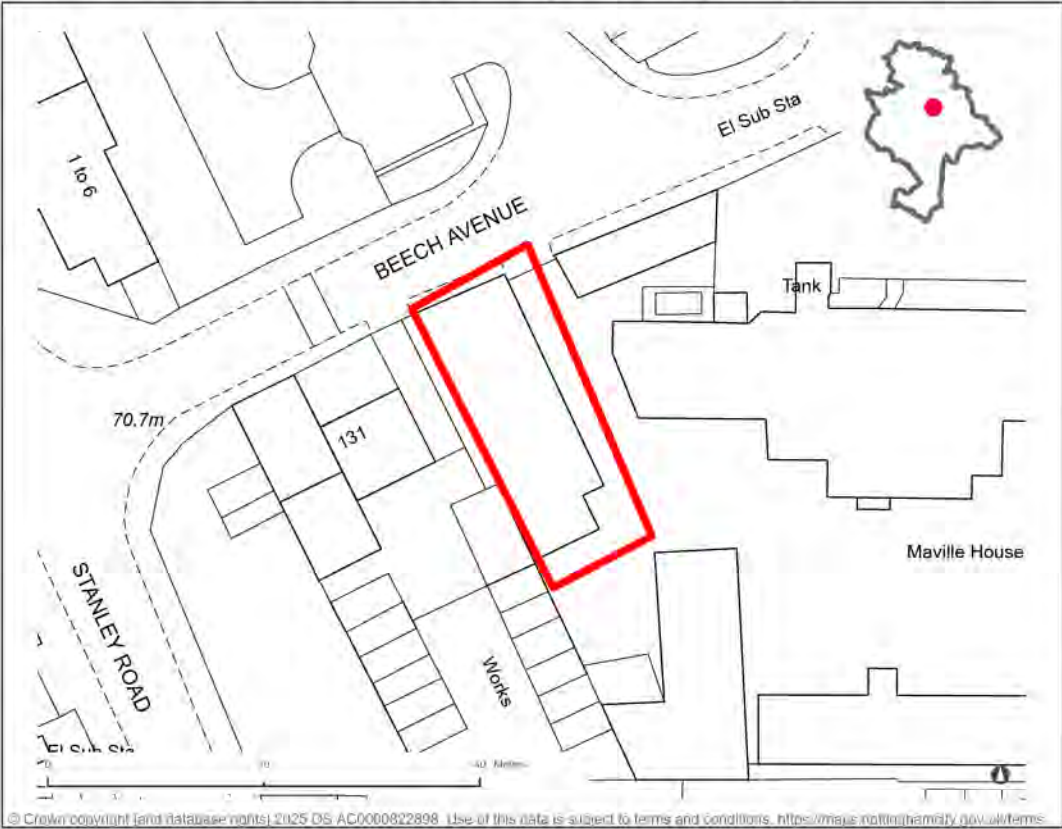
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 20 dwelling/s

Reasoned Justification:

Timescales confirmed by Development Management

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456081 **Northing:** 341925

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01150/PFUL3

LAPP Reference:

Net Dwellings: 7 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 7 dwelling/s

Reasoned Justification:

Agent confirmed completion timescales

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



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: 457508 **Northing:** 340279

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/00735/PFUL3

LAPP Reference:

Net Dwellings: 139 dwelling/s

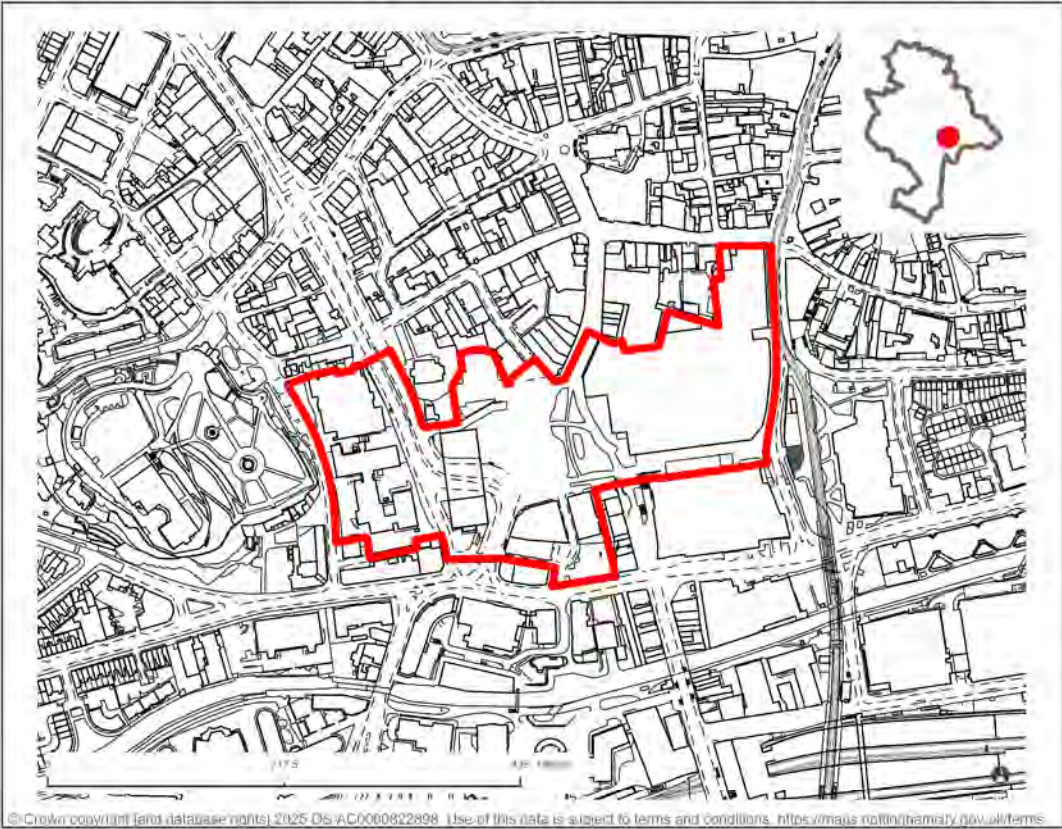
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 139 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457019 **Northing:** 339553

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Retail , offices, car park

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 6.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR58

Net Dwellings: 1000 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 1000 dwelling/s

Reasoned Justification:

Considered that Broadmarsh could deliver residential

Site ID: 1680 Burrows Court / Site of Red Cow Public House, Windmill 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: 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: 458796 **Northing:** 340389

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.49 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 17/00648/PFUL3

LAPP Reference:

Net Dwellings: 56 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 56 dwelling/s

Reasoned Justification:

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

Site ID: 529 Canal Quarter - Arkwright Street East



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457497 **Northing:** 339110

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Current full permission

Site Source: Planning Application/PREAPP

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

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00936/PFUL3

LAPP Reference:SR65

Net Dwellings: 376 dwelling/s

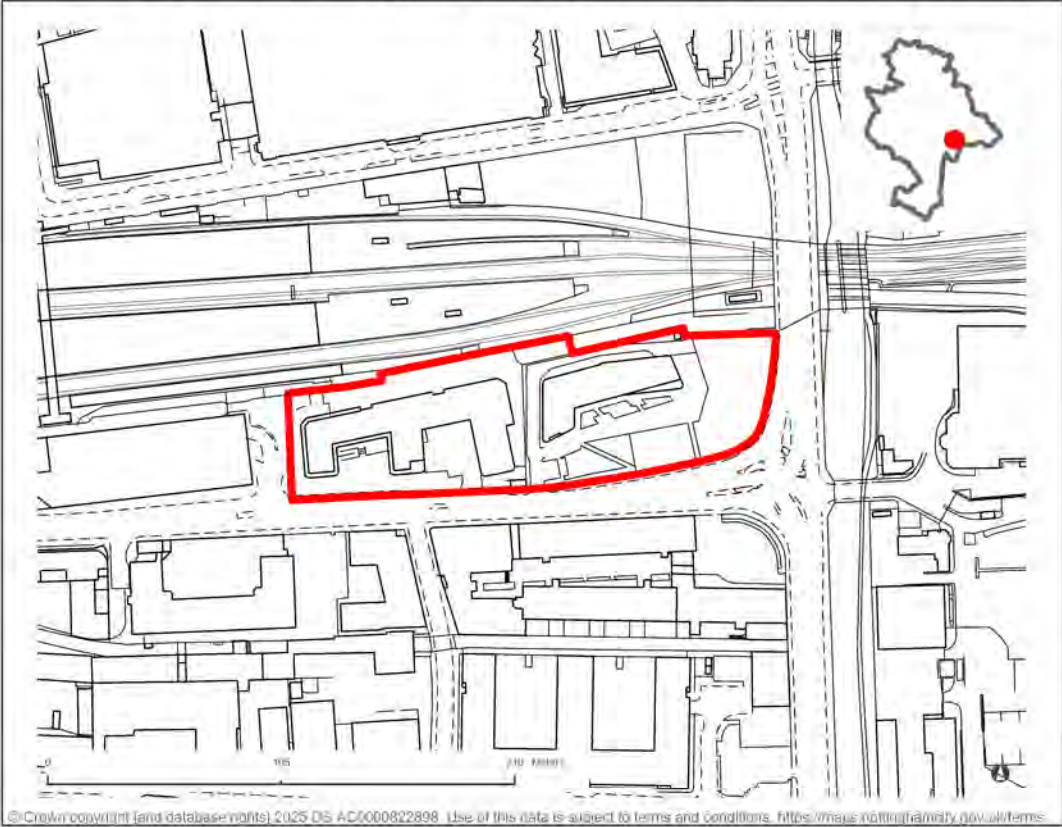
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 376 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : 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: 457823 **Northing:** 339210

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Railway station and carparking

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 1.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/00290/pful3

LAPP Reference:SR61

Net Dwellings: 200 dwelling/s

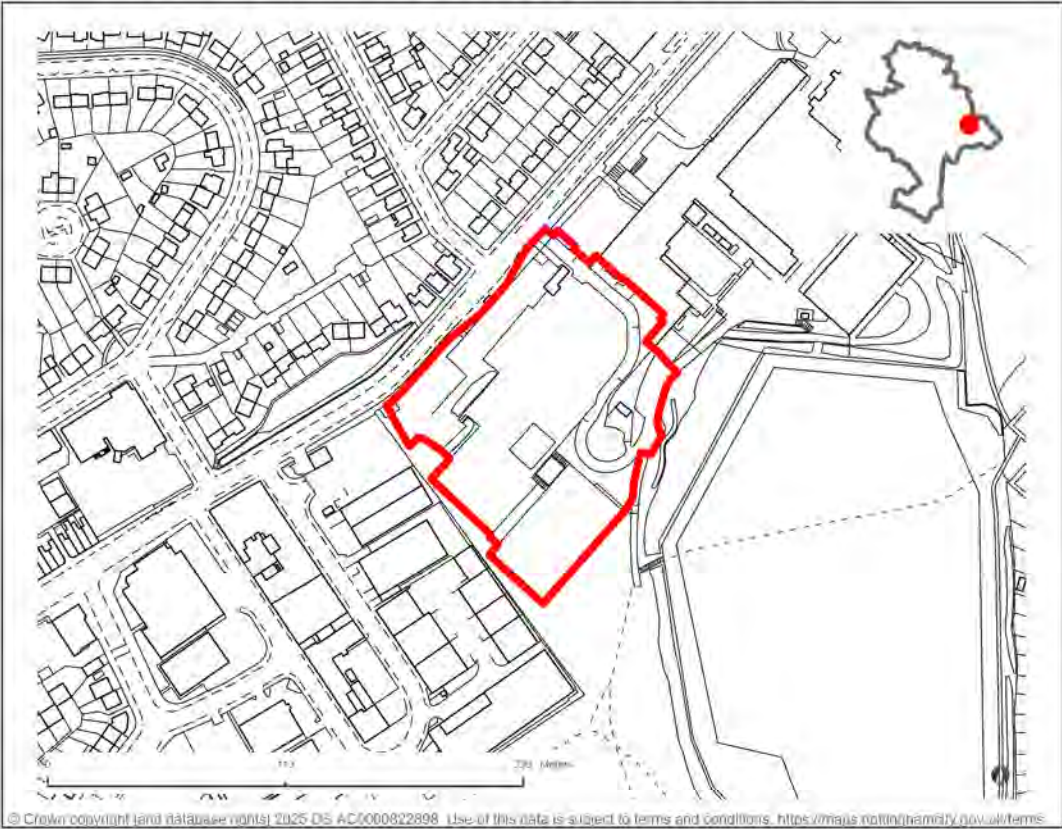
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 200 dwelling/s

Reasoned Justification:

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

Site ID: 1630 Carlton Road - Castle College



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 458963 **Northing:** 340447

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/01018/PFUL3

LAPP Reference:SR32

Net Dwellings: 55 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 55 dwelling/s

Reasoned Justification:

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



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: 456973 **Northing:** 339955

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/01329/PFUL3

LAPP Reference:

Net Dwellings: 87 dwelling/s

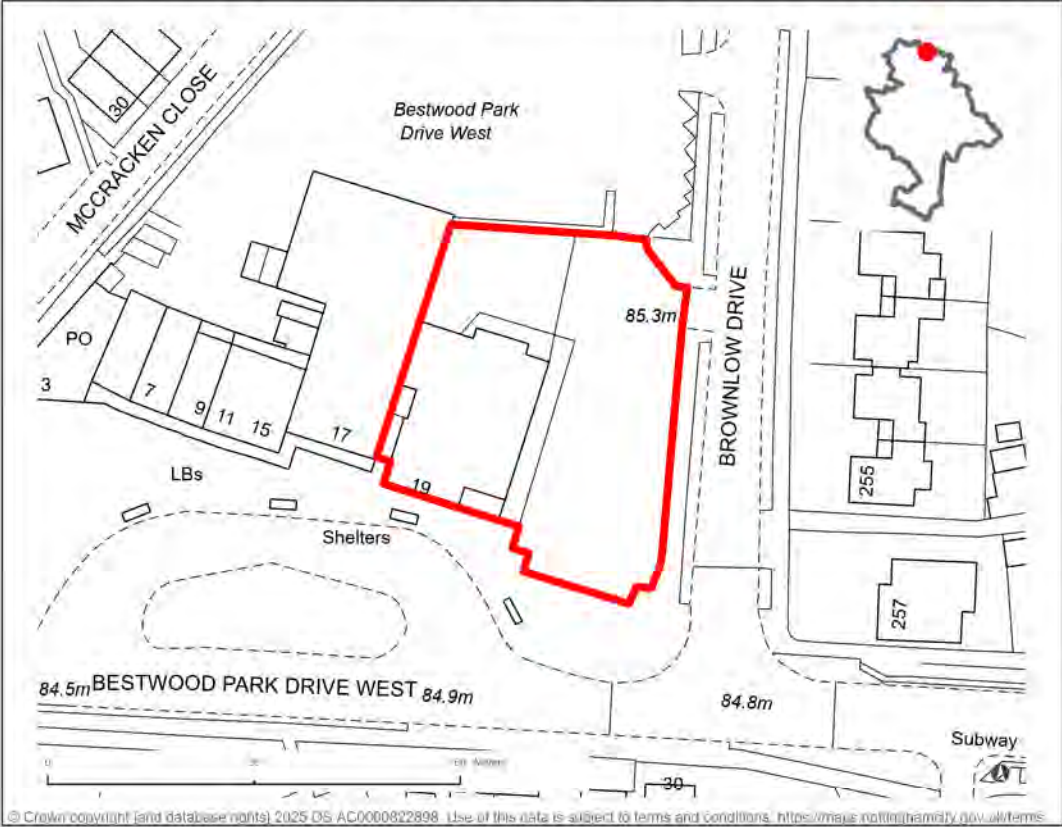
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 87 dwelling/s

Reasoned Justification:

Co-living scheme. NCC Development Management confirmed timescales.

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



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: 455569 **Northing:** 346197

Overall Conclusion:

Developable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 21/00165/PFUL3

LAPP Reference:

Net Dwellings: 9 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 9 dwelling/s

Reasoned Justification:

Permission lapsed

Site ID: 2627 Clifton Young Person Centre



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455498 **Northing:** 334143

Overall Conclusion:

Developable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

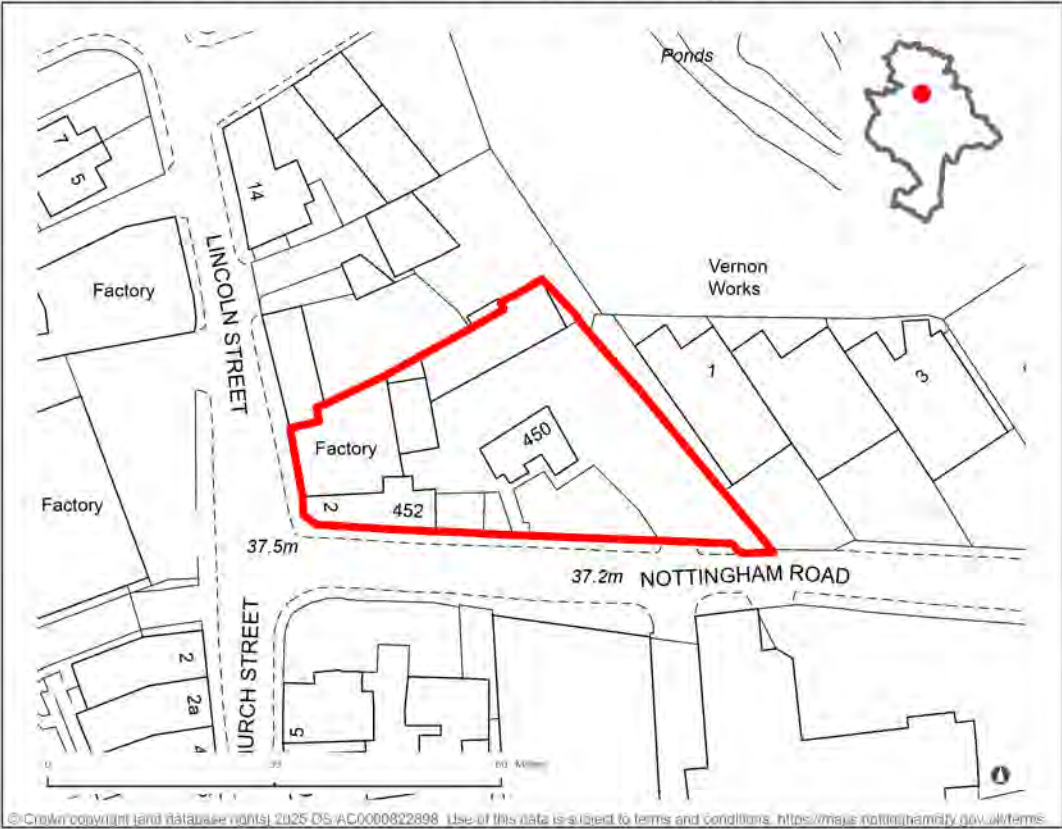
Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 12 dwelling/s

Reasoned Justification:

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



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455157 **Northing:** 343028

Overall Conclusion:
Developable
Ward: Basford
Ownership Status: Unknown Ownership
Reporting Status: 10 or more dwellings without planning permission
Site Source: Disposal of Council asset
Existing Use: NCRELS recommends consider for release, commenting on the partial release of land west of Percy St

Land Type: Brownfield
Planning Status: Not Permissioned
Construction Status: No
Site Area: 0.13 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref: 18/01382/PFUL3
LAPP Reference:

Net Dwellings: 30 dwelling/s
Proposed Yield 2025/30: 0 dwelling/s
Proposed Yield Beyond 2030: 30 dwelling/s
Reasoned Justification:
Developable but there may be viability issues. NCC Development Management confirmed timescales.

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



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: 458043 **Northing:** 339908

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: active - bus depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 2.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR56

Net Dwellings: 135 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 135 dwelling/s

Reasoned Justification:

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

Site ID: 2647 Debenhams, 36-44 Long Row



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: 457122 **Northing:** 340005

Overall Conclusion:

Developable

Ward: Castle

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

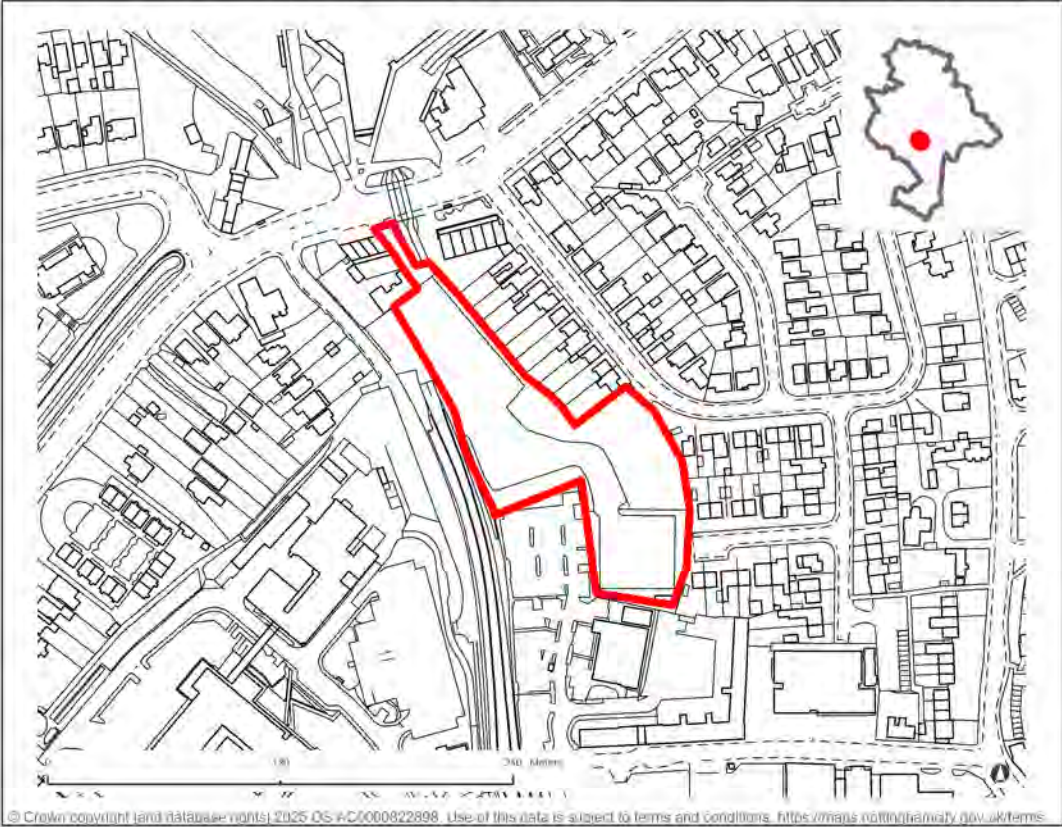
Net Dwellings: 263 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 263 dwelling/s

Reasoned Justification:

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



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: 454920 **Northing:** 339165

Overall Conclusion:

Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

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

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR39

Net Dwellings: 40 dwelling/s

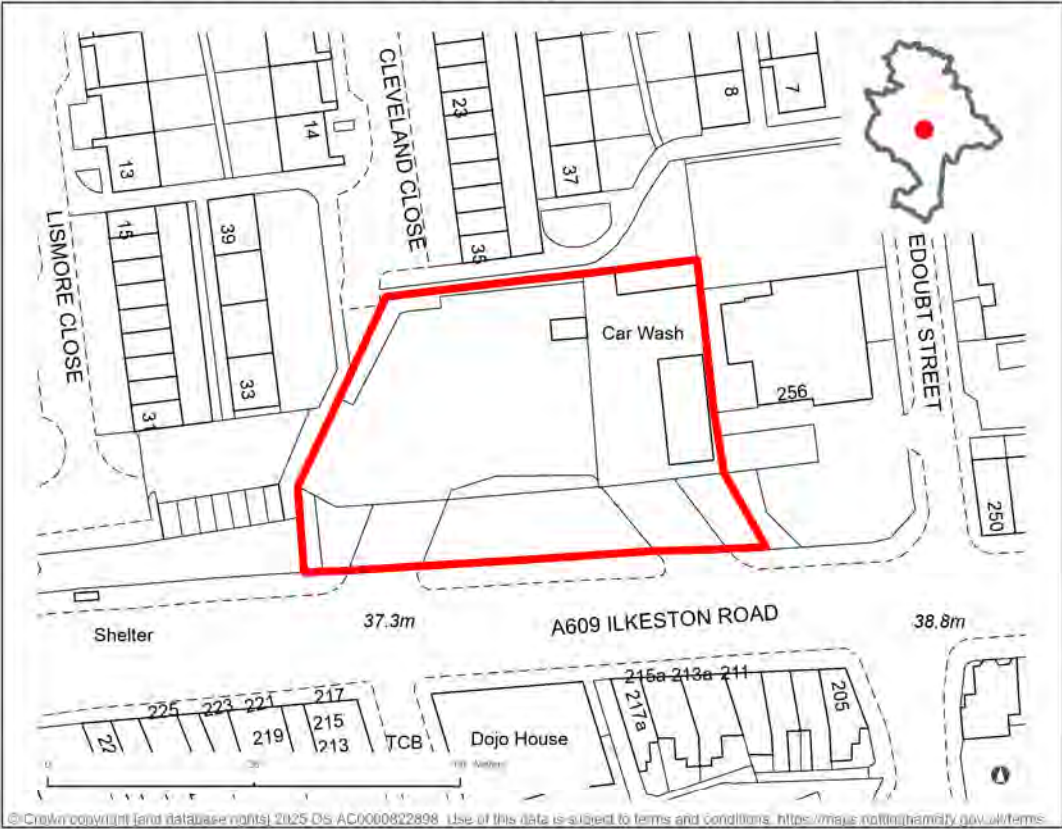
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 40 dwelling/s

Reasoned Justification:

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

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



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: 455298 **Northing:** 340123

Overall Conclusion:

Developable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: Vacant site cleared - former pfs

Land Type: Brownfield

Planning Status: Not permitted

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 30 dwelling/s

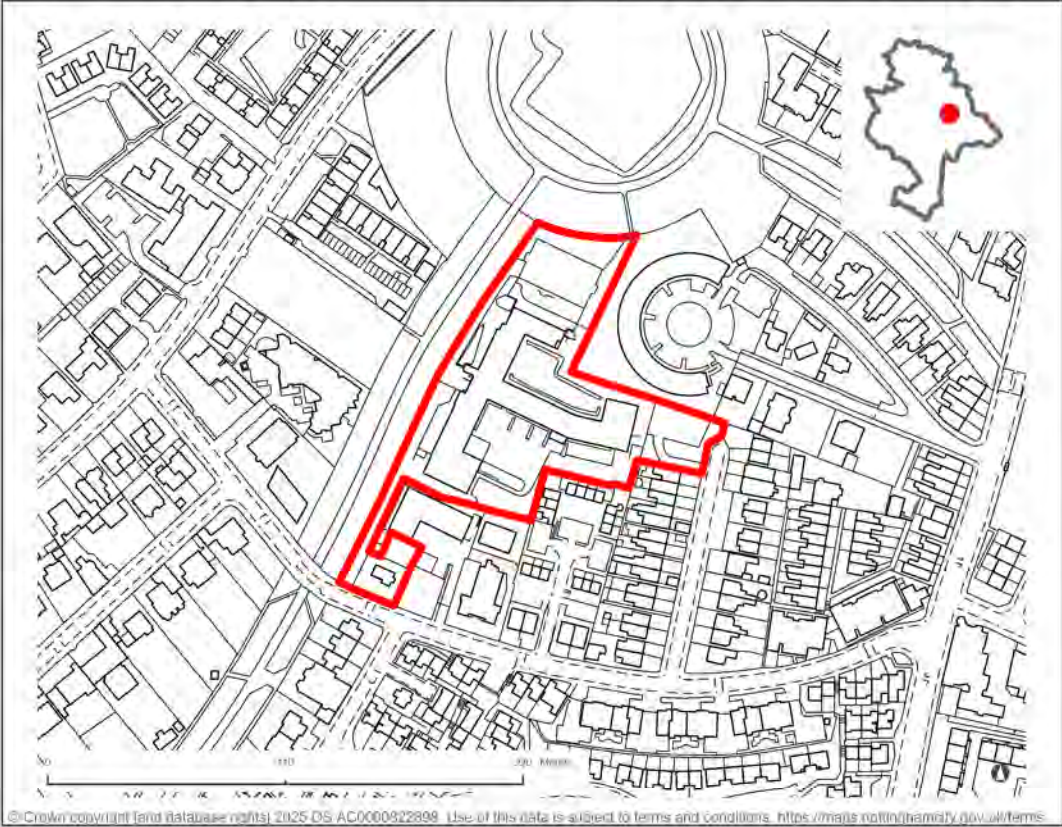
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 30 dwelling/s

Reasoned Justification:

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

Site ID: 2233 Former Elms School, off Cranmer Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: 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: 457359 **Northing:** 341347

Overall Conclusion:

Developable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not permissioned

Construction Status: No

Site Area: 1.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/02430/PFUL3

LAPP Reference:

Net Dwellings: 75 dwelling/s

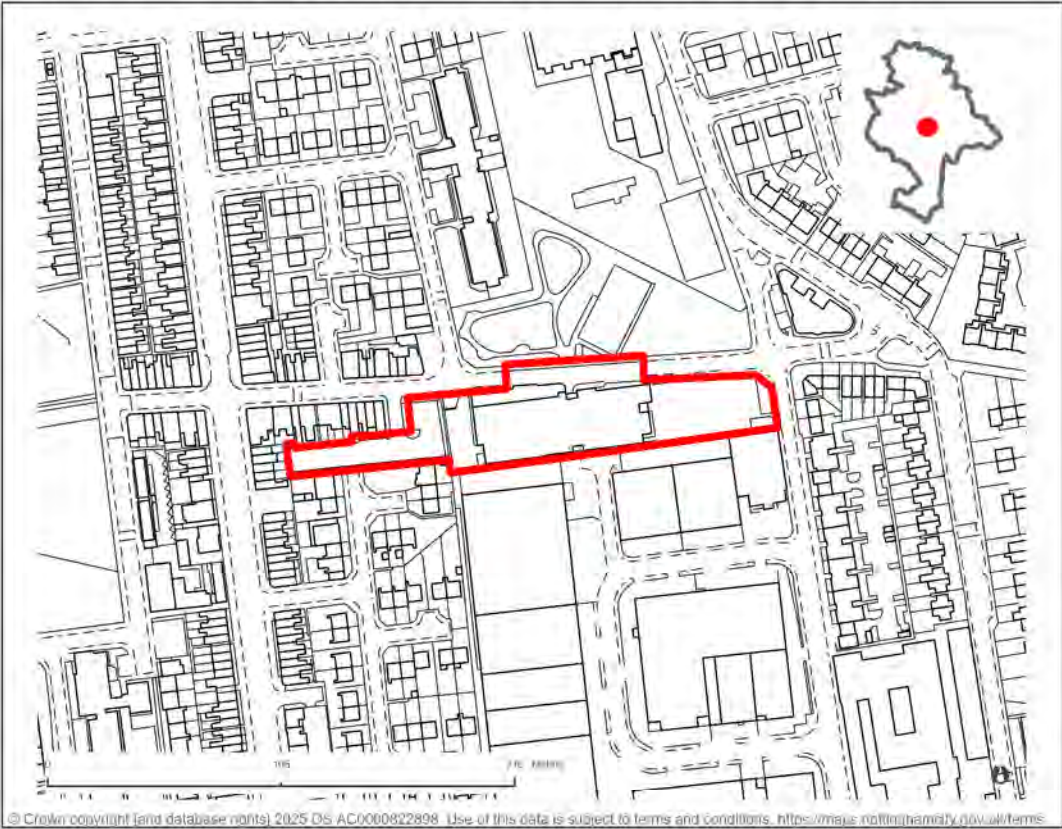
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 75 dwelling/s

Reasoned Justification:

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

Site ID: 2660 Former John Carroll Leisure Centre



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 455532 **Northing:** 340348

Overall Conclusion:

Developable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 31 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 31 dwelling/s

Reasoned Justification:

Site ID: 2662 Former PRU, Thorneywood



© Crown copyright (and database rights) 2025 OS. AC0000822898. Use of this data is subject to terms and conditions. <https://maps.norfolk.gov.uk/terms>

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: 459070 Northing: 341802

Overall Conclusion:

Developable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.67 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

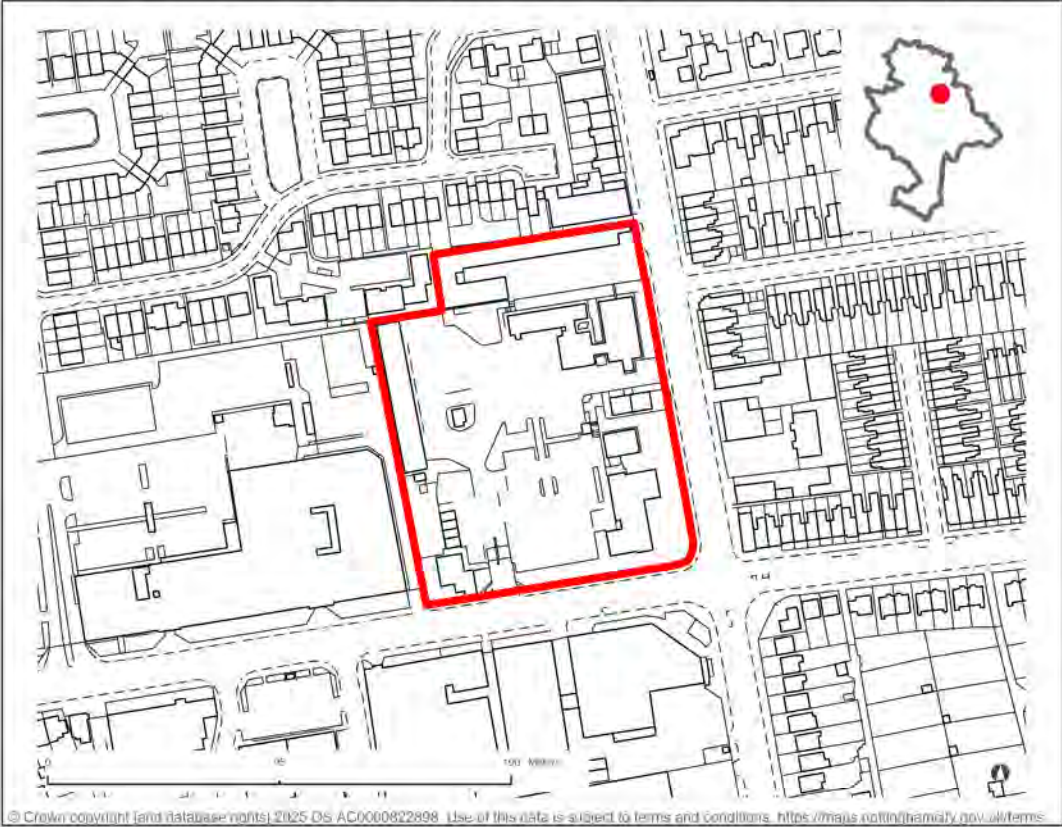
Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 12 dwelling/s

Reasoned Justification:

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



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: 456658 **Northing:** 342931

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: severn trent offices/depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR17

Net Dwellings: 70 dwelling/s

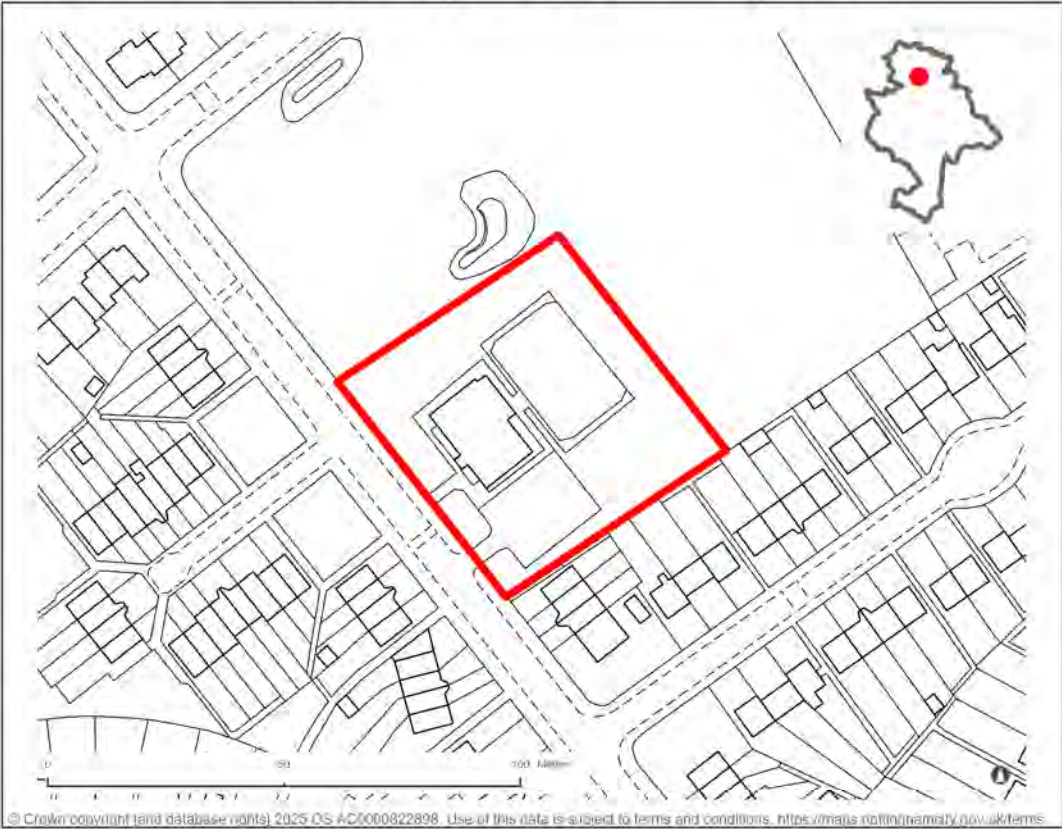
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 70 dwelling/s

Reasoned Justification:

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

Site ID: 2661 Highbury Vale Community Centre



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 454871 **Northing:** 344393

Overall Conclusion:

Developable

Ward: Basford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type:

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

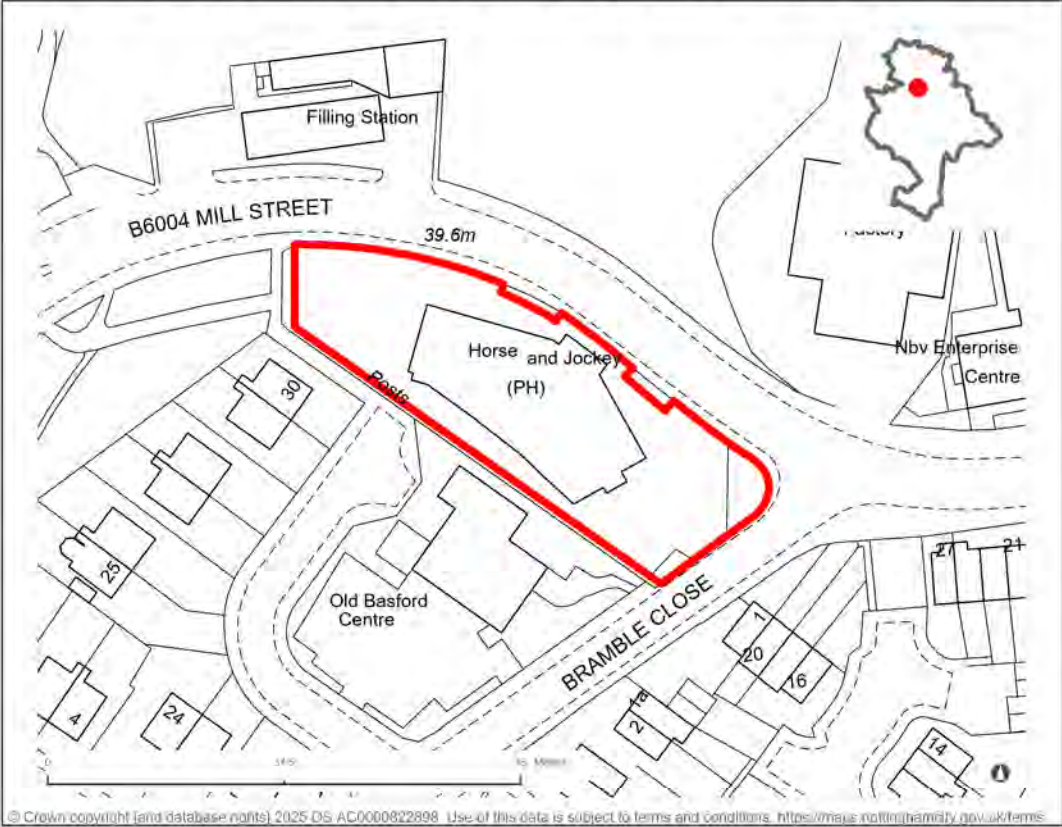
LAPP Reference:

Net Dwellings: 16 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 16 dwelling/s

Reasoned Justification:



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: 454851 Northing: 343350

Overall Conclusion:

Developable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Complete

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01889/PFUL3

LAPP Reference:

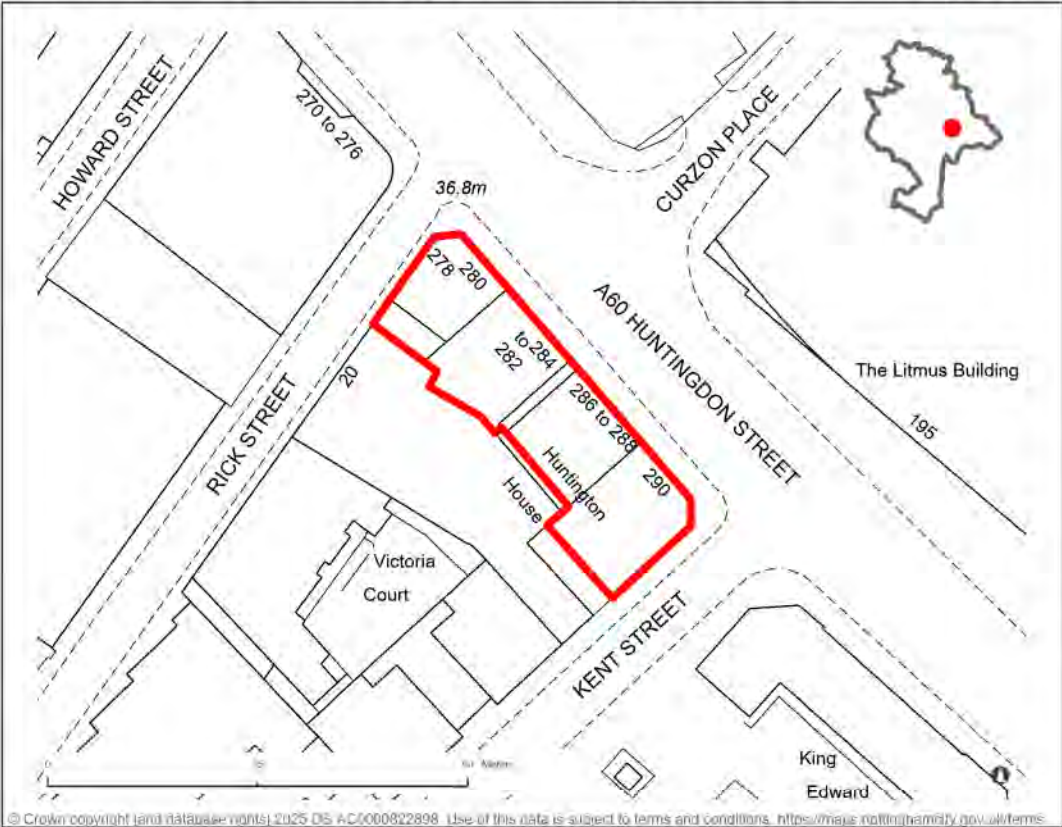
Net Dwellings: 0 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 0 dwelling/s

Reasoned Justification:

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



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: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457557 **Northing:** 340284

Overall Conclusion:
Developable
Ward: St Ann's
Ownership Status: Owned by a public authority
Reporting Status: 10 or more dwellings without planning permission
Site Source: Site/SHLAA Survey
Existing Use:

Land Type: Brownfield
Planning Status: Not Permissioned
Construction Status: No
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref: 18/02277/PREAPP
LAPP Reference:

Net Dwellings: 100 dwelling/s
Proposed Yield 2025/30: 0 dwelling/s
Proposed Yield Beyond 2030: 100 dwelling/s
Reasoned Justification:
NCC Development Management confirmed timescales.

Site ID: 2659 Karlsruhe House



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457257 **Northing:** 339000

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

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? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 53 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 53 dwelling/s

Reasoned Justification:

Site ID: 2501 Land Adjacent 28 Union Road Nottingham



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: 457597 **Northing:** 340438

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: Not known

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00557/PFUL3

LAPP Reference:

Net Dwellings: 23 dwelling/s

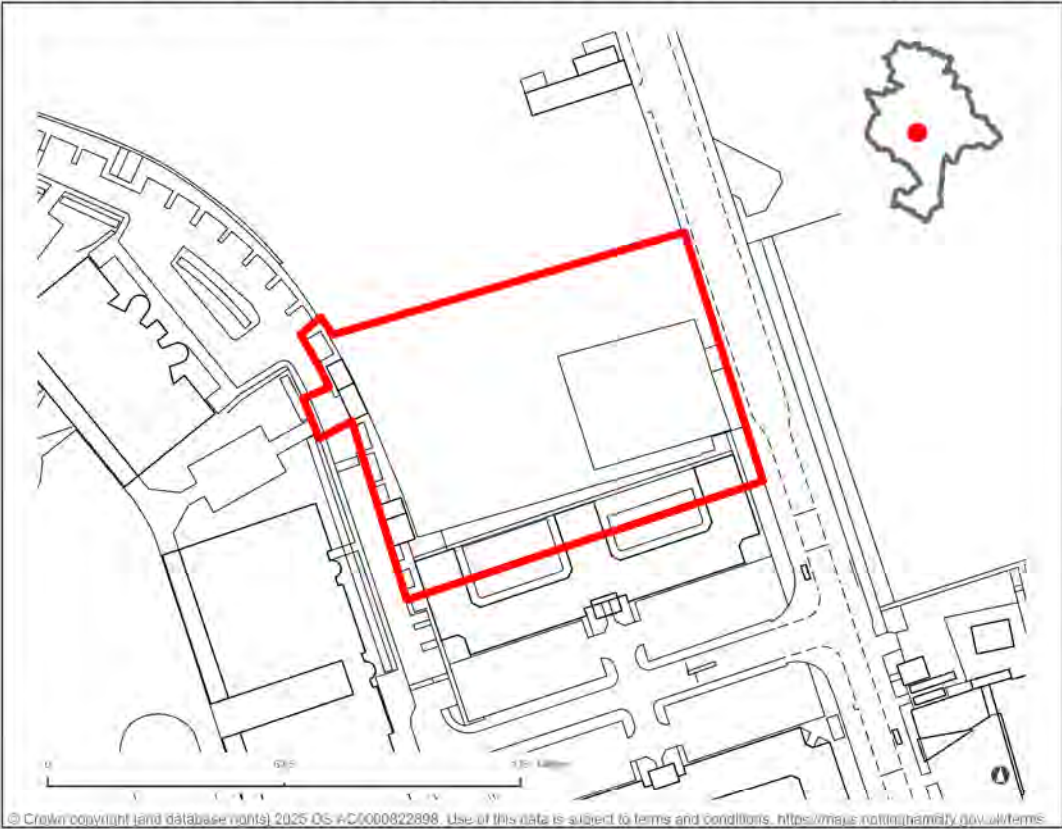
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 23 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454806 **Northing:** 339957

Overall Conclusion:

Developable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.72 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02650/PFUL3

LAPP Reference:

Net Dwellings: 112 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 112 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456664 **Northing:** 336034

Overall Conclusion:

Developable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: submitted by private owner/agent/developer

Existing Use: unknown

Land Type: Greenfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 8 dwelling/s

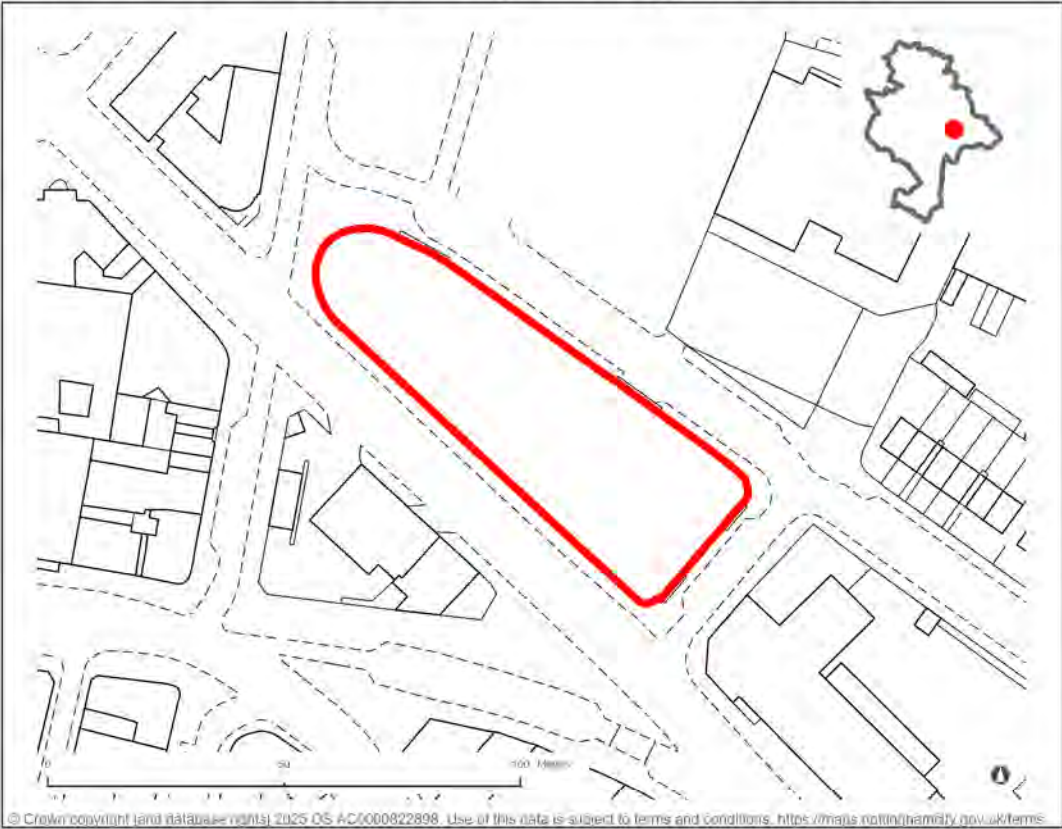
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 8 dwelling/s

Reasoned Justification:

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

Site ID: 431 Marco Island, Huntingdon Street



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: 457708 **Northing:** 340188

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Perm. awaiting Sect. 106

Site Source: Site / SHLAA Survey

Existing Use: active residential, floor currently used for storage

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 17/00893/PFUL3

LAPP Reference:

Net Dwellings: 25 dwelling/s

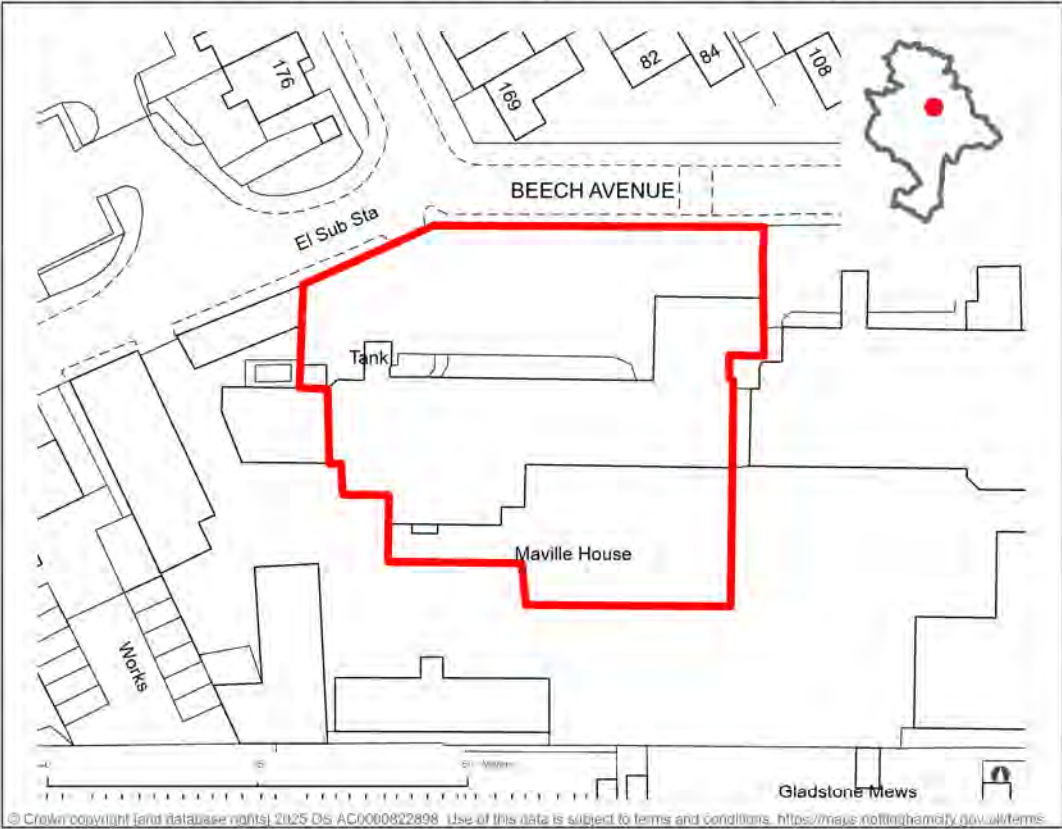
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 25 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456141 **Northing:** 341960

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:21/01934/PFUL3

LAPP Reference:

Net Dwellings: 36 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 36 dwelling/s

Reasoned Justification:

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

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



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: No
Local 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: 458495 **Northing:** 342954

Overall Conclusion:

Developable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site/SHLAA Survey

Existing Use: Car sale - sui generis active

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00183/POUT

LAPP Reference:

Net Dwellings: 55 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 55 dwelling/s

Reasoned Justification:

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

Site ID: 2551 Palmerston House, Mount Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites : 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: 455984 **Northing:** 342001

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01806/PREAPP

LAPP Reference:

Net Dwellings: 61 dwelling/s

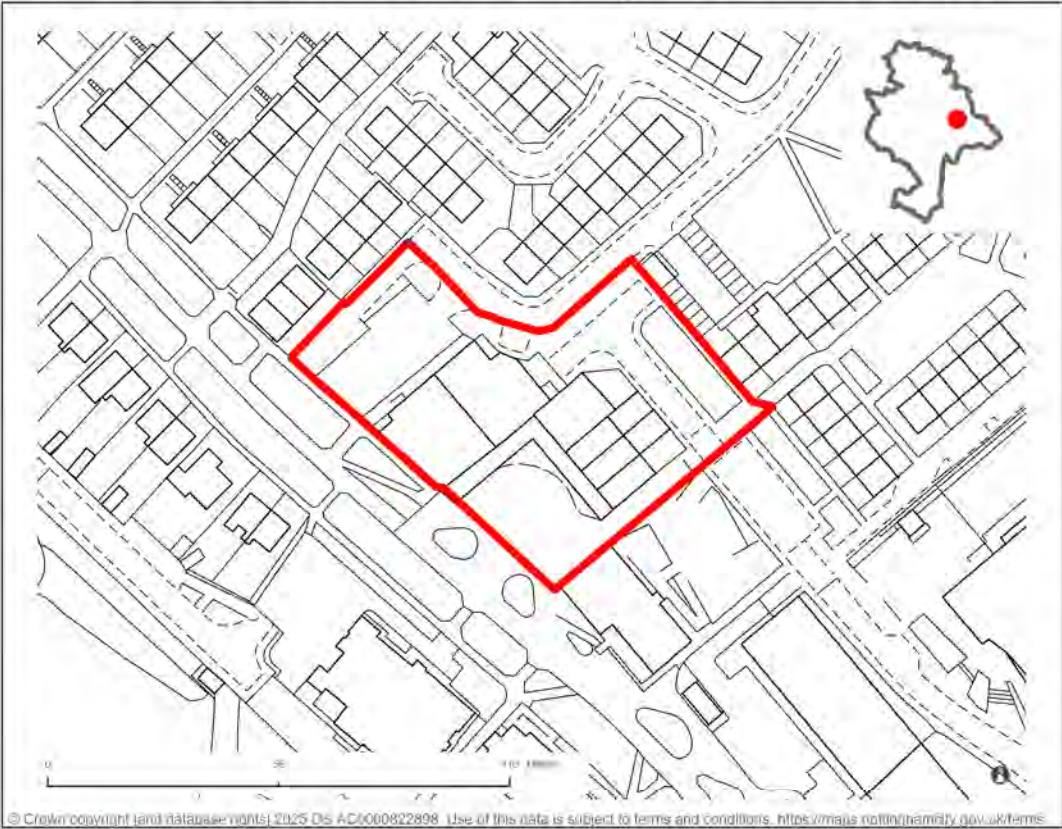
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 61 dwelling/s

Reasoned Justification:

Agent confirmed timescales

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 457996 **Northing:** 340942

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.47 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR31

Net Dwellings: 14 dwelling/s

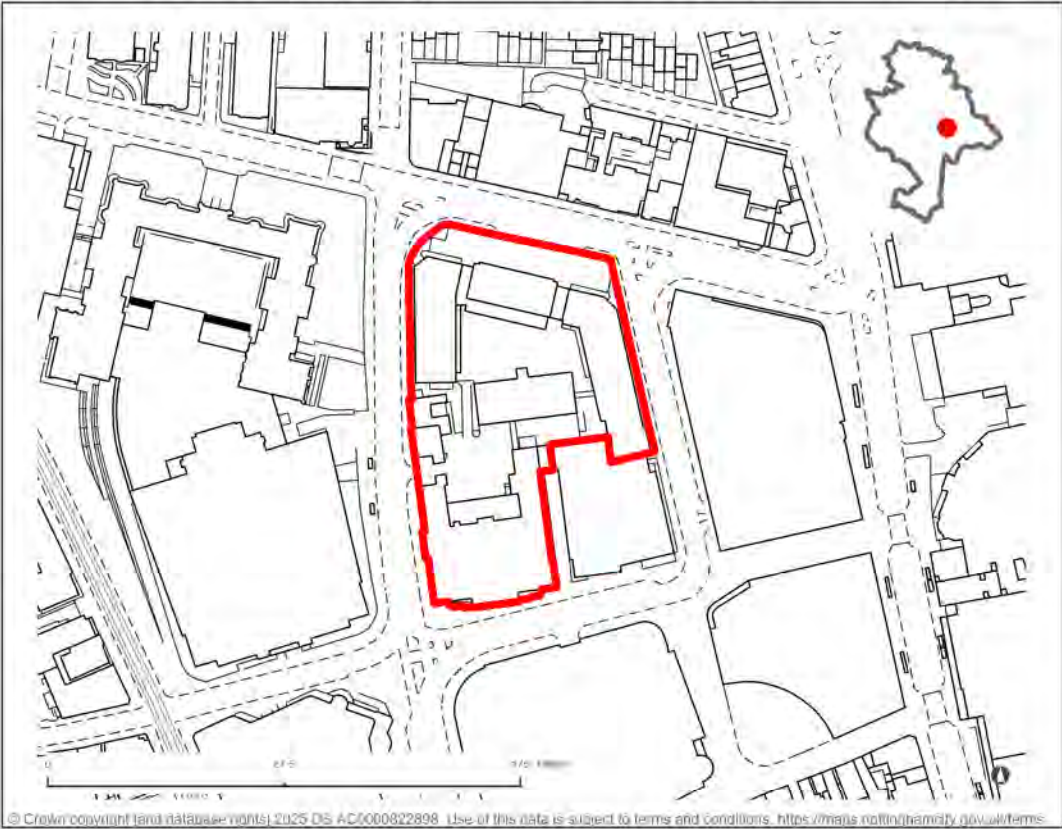
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 14 dwelling/s

Reasoned Justification:

Annual update from Development Management, Property & Regeneration

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : 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: 457127 **Northing:** 340231

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant offices / police station / fire station

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.89 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:25/01609/PFUL3

LAPP Reference:SR53

Net Dwellings: 400 dwelling/s

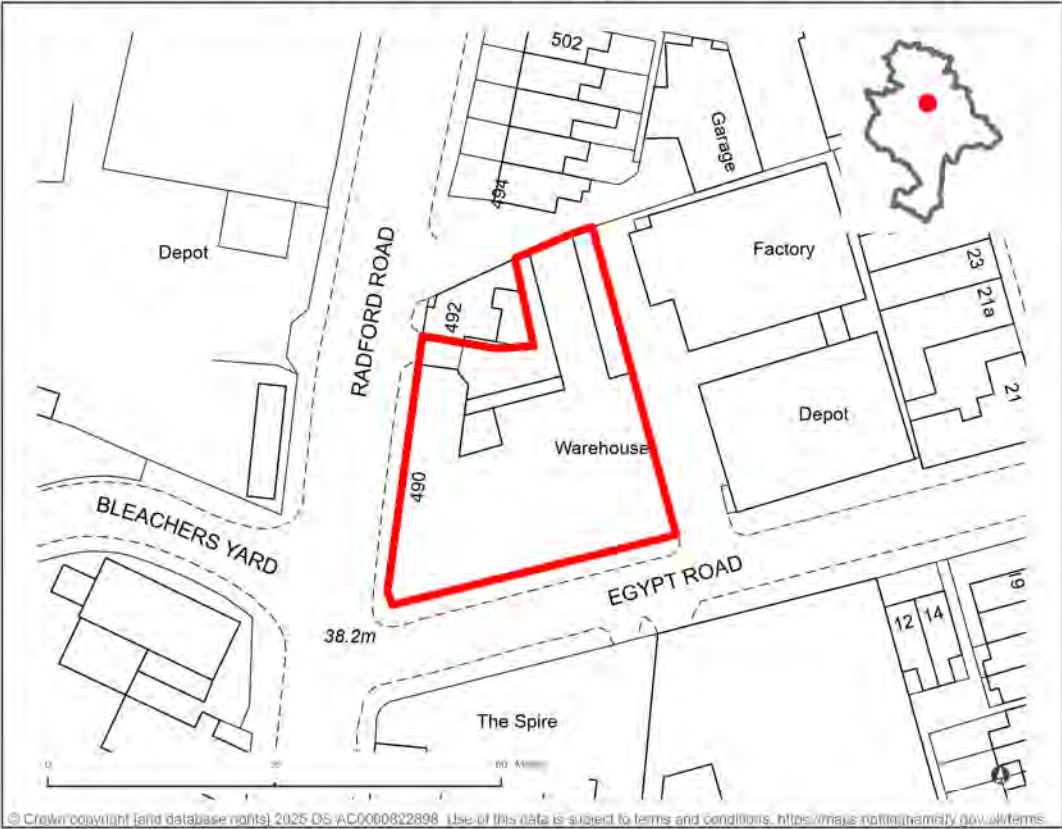
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 400 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455604 **Northing:** 342281

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/02055/PFUL3

LAPP Reference:

Net Dwellings: 92 dwelling/s

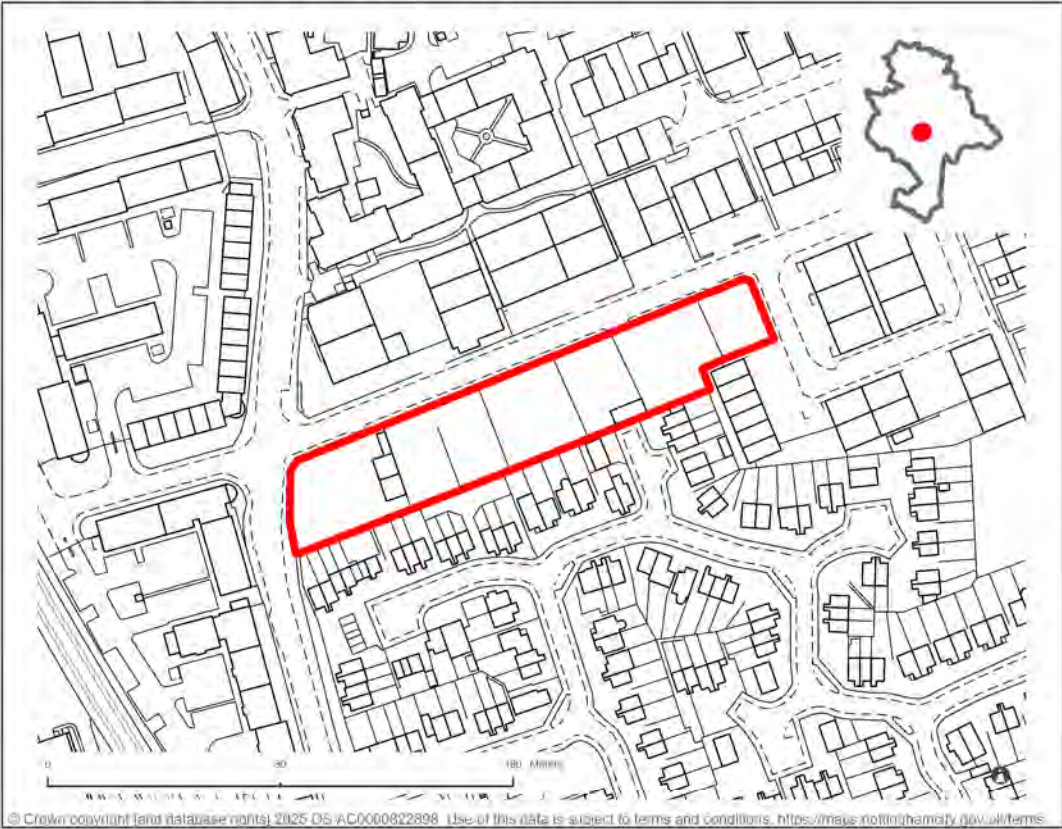
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 92 dwelling/s

Reasoned Justification:

Stalled

Site ID: 390 Salisbury Street



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455061 **Northing:** 339877

Overall Conclusion:

Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: Vacant car park

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.52 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/00815/POUT

LAPP Reference:SR36

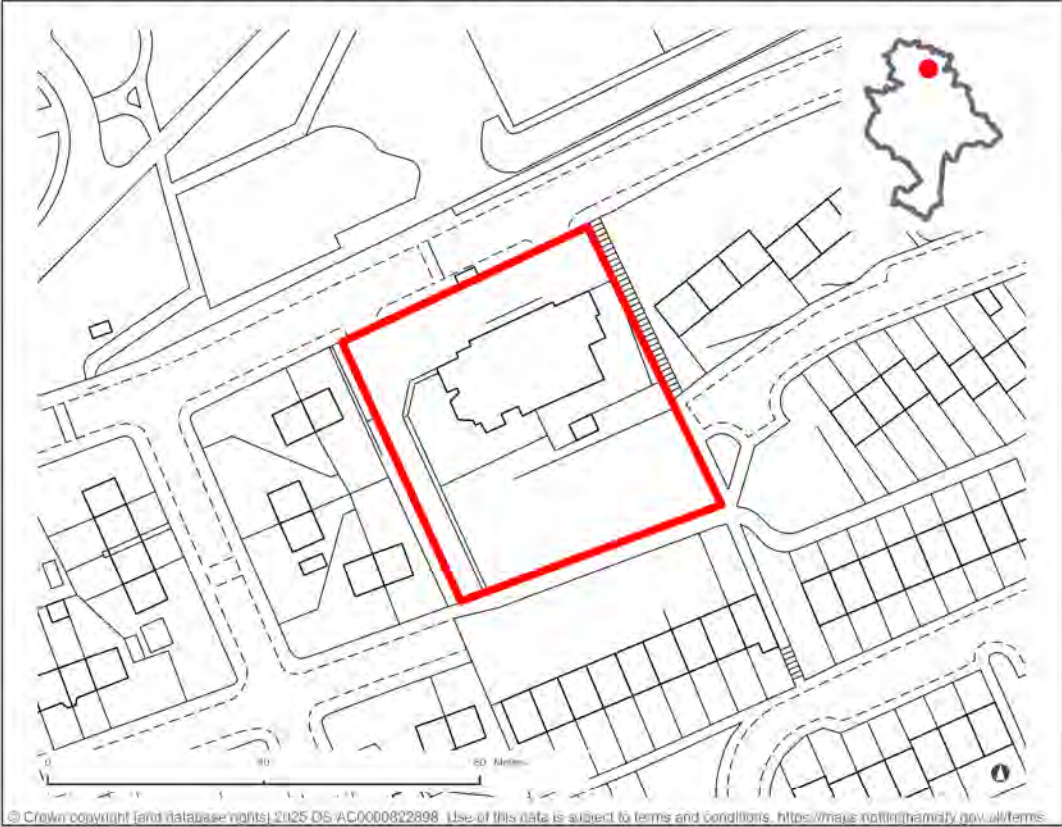
Net Dwellings: 21 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 21 dwelling/s

Reasoned Justification:

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



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: 455707 Northing: 344856

Overall Conclusion:

Developable

Ward: Bestwood

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01215/PFUL3

LAPP Reference:

Net Dwellings: 23 dwelling/s

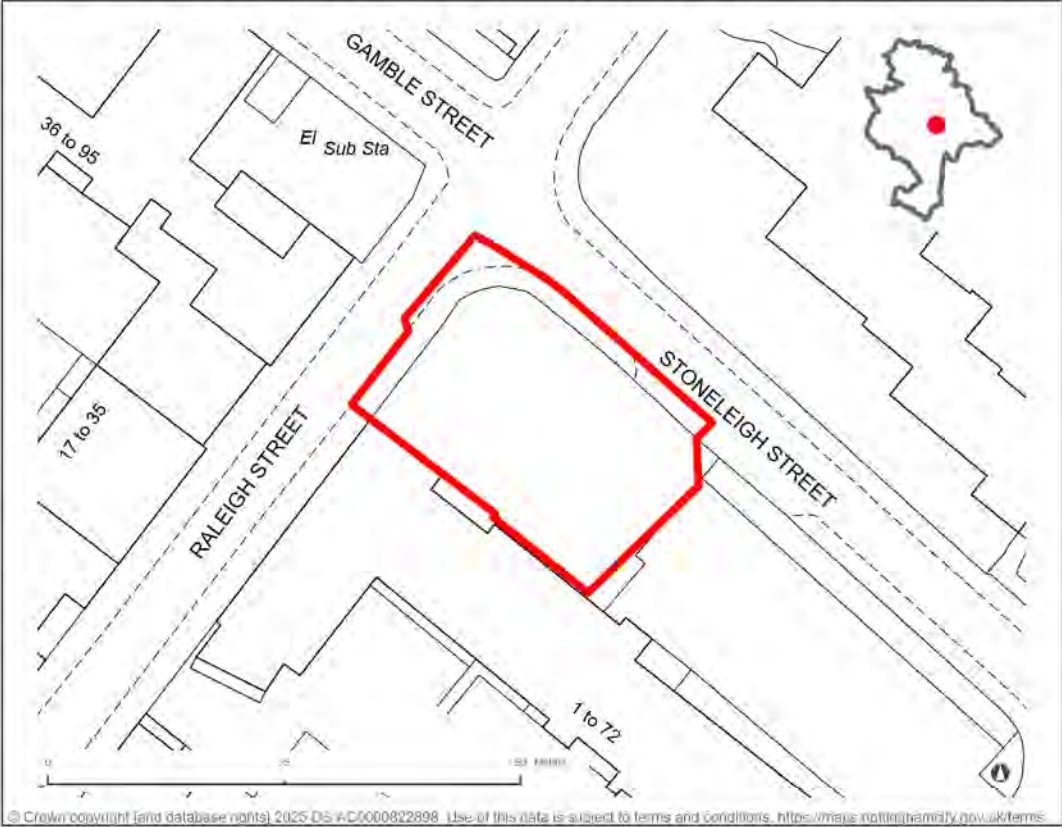
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 23 dwelling/s

Reasoned Justification:

Pending Planning Permission

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 456304 **Northing:** 340361

Overall Conclusion:

Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02128/PFUL3

LAPP Reference:

Net Dwellings: 14 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 14 dwelling/s

Reasoned Justification:

Site ID: 2452 Site Of John Barleycorn, Nuthall Road, Nottingham



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454132 **Northing:** 342988

Overall Conclusion:

Developable

Ward: Aspley

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01905/PFUL3

LAPP Reference:

Net Dwellings: 15 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 15 dwelling/s

Reasoned Justification:

permission lapsed

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 455239 **Northing:** 339552

Overall Conclusion:

Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning application / pre application

Existing Use: Factory

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 18/00330/PFUL3

LAPP Reference:

Net Dwellings: 13 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 13 dwelling/s

Reasoned Justification:

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

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



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: 456958 **Northing:** 338744

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant pub and car park

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 15 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 15 dwelling/s

Reasoned Justification:

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



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 454365 **Northing:** 345532

Overall Conclusion:

Developable

Ward: Bulwell Forest

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Assett

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status:

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 30 dwelling/s

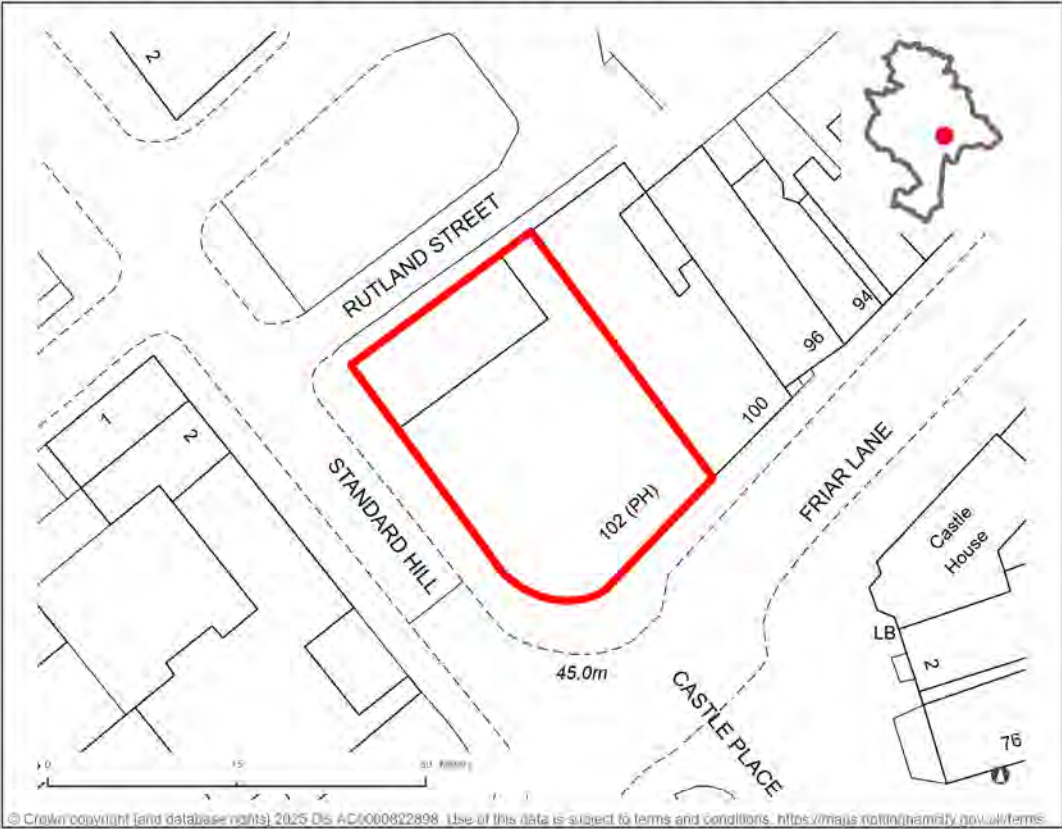
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 30 dwelling/s

Reasoned Justification:

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

Site ID: 2529 St James Hotel Conference Centre Rutland Street Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
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: 456947 **Northing:** 339633

Overall Conclusion:

Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01957/PFUL3

LAPP Reference:

Net Dwellings: 12 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 12 dwelling/s

Reasoned Justification:

Site ID: 2453 St Peters Court, St Peters Street, Nottingham



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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455080 **Northing:** 340543

Overall Conclusion:

Developable

Ward: Radford

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02220/PREAPP

LAPP Reference:

Net Dwellings: 81 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 81 dwelling/s

Reasoned Justification:

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

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



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: 455887 **Northing:** 335121

Overall Conclusion:

Developable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council Asset

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status:

Site Area: 0.41 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 48 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 48 dwelling/s

Reasoned Justification:

Timescales confirmed by Development Management

Site ID: 702 Sturgeon Avenue - The Spinney



Constraints (Heritage Assets):

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

Easting: 455638 **Northing:** 335759

Overall Conclusion:

Developable

Ward: Clifton West

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant land

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.85 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR48

Net Dwellings: 36 dwelling/s

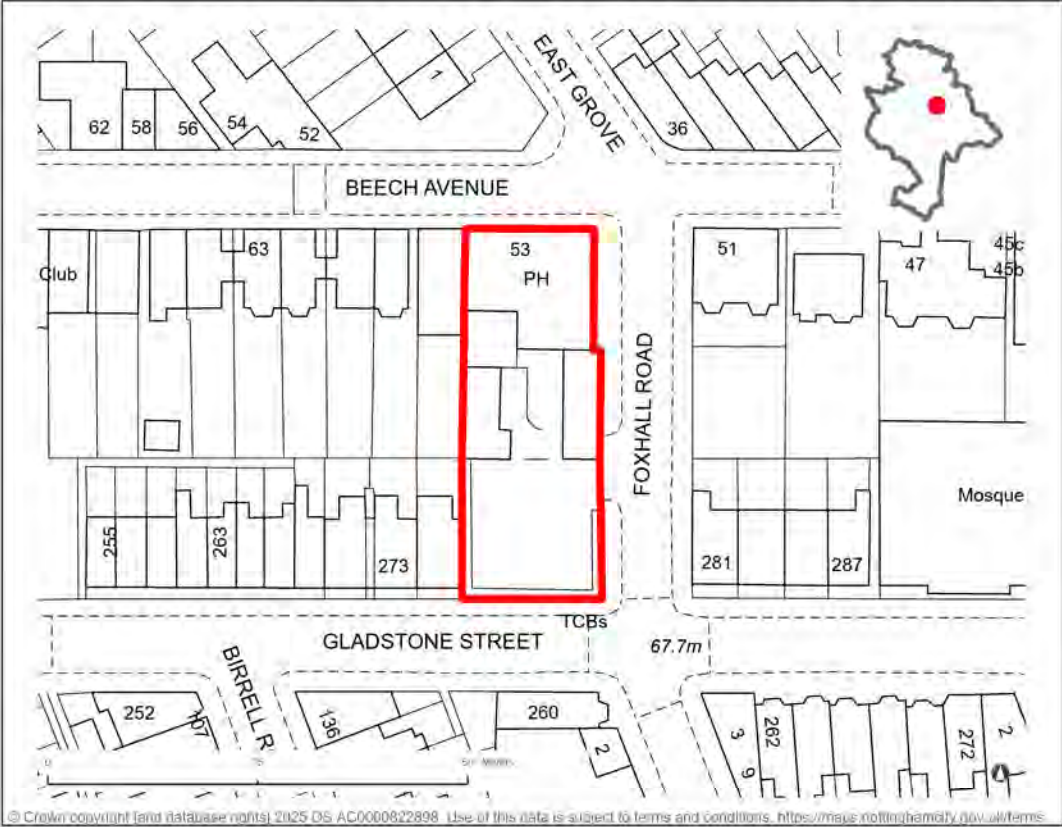
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 36 dwelling/s

Reasoned Justification:

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

Site ID: 2559 The Elm Tree 53 Beech Avenue, NG7 7LR



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: 456369 **Northing:** 341929

Overall Conclusion:

Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01505/PFUL3

LAPP Reference:

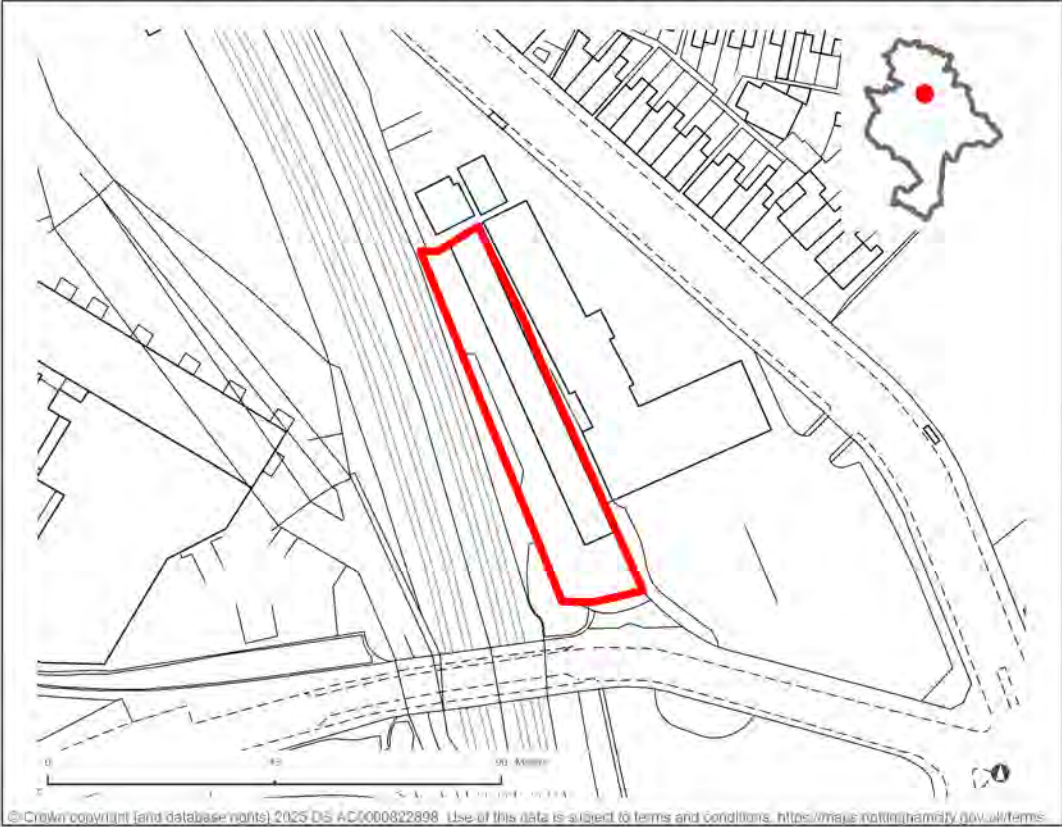
Net Dwellings: 8 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 8 dwelling/s

Reasoned Justification:

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



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: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 455386 **Northing:** 342834

Overall Conclusion:

Developable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00558/PFUL3

LAPP Reference:

Net Dwellings: 24 dwelling/s

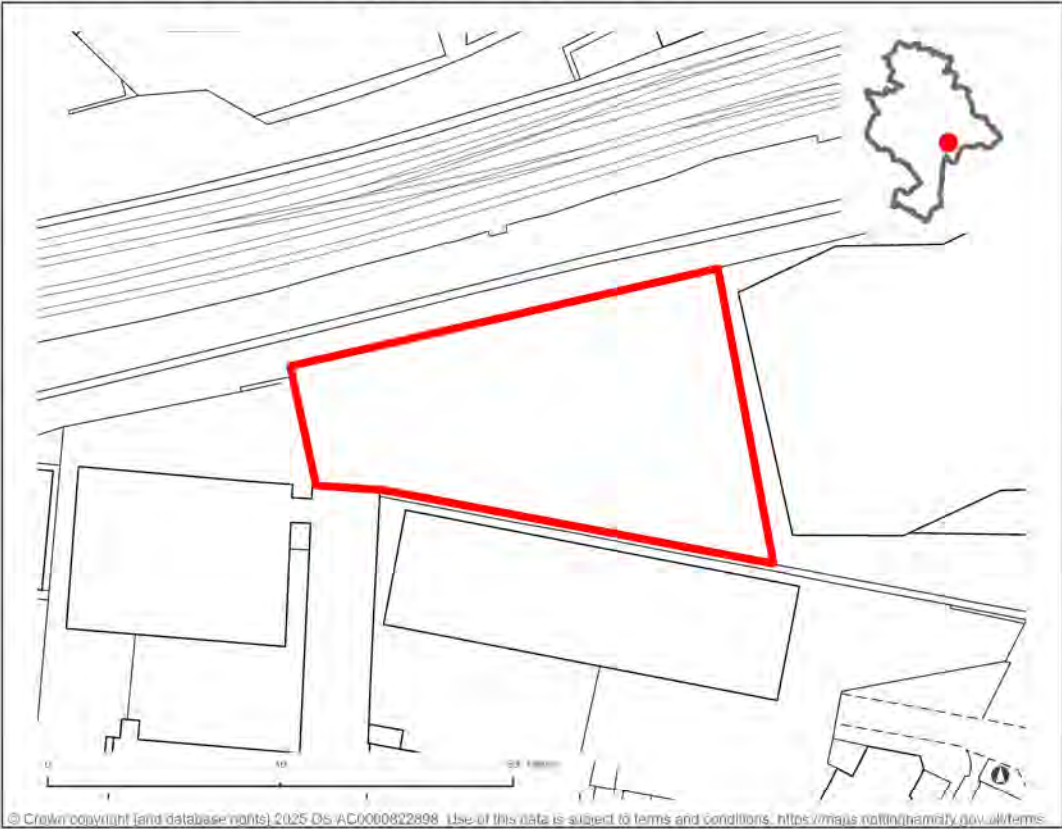
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 24 dwelling/s

Reasoned Justification:

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

Site ID: 2658 Unity Square Phase 2



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 457300 **Northing:** 339131

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Local Plan Allocation

Existing Use:

Land Type: Brownfield

Planning Status: LP Site Not Permitted

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR62

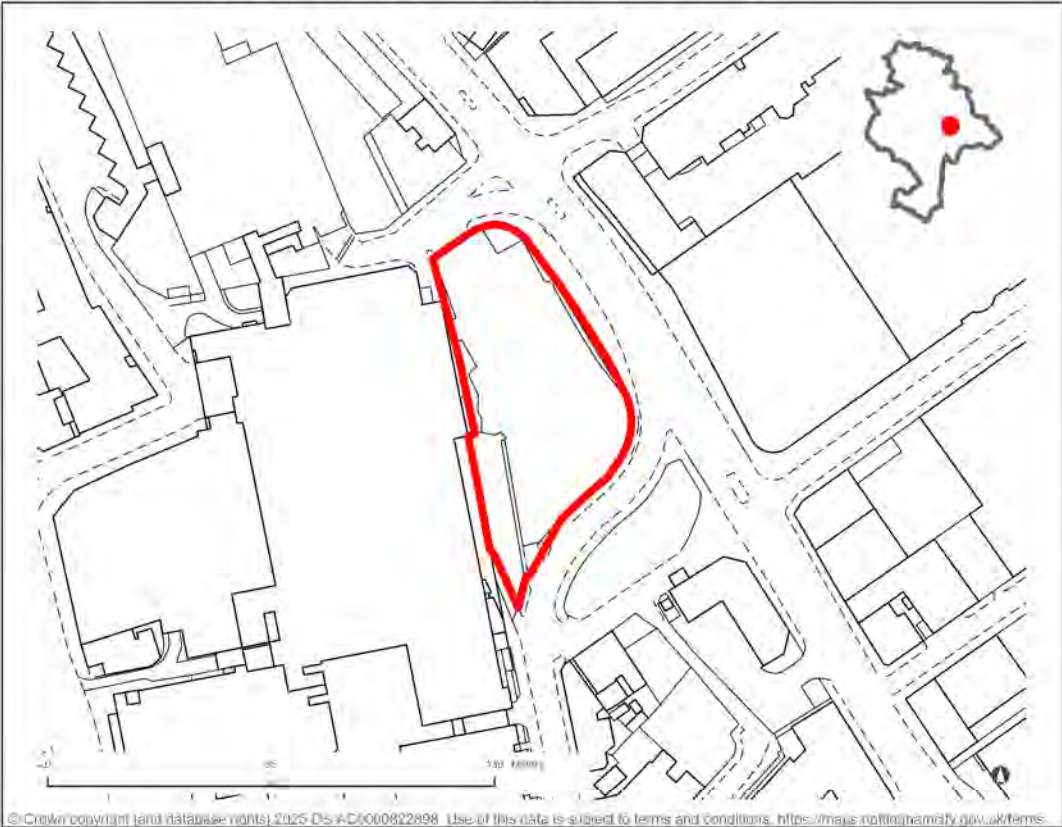
Net Dwellings: 590 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 590 dwelling/s

Reasoned Justification:

Site ID: 429 Victoria Works, Cairns Street



Constraints (Heritage Assets):

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

Constraints (Ecology):

SSSI: No
Open Space Network: 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: 457417 **Northing:** 340380

Overall Conclusion:

Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

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

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:23/02062/PFUL3

LAPP Reference:

Net Dwellings: 350 dwelling/s

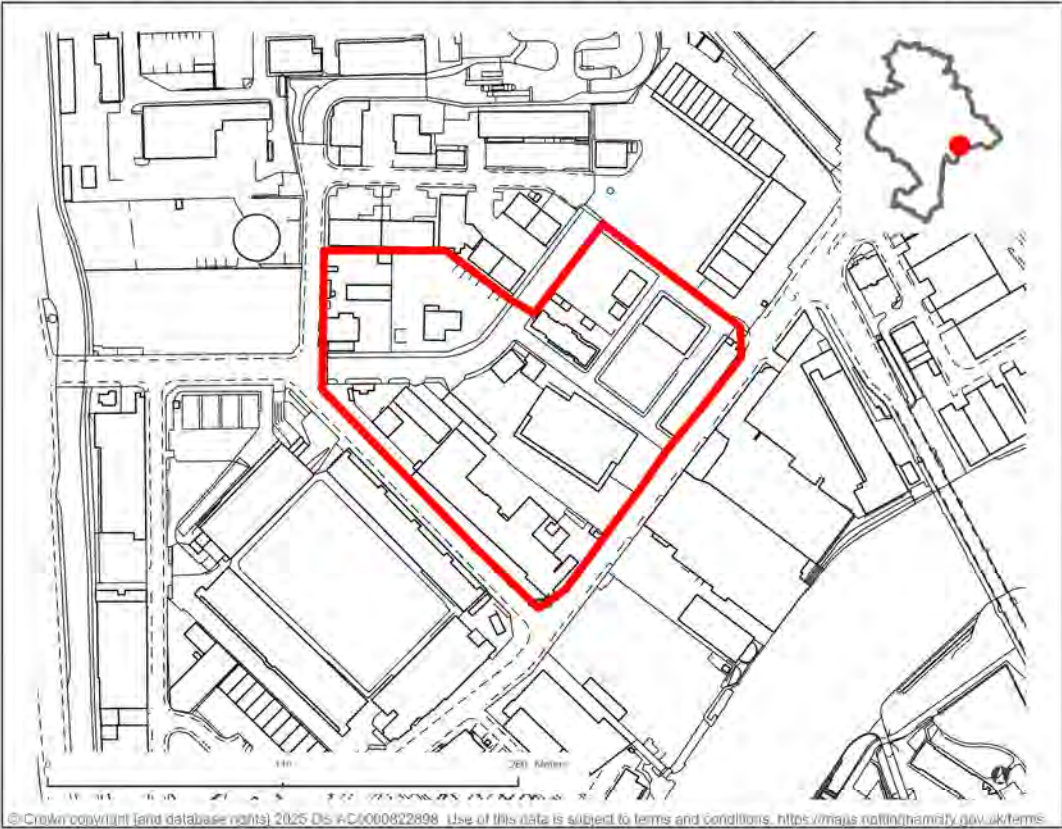
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 350 dwelling/s

Reasoned Justification:

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

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



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: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 458068 **Northing:** 338908

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: auction area and ind uses

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 3.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR70

Net Dwellings: 65 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 65 dwelling/s

Reasoned Justification:

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

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 459002 **Northing:** 339130

Overall Conclusion:

Developable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 8.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01542/PRES4

LAPP Reference:SR73

Net Dwellings: 350 dwelling/s

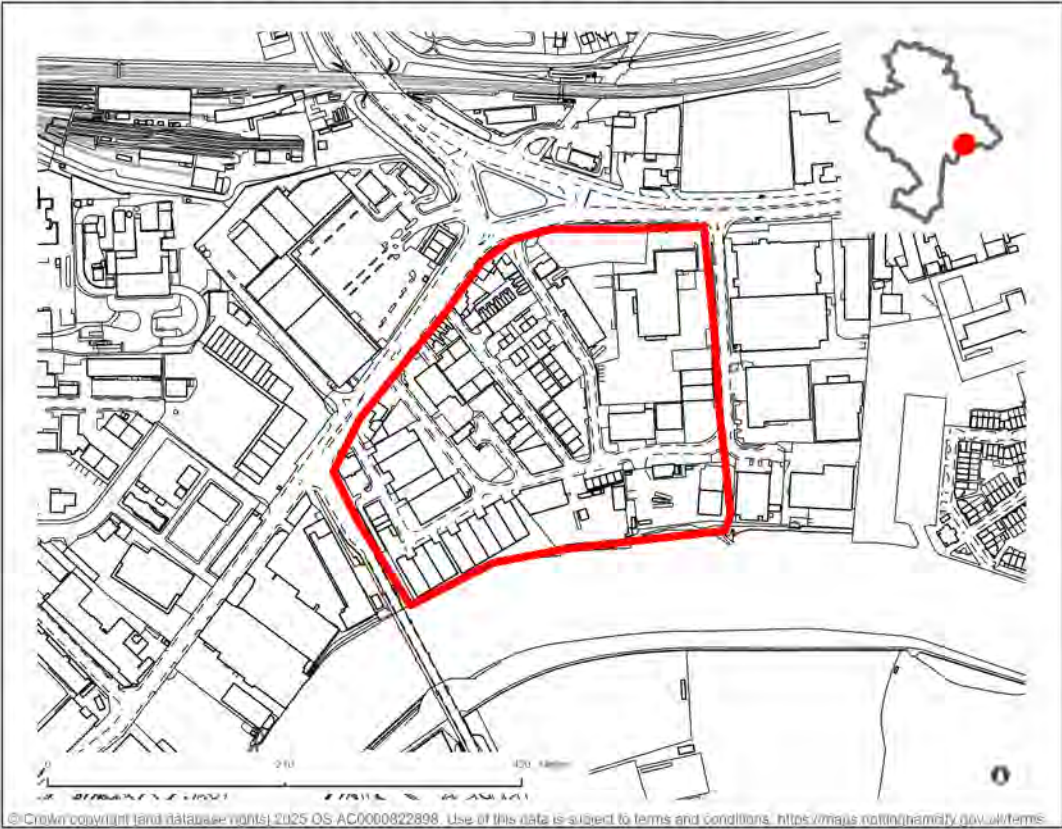
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 350 dwelling/s

Reasoned Justification:

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

Site ID: 516 Waterside - Freeth Street



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: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 458520 **Northing:** 338810

Overall Conclusion:

Developable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

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

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 8.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR72

Net Dwellings: 425 dwelling/s

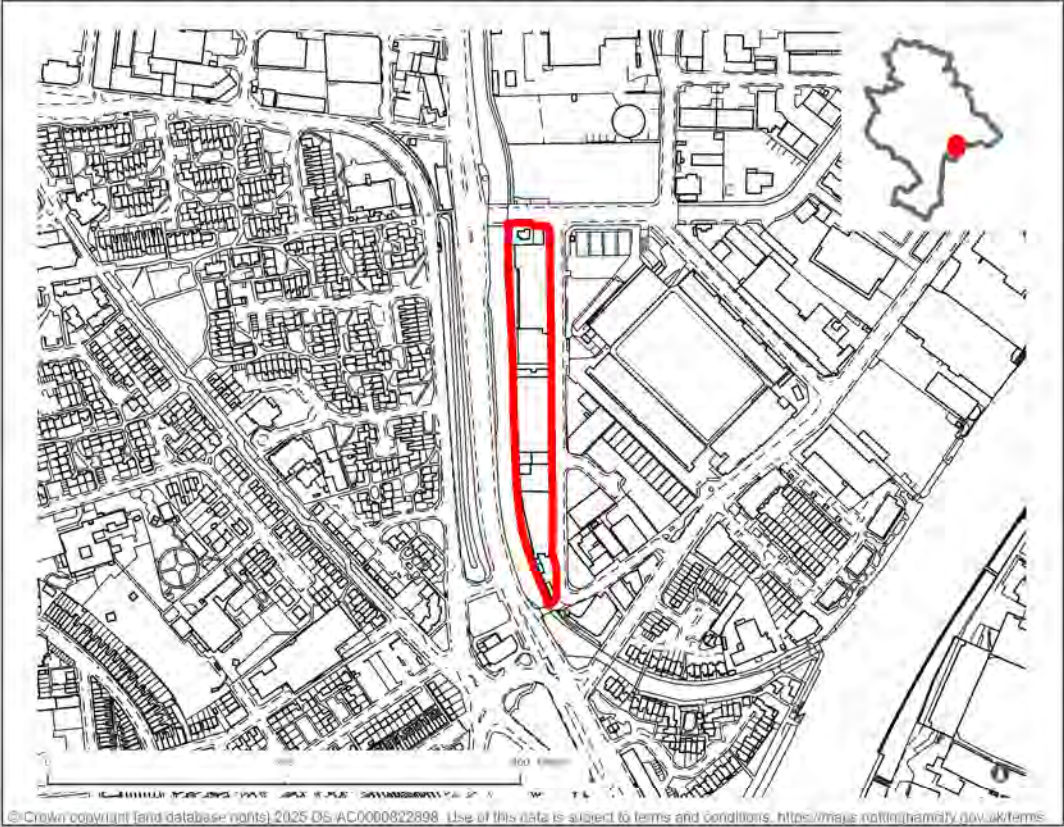
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 425 dwelling/s

Reasoned Justification:

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

Site ID: 545 Waterside - Iremonger Road, London Road



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: 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: 457947 **Northing:** 338829

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Wholesale and ind/retail/wholesale businesses

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR69

Net Dwellings: 125 dwelling/s

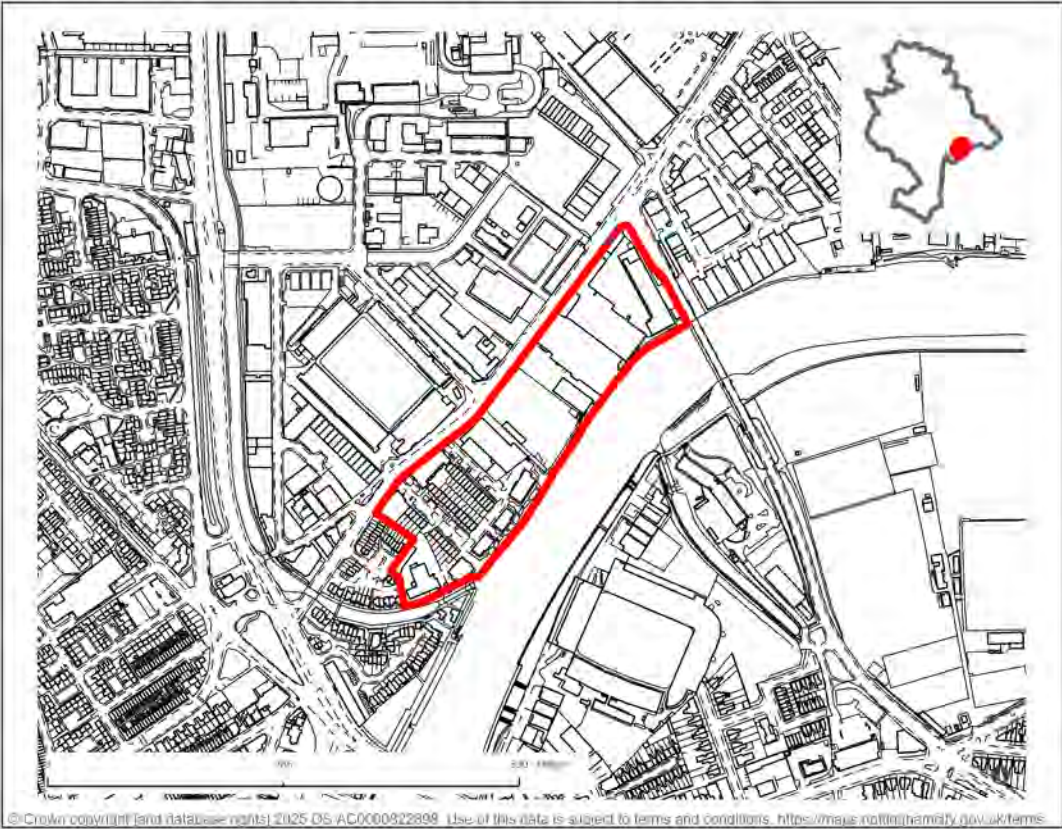
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 125 dwelling/s

Reasoned Justification:

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

Site ID: 1639 Waterside - Meadow Lane



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: 458097 **Northing:** 338486

Overall Conclusion:

Developable

Ward: Meadows

Ownership Status: Not owned
by a public authority

Reporting Status: Under
Construction

Site Source: Local Plan
allocation

Existing Use: active storage /
ind uses

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 4.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application
Ref:18/01570/PFUL3

LAPP Reference:SR71

Net Dwellings: 525 dwelling/s

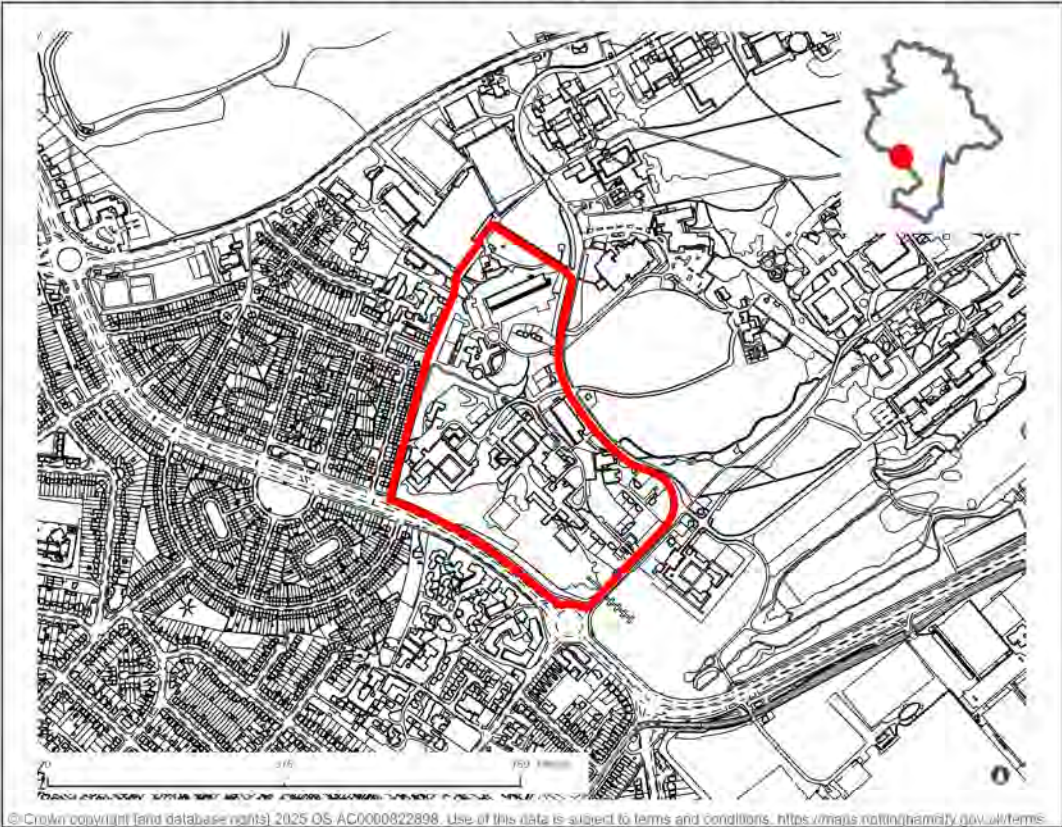
Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 525 dwelling/s

Reasoned Justification:

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

Site ID: 2593 Western Village, University of Nottingham Campus



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: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Easting: 453530 **Northing:** 337689

Overall Conclusion:

Developable

Ward: Lenton and Wollaton East

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: 3rd Party Submission

Existing Use:

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 14.26 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Net Dwellings: 200 dwelling/s

Proposed Yield 2025/30: 0 dwelling/s

Proposed Yield Beyond 2030: 200 dwelling/s

Reasoned Justification:

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

The map displays a residential street layout. Friar Lane runs diagonally from the top left towards the bottom right. Spaniel Row runs parallel to Friar Lane, below it. A red outline highlights a specific plot of land, numbered 17, 19 to 23, 25, and 27. The map includes building footprints, street names, and a scale bar. An inset map in the top right corner shows the location of the area within Greater London.

© Crown copyright (and database rights) 2025 OS WC000822898 Use of this data is subject to terms and conditions. <https://maps.notion.tammy.gov.uk/terms>

Easting: 457128 **Northing:** 339749

Reasoned Justification: