

Nottingham City Council

# **Strategic Housing Land Availability Assessment (Data as at 31<sup>st</sup> March 2024)**

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- Deliverable
- Developable
- Could be Suitable
- Not Deliverable or Developable

## **1. Introduction**

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

## **2. Background**

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

- Identify sites with potential for housing;

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



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

### 3. The SHLAA Process

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

3.2 In broad terms the stages are set out below.

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

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

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

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

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

\* 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 (2024/29)**- the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 6-10 years (2029/34)** - the number of houses expected to be completed in this date period. Please note that this is

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

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

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

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

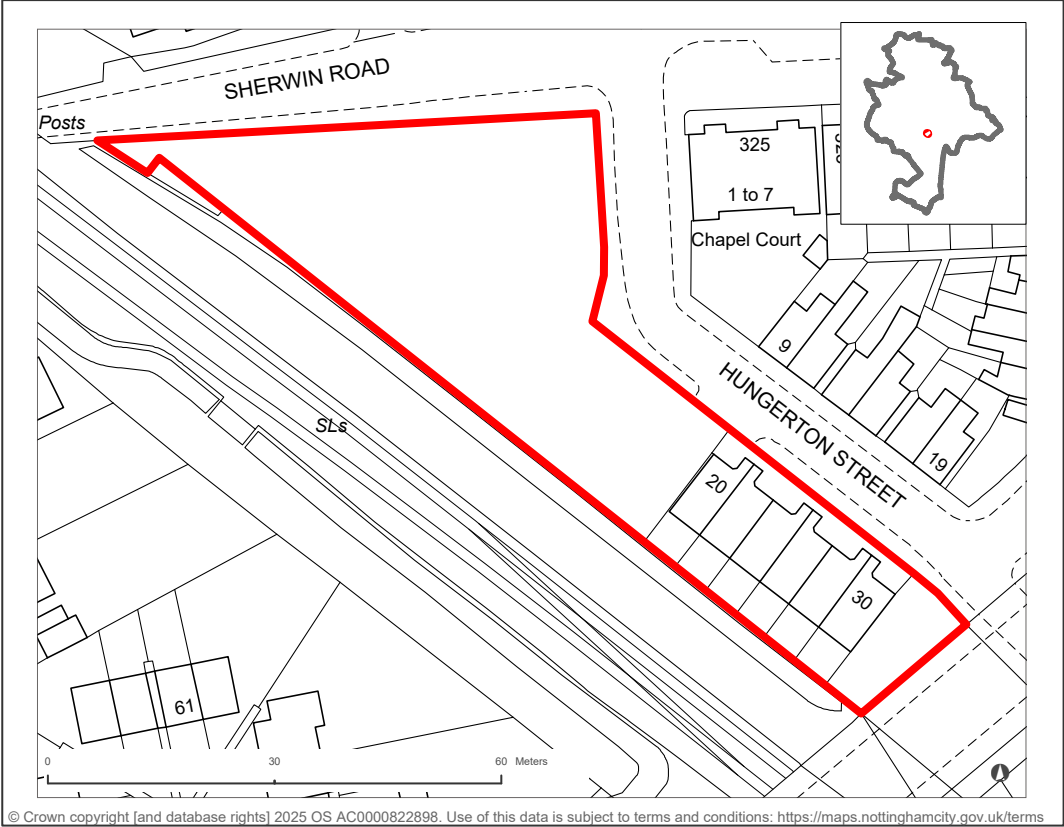
\* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

## **APPENDIX 1: SHLAA SITES**

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

# **Deliverable Sites**

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



**Overall Conclusion:** Deliverable  
**Ward:** Lenton and Wollaton East  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Under Construction  
**Site Source:** Disposal of Council asset  
**Existing Use:** vacant - site cleared and fenced off

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** Yes  
**Site Area:** 0.26 (Hectares)  
**Site Viability Zone:** Zone 2: Medium house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/01745/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 34 dwelling/s

**Proposed Yield 2024/29:** 34 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

**Easting:** 455611 **Northing:** 339136

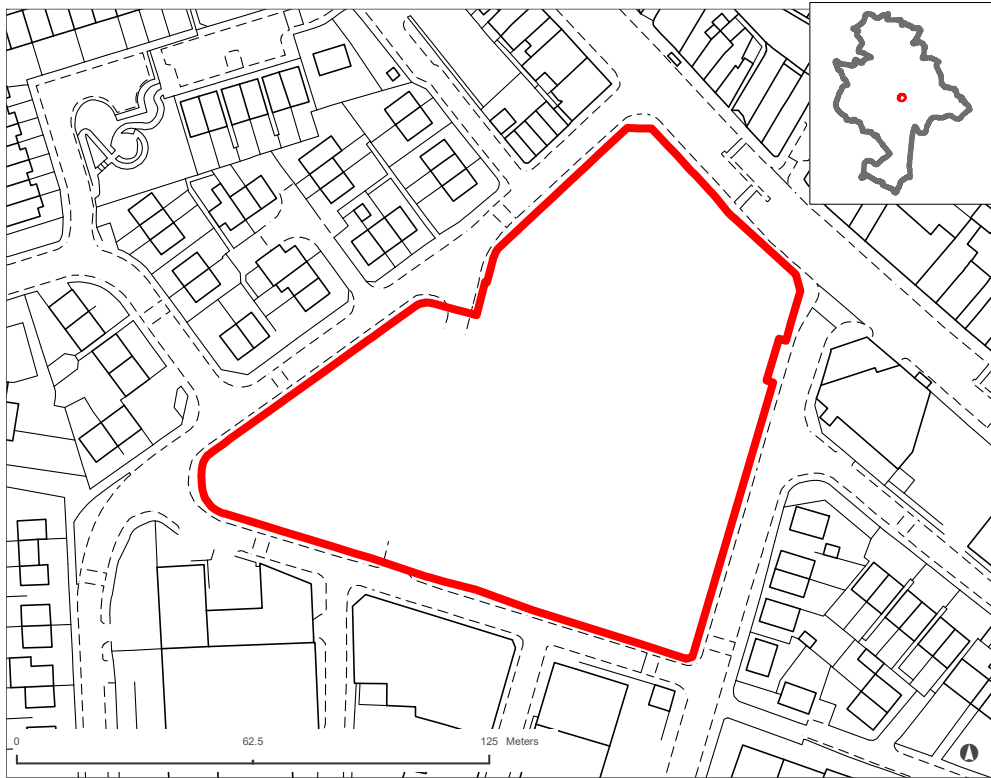
**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023



## Site ID: 141    Alfreton Road - Forest Mill



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**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** current outline permission

**Site Source:** Local Plan allocation

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

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 1.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**22/00045/PFUL3

**LAPP Reference:**SR34

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 484 dwelling/s

**Proposed Yield 2024/29:** 484 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

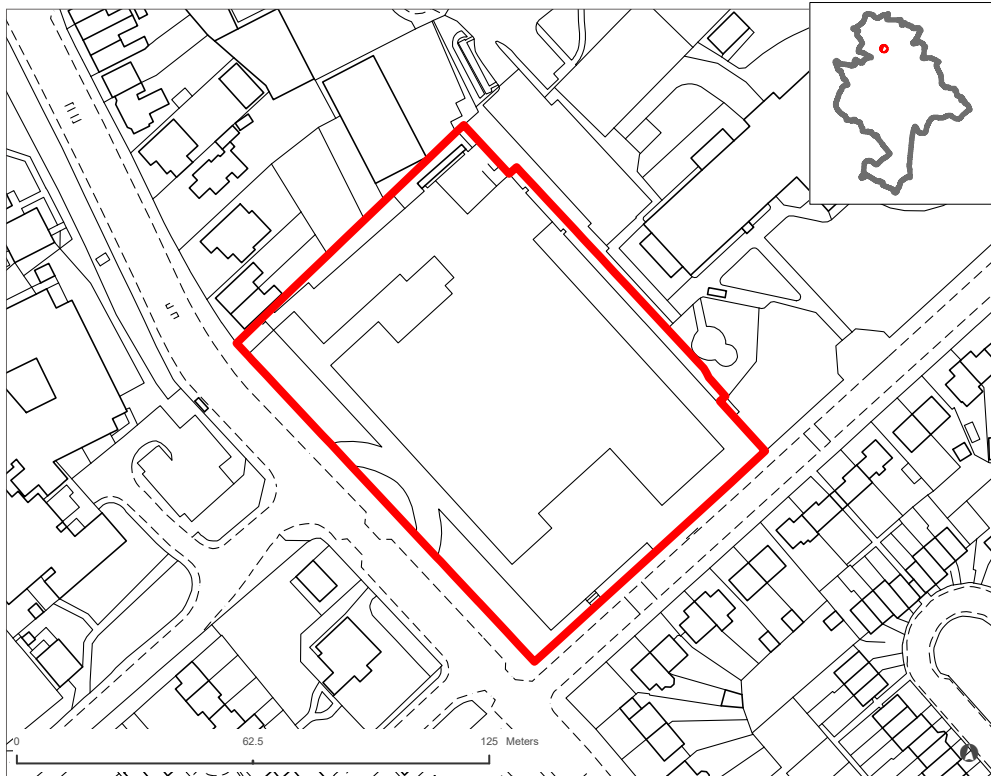
**Date first added to SHLAA:**

14/12/2017

**Easting:** 456049    **Northing:** 340452

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Bulwell Forest

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Local Plan Allocation

**Existing Use:** Former School

**Land Type:** Brownfield

**Planning Status:** LP Site Not  
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

**Overcoming non-standard  
constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 45 dwelling/s

**Proposed Yield 2024/29:** 45 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

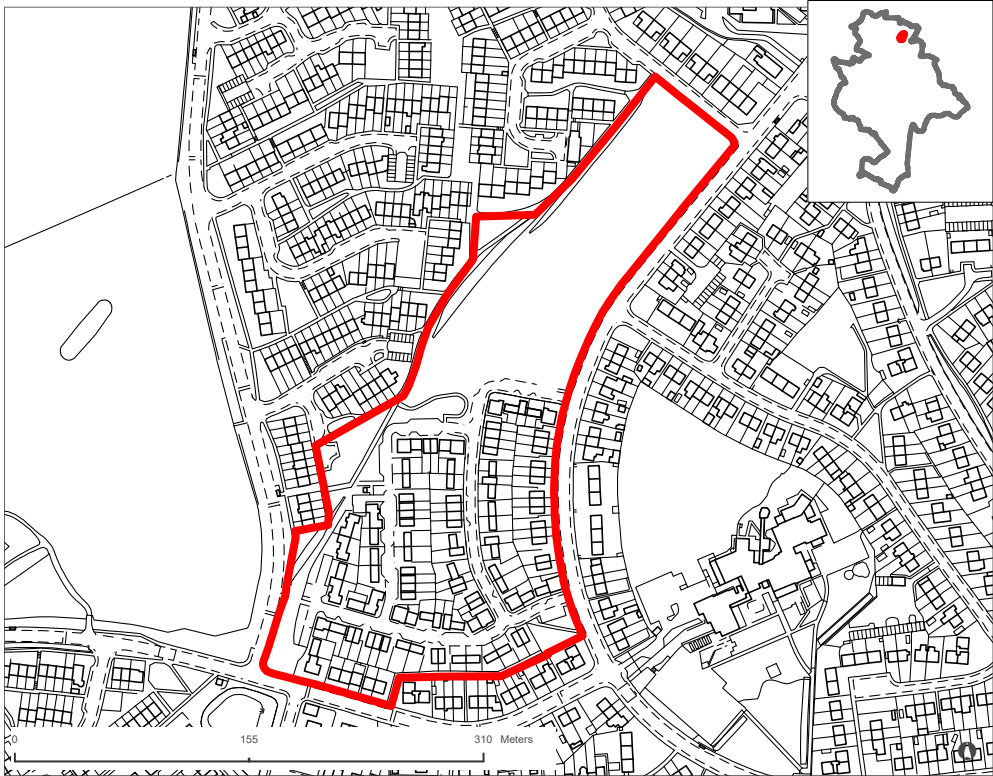
**Date first added to SHLAA:**

14/12/2017

**Easting:** 454661 **Northing:** 344298

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Bestwood

**Ownership Status:** Owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:** Vacant playing field

**Land Type:** Greenfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 5.12 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01547/PFUL3

**LAPP Reference:**SR06

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 79 dwelling/s

**Proposed Yield 2024/29:** 79 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

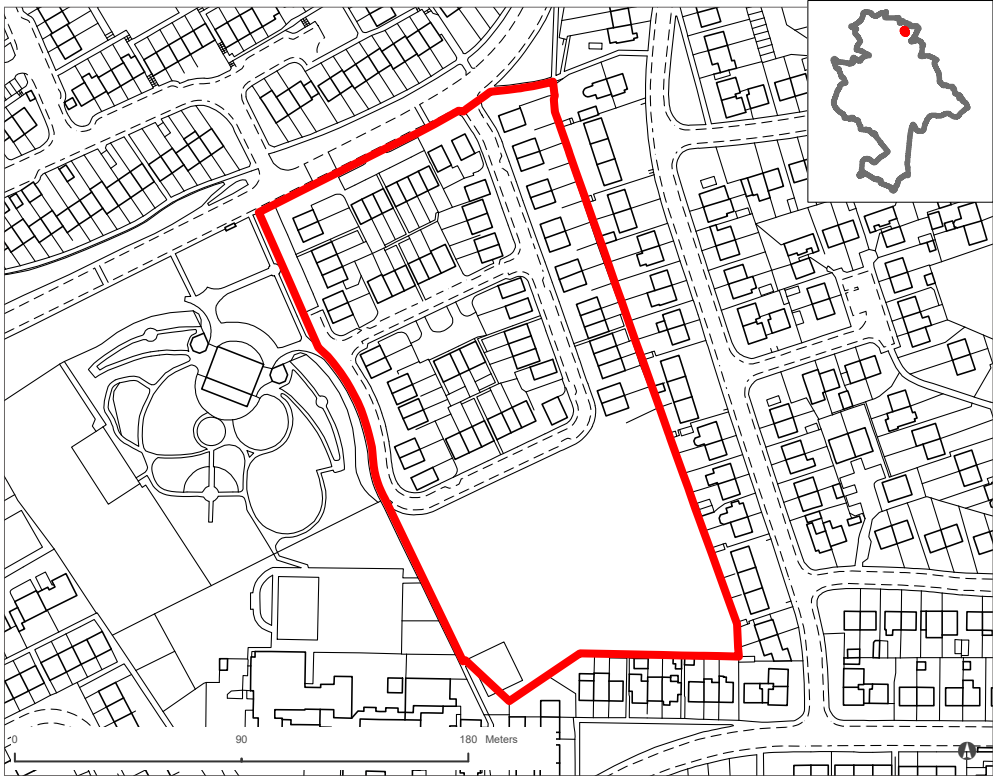
**Date first added to SHLAA:**

14/12/2017

**Easting:** 456255    **Northing:** 344986

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable  
**Ward:** Bestwood  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Under Construction  
**Site Source:** Local Plan allocation  
**Existing Use:** Open space

**Land Type:** Greenfield  
**Planning Status:** Permissioned  
**Construction Status:** Yes  
**Site Area:** 2.56 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**21/02507/PFUL3  
**LAPP Reference:**SR05  
**Overcoming non-standard constraints**

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 53 dwelling/s

**Proposed Yield 2024/29:** 53 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

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

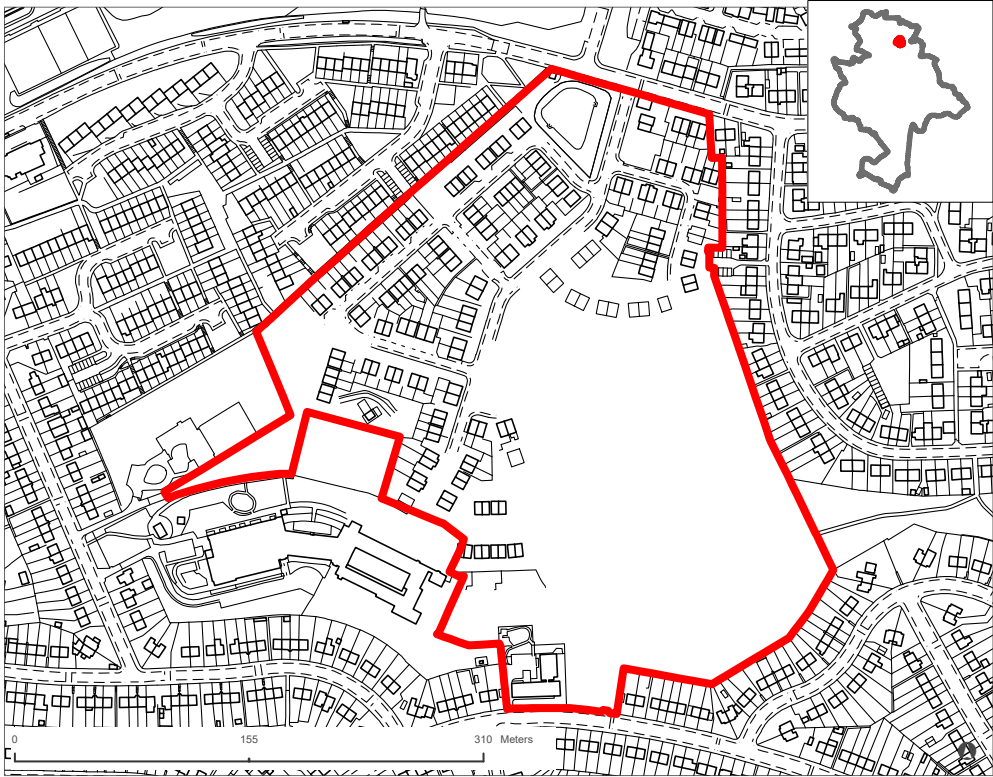
**Easting:** 456516    **Northing:** 345445

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**



Site ID: 244 Eastglade Road - Former Padstow School Site



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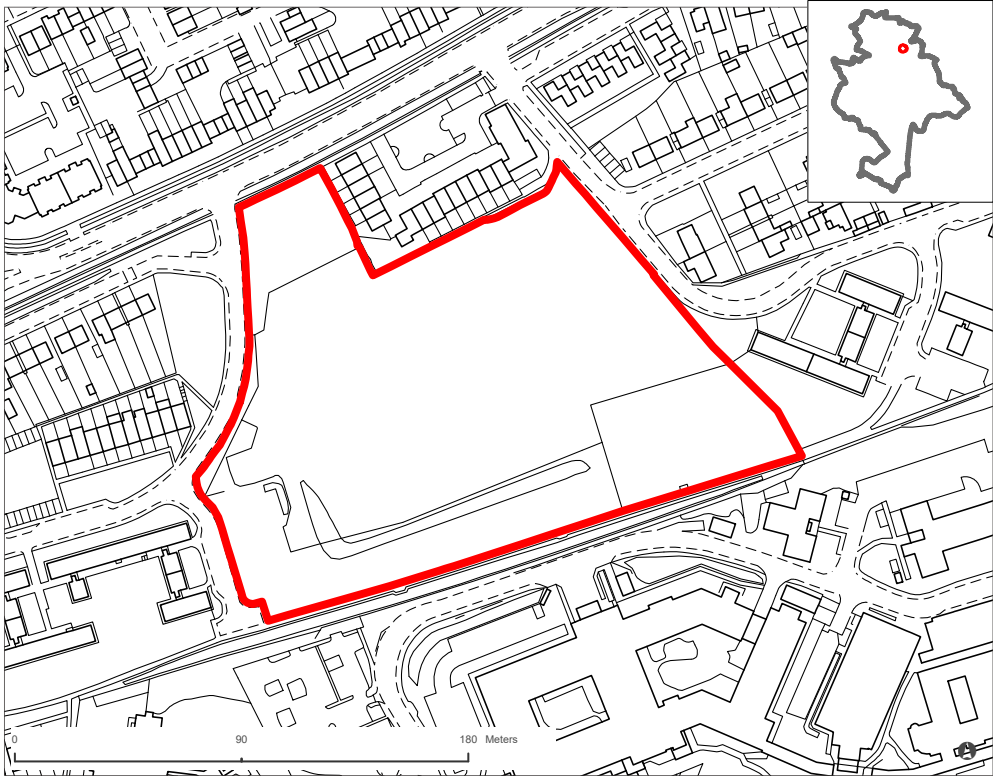
<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Greenfield
<b>Ward:</b> Bestwood	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> Yes
<b>Reporting Status:</b> Under Construction	<b>Site Area:</b> 9.67 (Hectares)
<b>Site Source:</b> Local Plan allocation	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> Open space with community centre to south corner	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/02506/PFUL3
	<b>LAPP Reference:</b> SR08
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> Yes <b>Local Wildlife Sites:</b> No <b>TPOs:</b> Yes
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	

<b>Net Dwellings:</b> 291 dwelling/s
<b>Proposed Yield 2024/29:</b> 291 dwelling/s
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s
<b>Reasoned Justification:</b> NCC owned site. Part of a programme of regeneration. Potential to deliver within 5 years. Annual update from Development Management, Property & Regeneration.

<b>Easting:</b> 456126 <b>Northing:</b> 344897	<b>Date first added to SHLAA:</b> 14/12/2017
	<b>Last updated date:</b>

Site ID: 253    Arnside Road - Former Chronos Richardson



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**Overall Conclusion:** Deliverable

**Ward:** Bestwood

**Ownership Status:** Owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Employment. Disused industrial site

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 2.58 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR13

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 110 dwelling/s

**Proposed Yield 2024/29:** 110 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

**Easting:** 456350    **Northing:** 344238

**Date first added to SHLAA:** 14/12/2017

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current outline permission

**Site Source:** Site/SHLAA Survey

**Existing Use:** Car sale - sui generis active

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.8 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/00183/POUT

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 55 dwelling/s

**Proposed Yield 2024/29:** 55 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

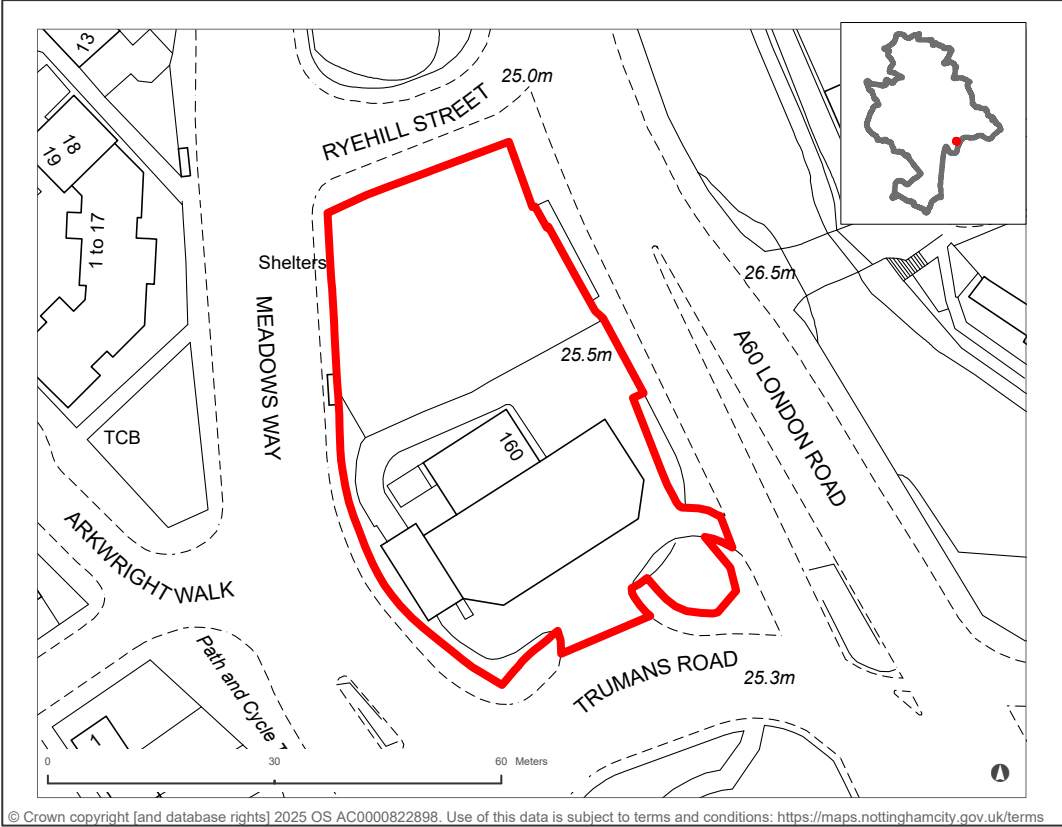
**Date first added to SHLAA:**

14/12/2017

**Easting:** 458495 **Northing:** 342954

**Last updated date:** 31/03/2023

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

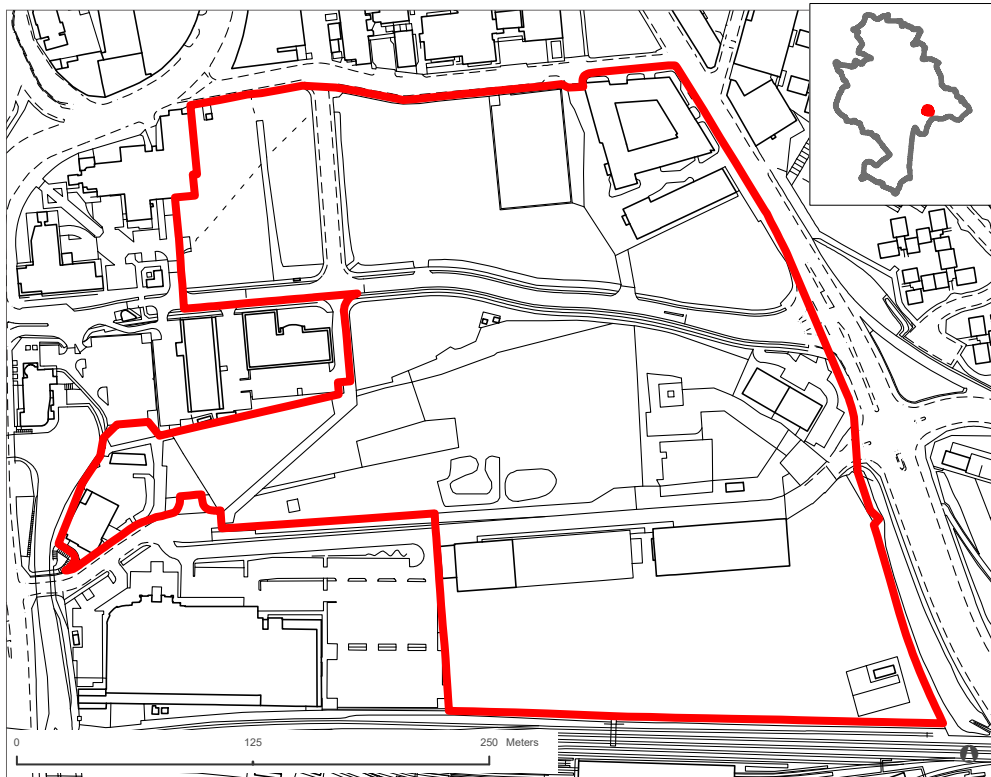


<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Meadows	<b>Planning Status:</b> Not Permissioned
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.23 (Hectares)
<b>Site Source:</b> Site / SHLAA Survey	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> disused restaurant and petrol station + active pub	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 20/02756/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> Yes <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> Yes <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 100 dwelling/s <b>Proposed Yield 2024/29:</b> 0 dwelling/s <b>Proposed Yield Beyond 2029:</b> 100 dwelling/s	
<b>Reasoned Justification:</b> The site has gone to market. NCC Development Management confirmed timescales.	
<b>Easting:</b> 457916 <b>Northing:</b> 338518	<b>Date first added to SHLAA:</b> 14/12/2017 <b>Last updated date:</b>



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



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**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

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

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 9.76 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/01354/POUT

**LAPP Reference:**SR59

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 1323 dwelling/s

**Proposed Yield 2024/29:** 900 dwelling/s

**Proposed Yield Beyond 2029:** 423 dwelling/s

### Reasoned Justification:

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

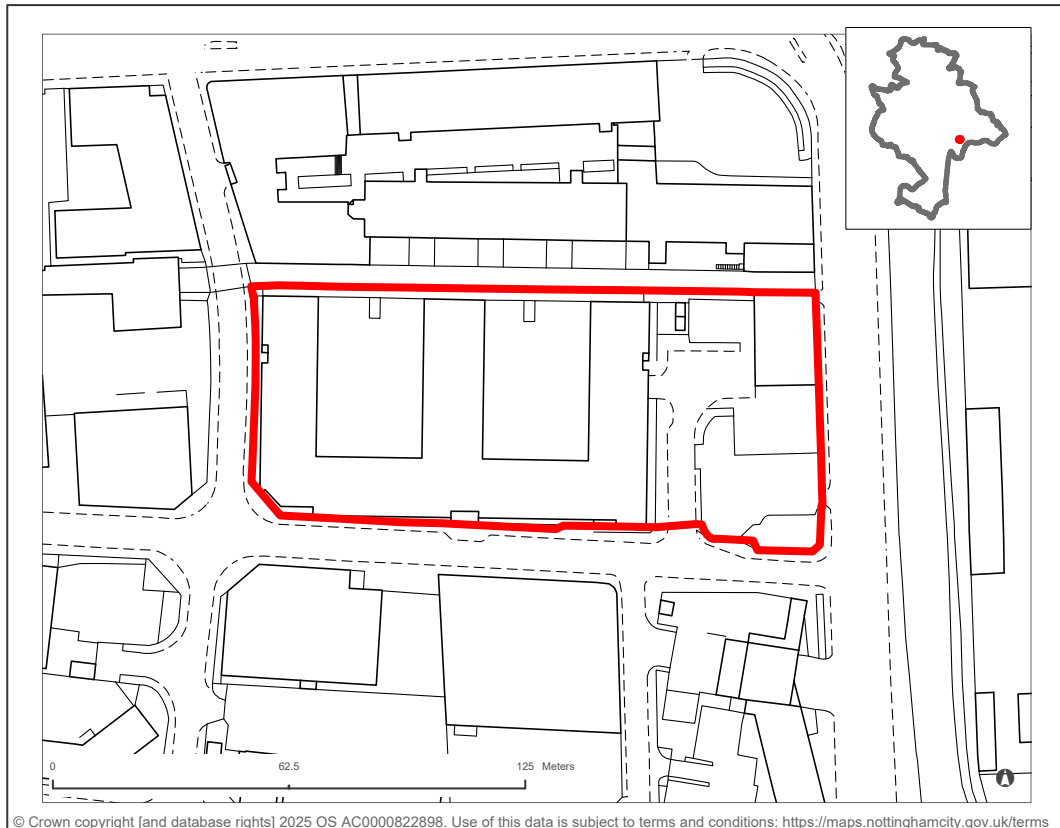
**Date first added to SHLAA:**

14/12/2017

**Easting:** 458223 **Northing:** 339598

**Last updated date:** 31/03/2023

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



## Constraints (Heritage Assets):

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

## Constraints (Ecology):

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

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 127 dwelling/s

**Proposed Yield 2024/29:** 127 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

23/00213/pful3

**Overall Conclusion:** Deliverable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Local Plan allocation

**Existing Use:** under construction

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.94 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 23/00213/PFUL3

**LAPP Reference:** SR66

**Overcoming non-standard constraints**

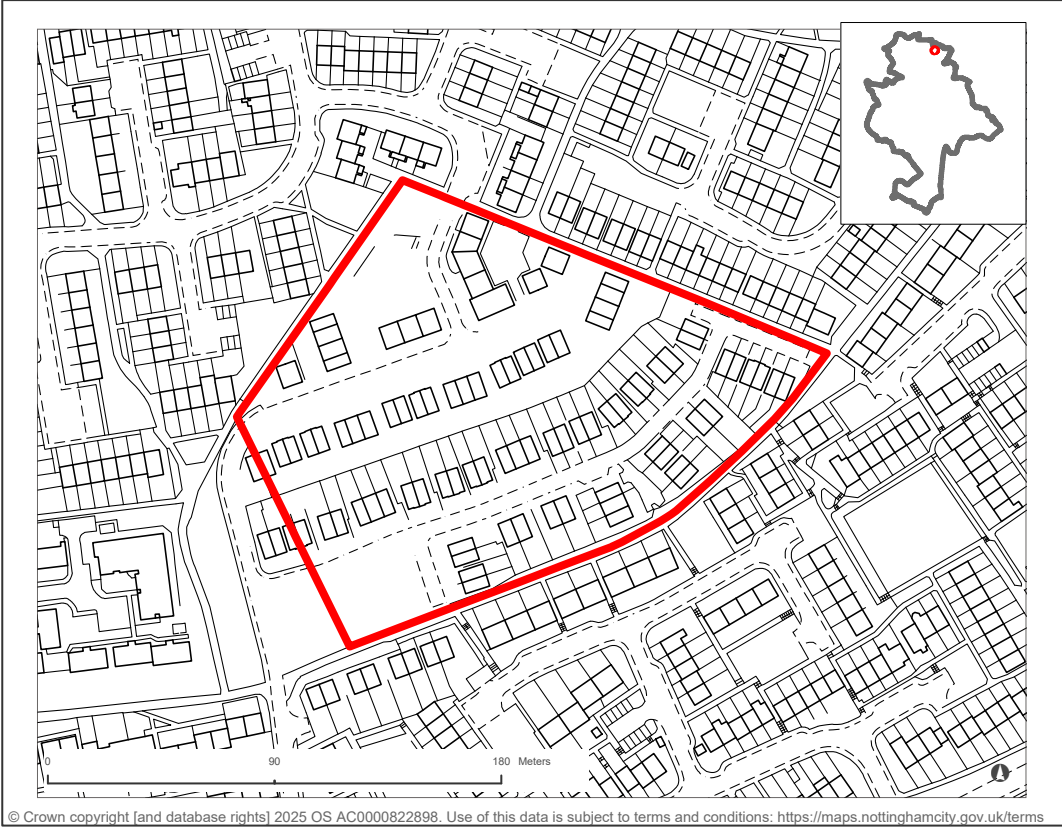
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457871 **Northing:** 339065

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable

**Ward:** Bestwood

**Ownership Status:** Owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** boarded up/vacant former primary school

**Land Type:** Greenfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 2.43 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/02811/PFUL3

**LAPP Reference:**SR03

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 53 dwelling/s

**Proposed Yield 2024/29:** 53 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

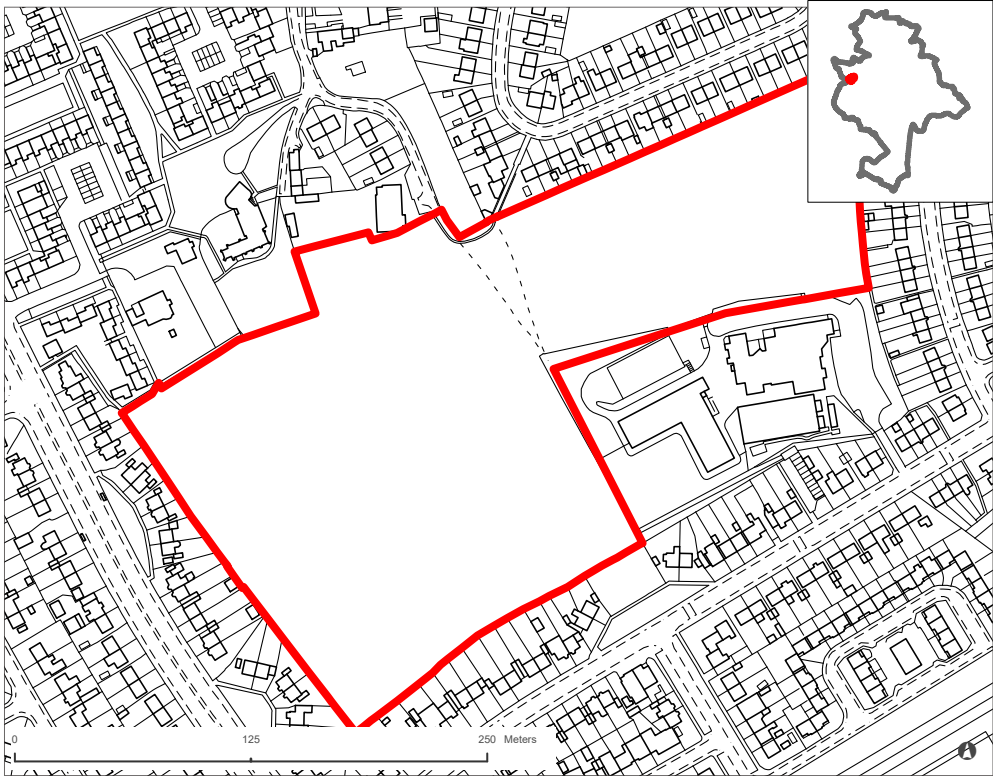
**Date first added to SHLAA:**

14/12/2017

**Easting:** 456125 **Northing:** 345707

**Last updated date:**

Site ID: 442 Chingford Road Playing Field, Wigman Road



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**Overall Conclusion:** Deliverable  
**Ward:** Bilborough  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Local Plan Allocation  
**Site Source:** Local Plan allocation  
**Existing Use:** Open space part active as westbury school, rest open space

**Land Type:** Greenfield  
**Planning Status:** LP Site Not Permitted  
**Construction Status:** No  
**Site Area:** 6.02 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**  
**LAPP Reference:**SR21  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**  
**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites: :** No  
**Local Interest Buildings:** No

**Constraints (Ecology):**  
**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

**Constraints (Flooding):**  
**Flood Zone 3-1 in 100 years:** No

**Constraints (Air Quality):**  
**AQMA:** Yes

**Constraints (Greenbelt):**  
**Greenbelt:** No

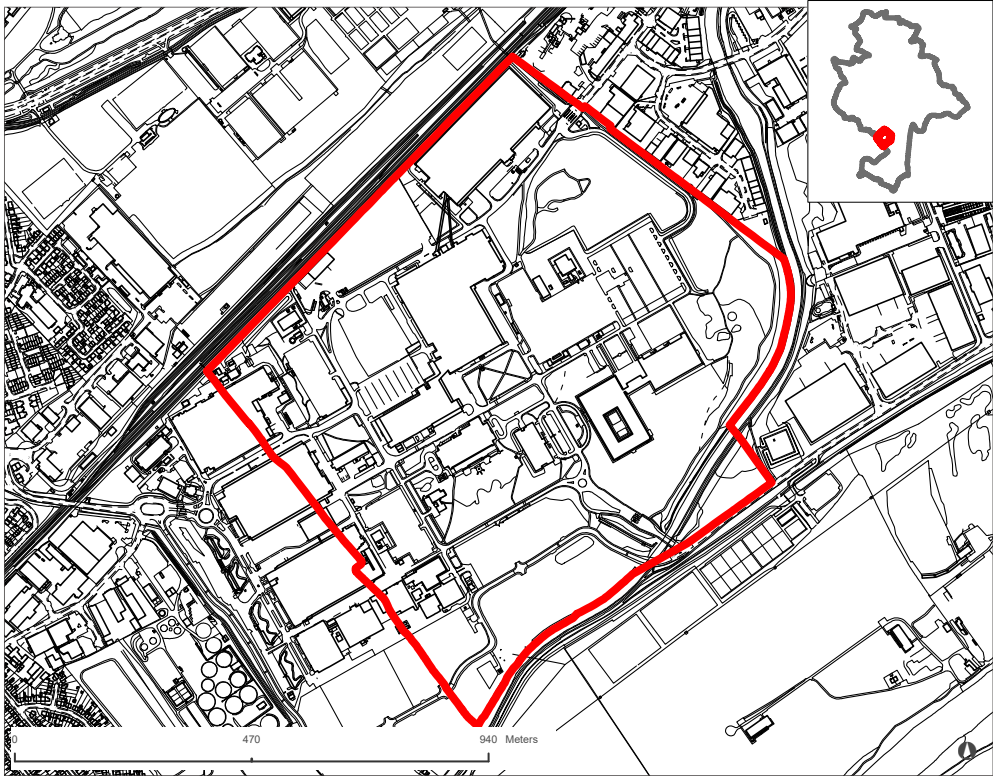
**Net Dwellings:** 130 dwelling/s  
**Proposed Yield 2024/29:** 130 dwelling/s  
**Proposed Yield Beyond 2029:** 0 dwelling/s

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

**Easting:** 452340 **Northing:** 341828  
**Date first added to SHLAA:** 14/12/2017  
**Last updated date:**



Site ID: 458 Boots, Thane Road



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**Overall Conclusion:** Deliverable  
**Ward:** Lenton and Wollaton East  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Under Construction  
**Site Source:** Local Plan allocation  
**Existing Use:** Part active employment uses

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** Yes  
**Site Area:** 84.5 (Hectares)  
**Site Viability Zone:** Zone 2: Medium house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**14/02038/POUT  
**LAPP Reference:**SR45  
**Overcoming non-standard constraints**

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** Yes

**Net Dwellings:** 207 dwelling/s

**Proposed Yield 2024/29:** 207 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

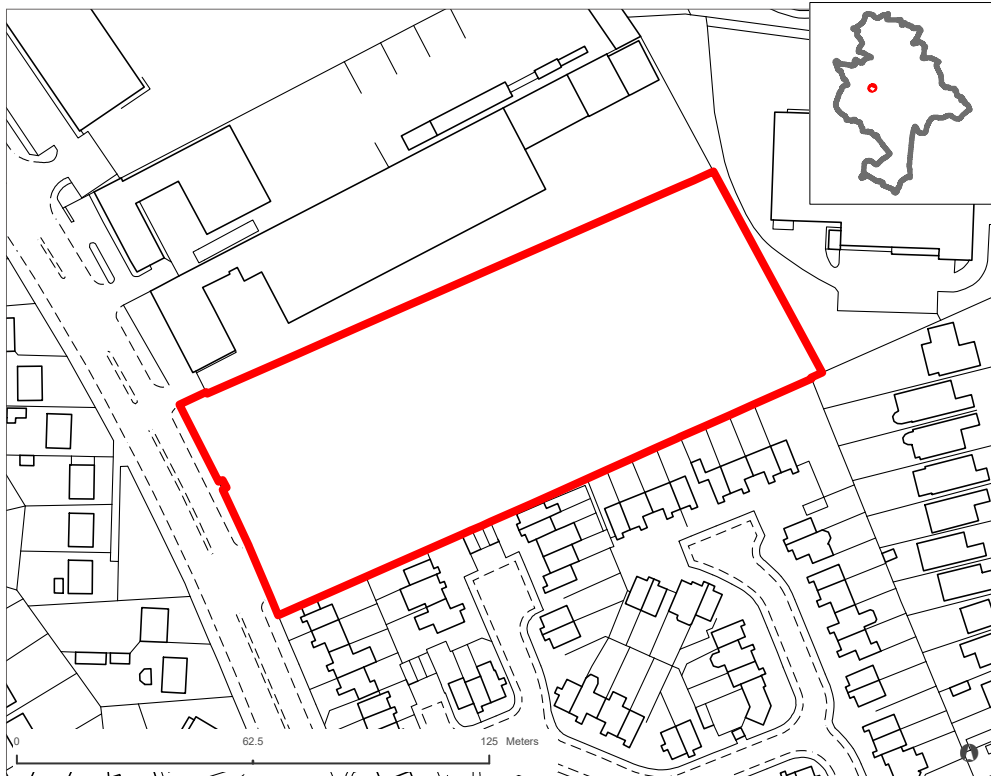
Subject to proactive delivery by public/private sector partners with D2N2 funding support. Outline permission approved. Infrastructure currently on site. Reserved Matters under negotiation. Boots and NCC Development Management confirmed timescales. Keepmoat will deliver 2023-2029

**Easting:** 454909 **Northing:** 337535

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** Leen Valley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** Active employment site

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.95 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/02493/pful3

**LAPP Reference:**SR26

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** Yes

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** Yes

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 39 dwelling/s

**Proposed Yield 2024/29:** 39 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

Permission. NCC Development Management confirmed timescales.

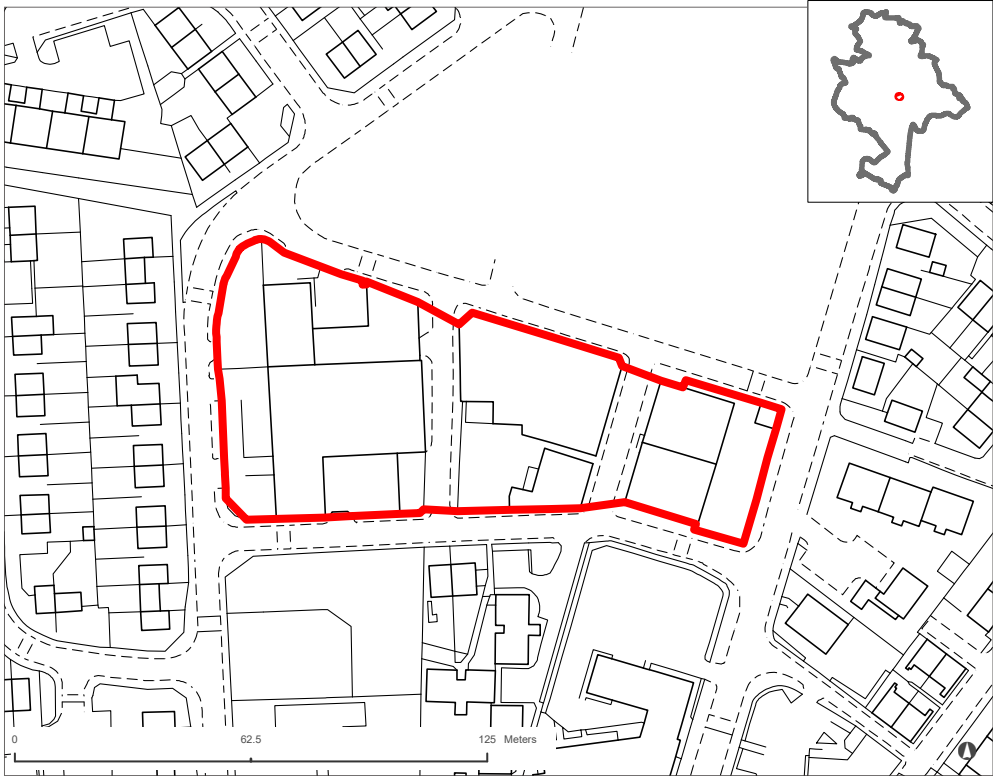
**Date first added to SHLAA:**

14/12/2017

**Easting:** 453679 **Northing:** 341138

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** Current full  
permission

**Site Source:** Disposal of Council  
asset

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

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.73 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application**  
**Ref:**21/00001/PFUL3

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 73 dwelling/s

**Proposed Yield 2024/29:** 73 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Recent permission. Stalled

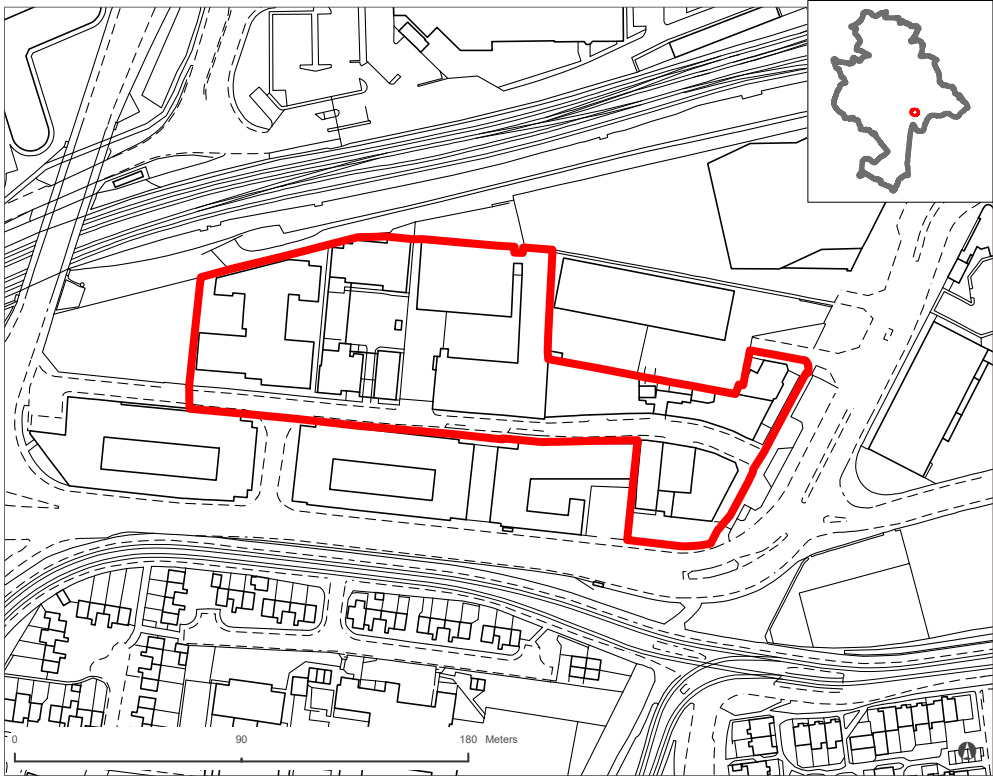
**Date first added to SHLAA:**

14/12/2017

**Easting:** 455950 **Northing:** 340337

**Last updated date:**

Site ID: 521    Traffic Street Site, Traffic Street



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**Overall Conclusion:** Deliverable  
**Ward:** Meadows  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Under Construction  
**Site Source:** Site / SHLAA Survey  
**Existing Use:** Variety - mainly ind. dev

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 1.43 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**21/01004/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 165 dwelling/s

**Proposed Yield 2024/29:** 165 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Site with Planning permission for 165 units

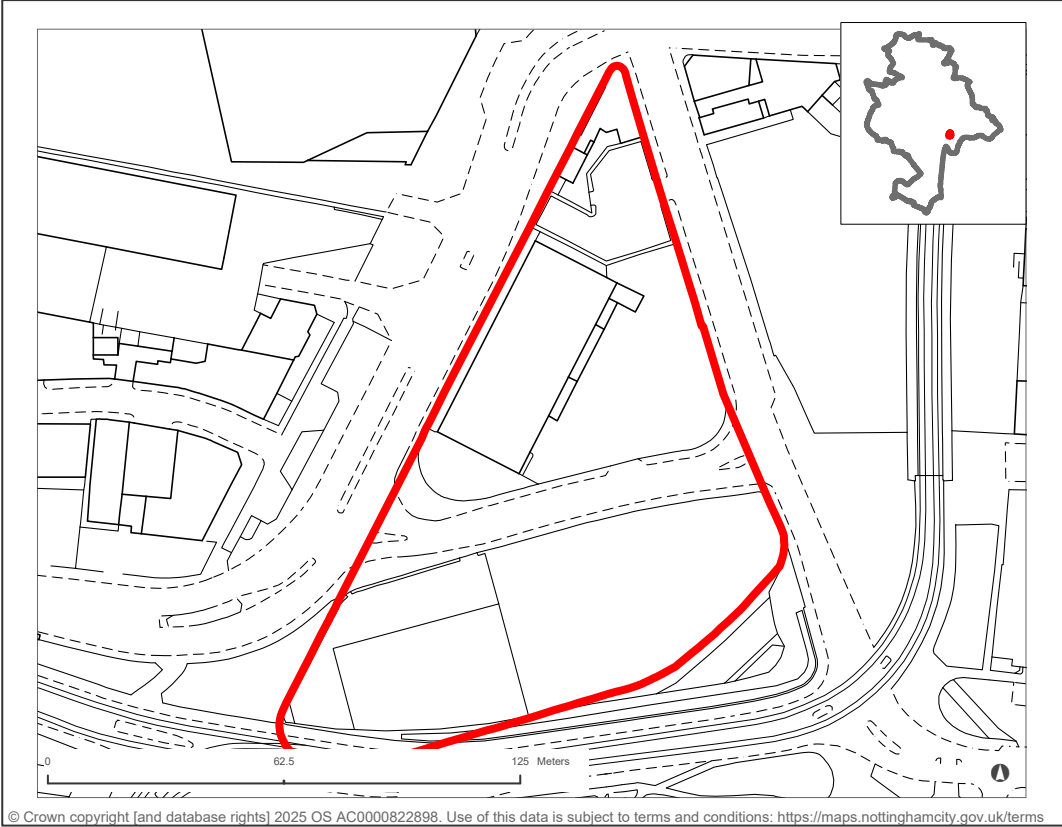
**Date first added to SHLAA:**  
14/12/2017

**Easting:** 457175    **Northing:** 339098

**Last updated date:** 31/03/2023



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



**Overall Conclusion:** Deliverable  
**Ward:** Meadows  
**Ownership Status:** Mixed ownership  
**Reporting Status:** Current full permission  
**Site Source:** Local Plan allocation  
**Existing Use:** Car park, former hotel and warehouse

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 1.21 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**19/02663/PFUL3  
**LAPP Reference:**SR64  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 382 dwelling/s

**Proposed Yield 2024/29:** 317 dwelling/s

**Proposed Yield Beyond 2029:** 65 dwelling/s

**Reasoned Justification:**

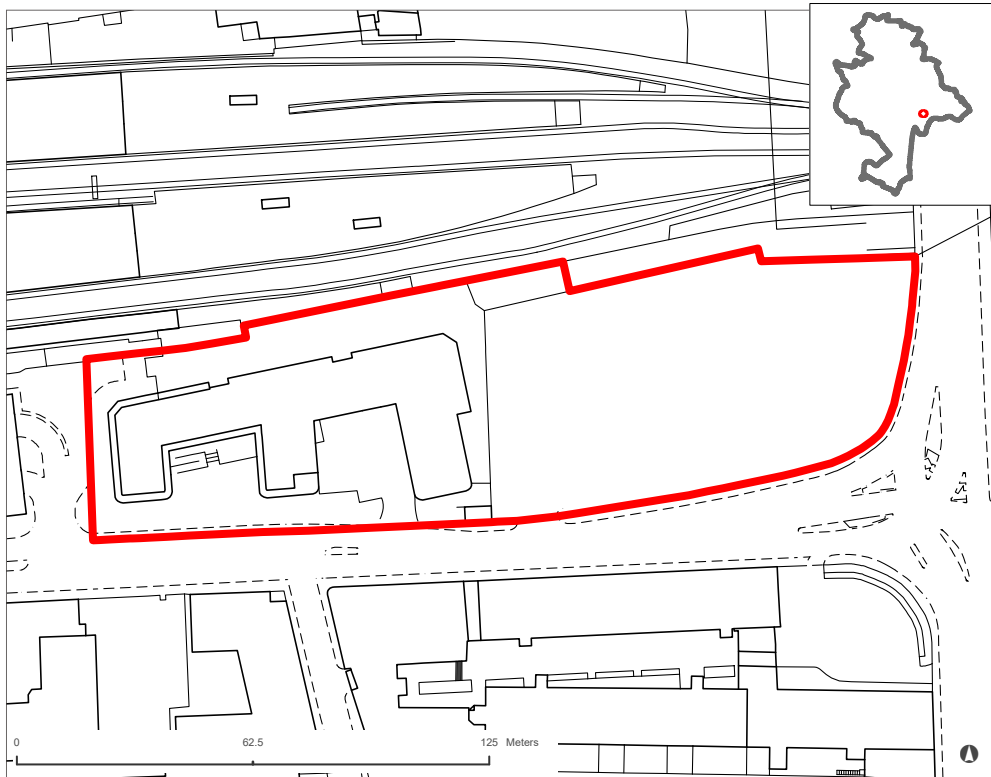
Multiple applications. NE of Victor House 18/00131/PFUL3 (420 pbsa (168)+149 studios) more likely to happen than 19/02663/pful3 +65 dw at land at the northern end. Delivery anticipated to start in the next 6 years

**Date first added to SHLAA:**  
14/12/2017

**Easting:** 457353 **Northing:** 338928

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:** Railway station and carparking

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 1.24 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 23/01557/PNMA

**LAPP Reference:**SR61

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 250 dwelling/s

**Proposed Yield 2024/29:** 250 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

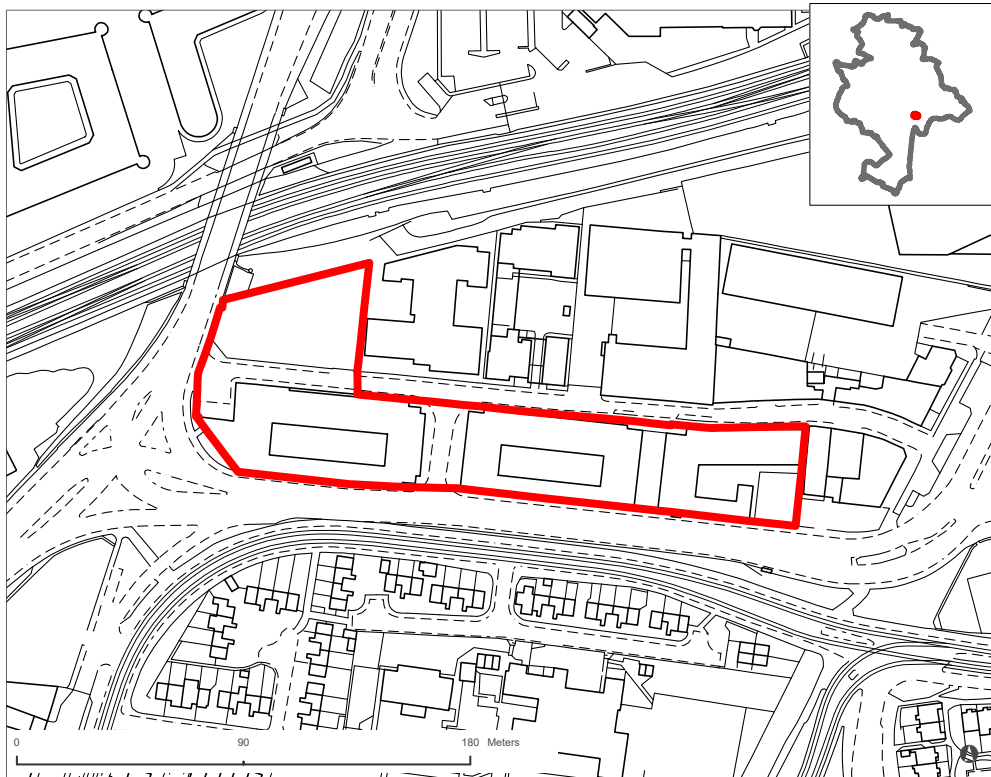
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457823 **Northing:** 339210

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** Vacant buildings / car park

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 1.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01004/PFUL3

**LAPP Reference:**SR63

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 415 dwelling/s

**Proposed Yield 2024/29:** 415 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

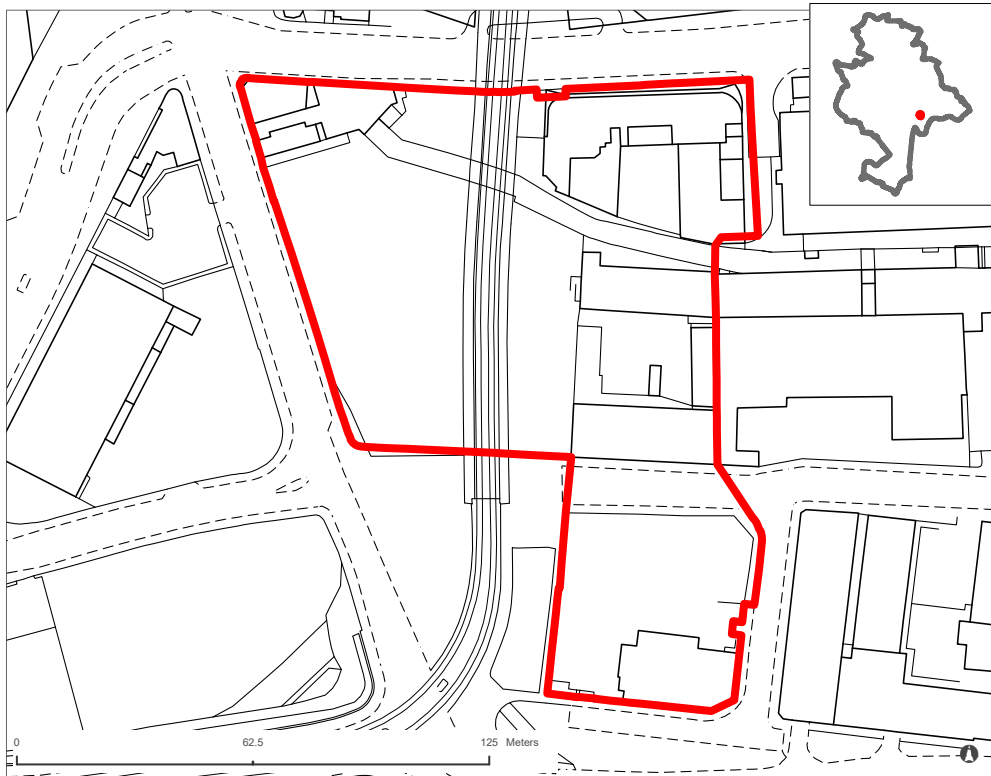
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457116 **Northing:** 338994

**Last updated date:** 31/03/2023

## Site ID: 529 Canal Quarter - Arkwright Street East



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**Overall Conclusion:** Deliverable

**Ward:** Meadows

**Ownership Status:** Mixed ownership

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

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

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 1.44 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/00936/PFUL3

**LAPP Reference:**SR65

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 376 dwelling/s

**Proposed Yield 2024/29:** 376 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

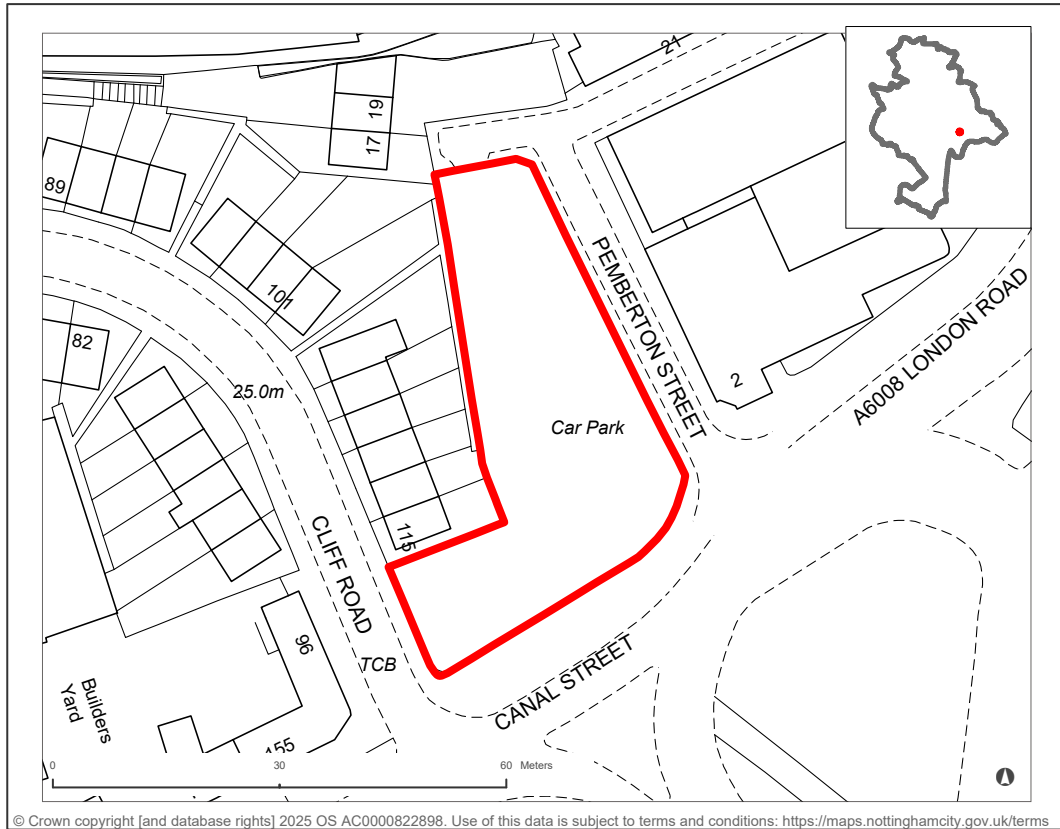
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457497 **Northing:** 339110

**Last updated date:** 31/03/2023

## Site ID: 536 Pemberton Street



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** Vacant cleared site

**Land Type:** Brownfield

**Planning Status:** Not 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:**17/01992/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 47 dwelling/s

**Proposed Yield 2024/29:** 47 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

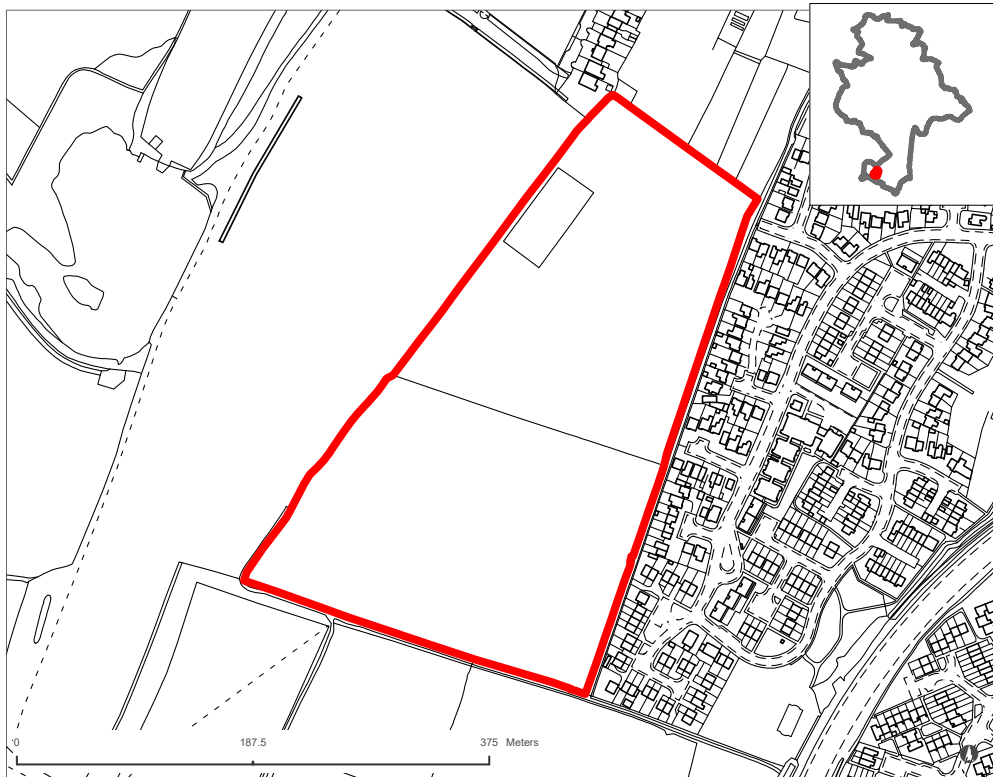
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457783 **Northing:** 339518

**Last updated date:** 31/03/2023

## Site ID: 549 Clifton West, Hawksley Gardens



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**Overall Conclusion:** Deliverable

**Ward:** Clifton West

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:** 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

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** Yes

**Archaeological Sites :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** Yes

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** Yes

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** Yes

**Net Dwellings:** 265 dwelling/s

**Proposed Yield 2024/29:** 265 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

**Date first added to SHLAA:**

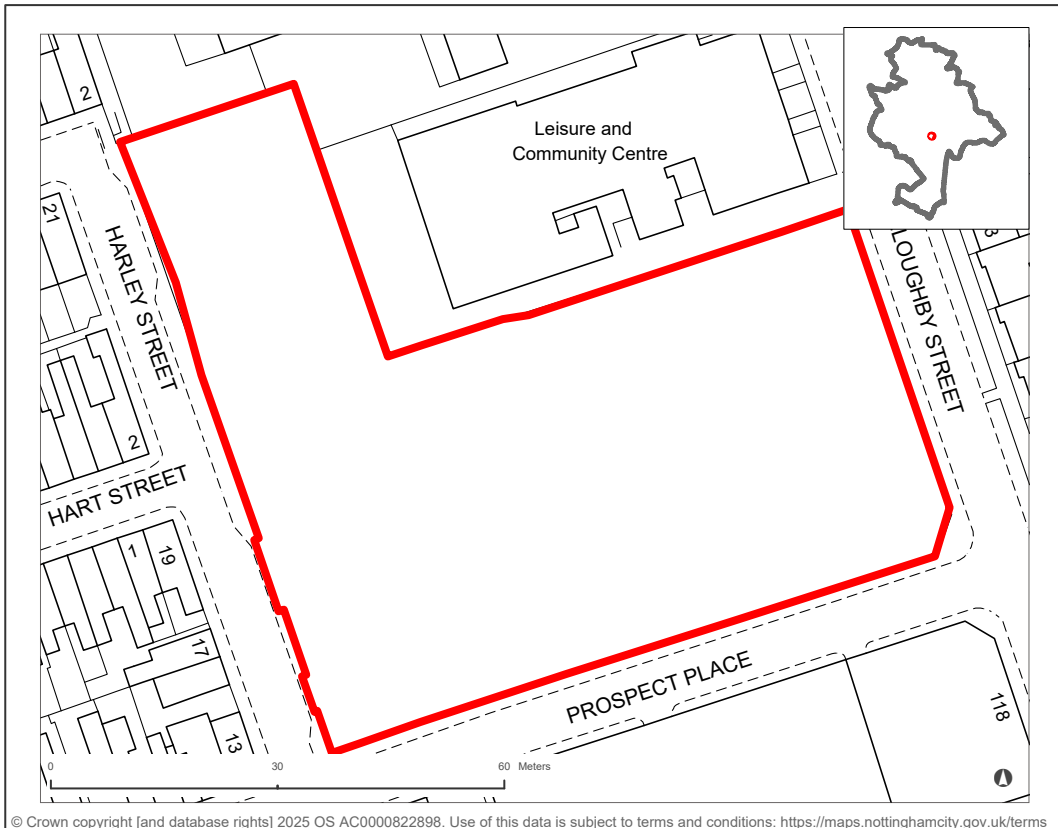
14/12/2017

**Easting:** 454013 **Northing:** 334177

**Last updated date:** 31/03/2023



## Site ID: 649 Prospect Place



**Overall Conclusion:** Deliverable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** VACANT SITE

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.5 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/02655/PFUL3

**LAPP Reference:**SR38

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 36 dwelling/s

**Proposed Yield 2024/29:** 36 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

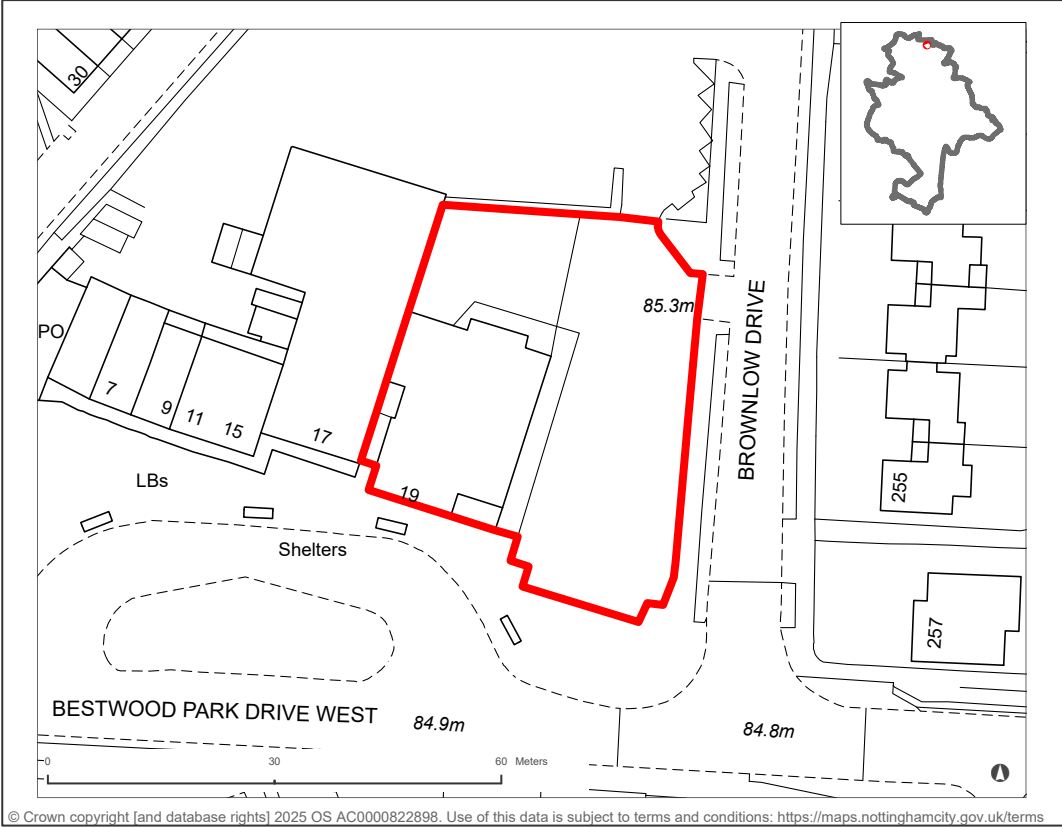
**Date first added to SHLAA:**

14/12/2017

**Easting:** 455689 **Northing:** 339313

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable

**Ward:** Bulwell Forest

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.18 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/00165/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 9 dwelling/s

**Proposed Yield 2024/29:** 9 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Recent permission

**Date first added to SHLAA:**

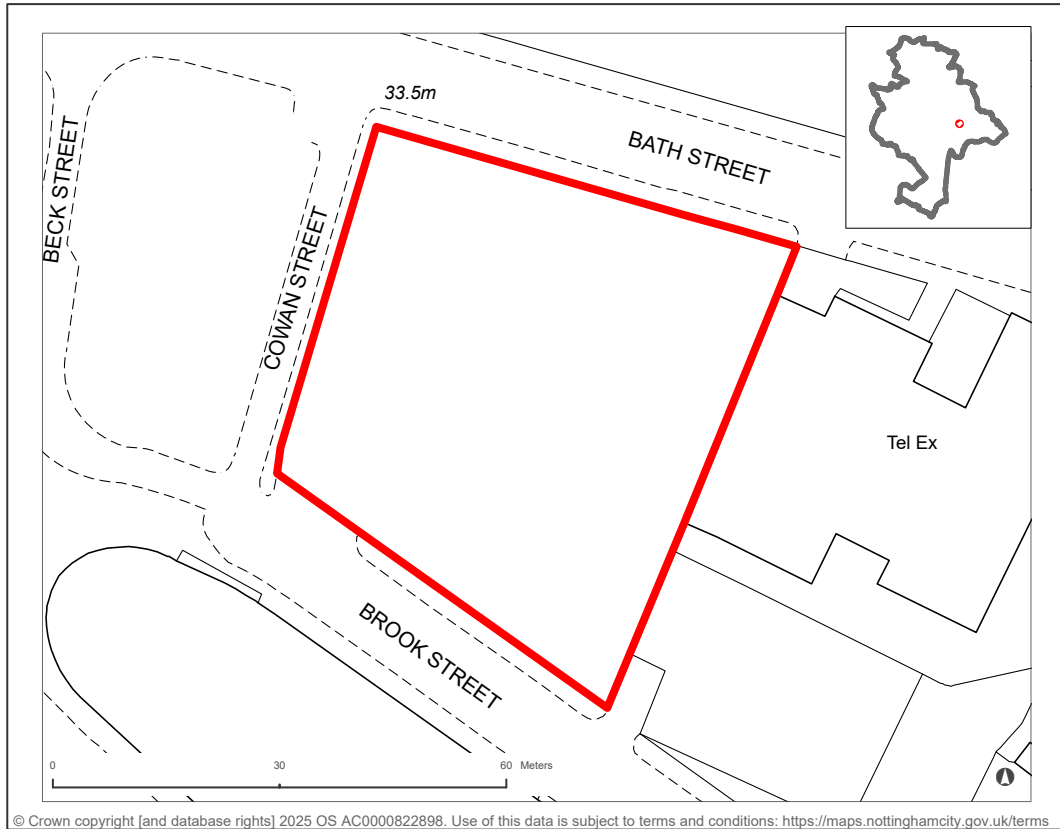
14/12/2017

**Easting:** 455569 **Northing:** 346197

**Last updated date:**



## Site ID: 669 1 Brook Street



**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:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 387 dwelling/s

**Proposed Yield 2024/29:** 387 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

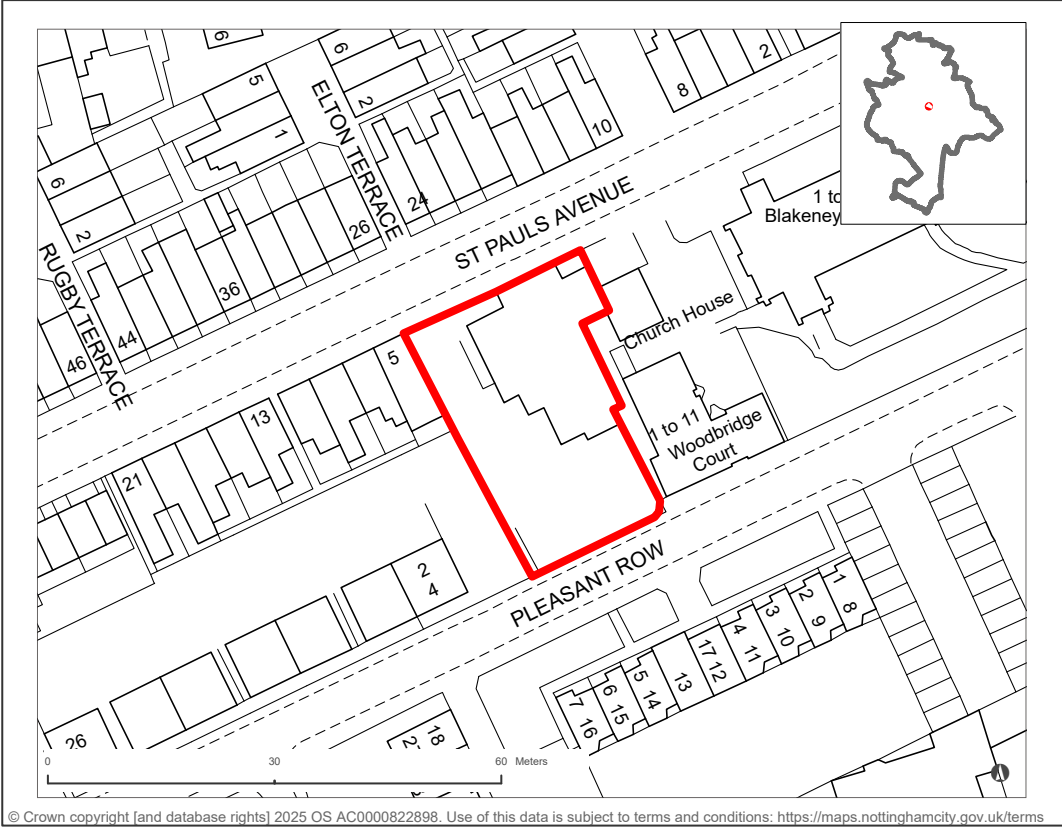
**Date first added to SHLAA:**

14/12/2017

**Easting:** 457778 **Northing:** 340192

**Last updated date:** 31/03/2023

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



**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:** Permissioned  
**Construction Status:** Yes  
**Site Area:** 0.08 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**17/00931/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 12 dwelling/s

**Proposed Yield 2024/29:** 12 dwelling/s

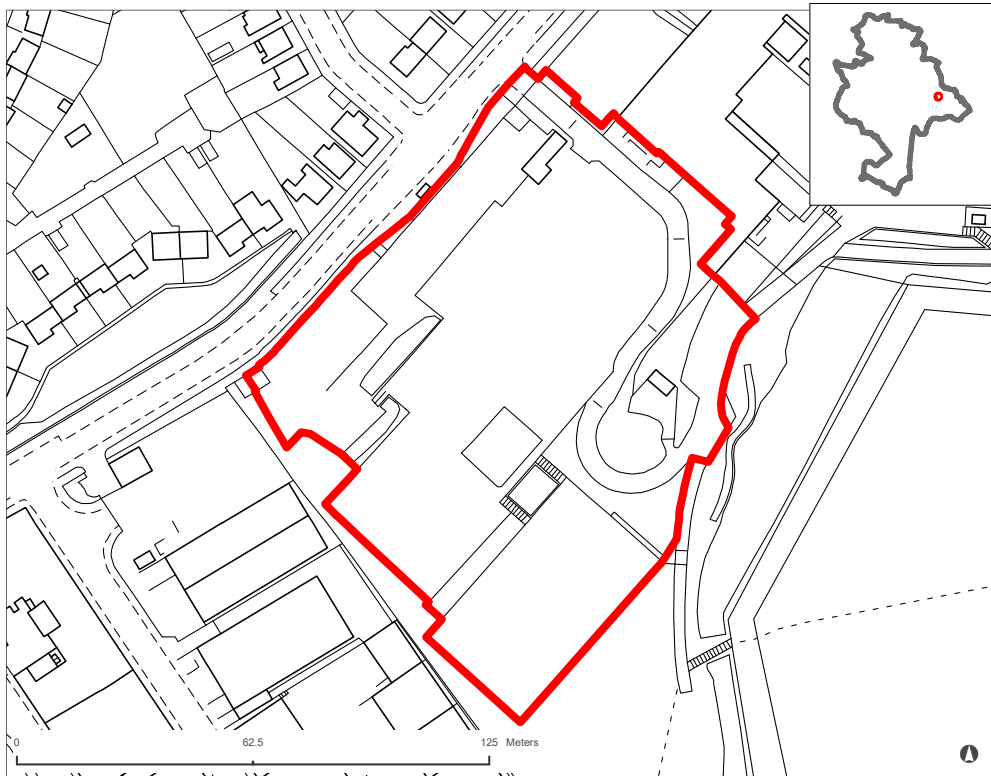
**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**  
under construction

**Easting:** 455722 **Northing:** 341266

**Date first added to SHLAA:**  
14/12/2017  
**Last updated date:** 31/03/2023

# Site ID: 1630 Carlton Road - Castle College



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 1.28 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 23/01018/PFUL3

**LAPP Reference:** SR32

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 55 dwelling/s

**Proposed Yield 2024/29:** 55 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

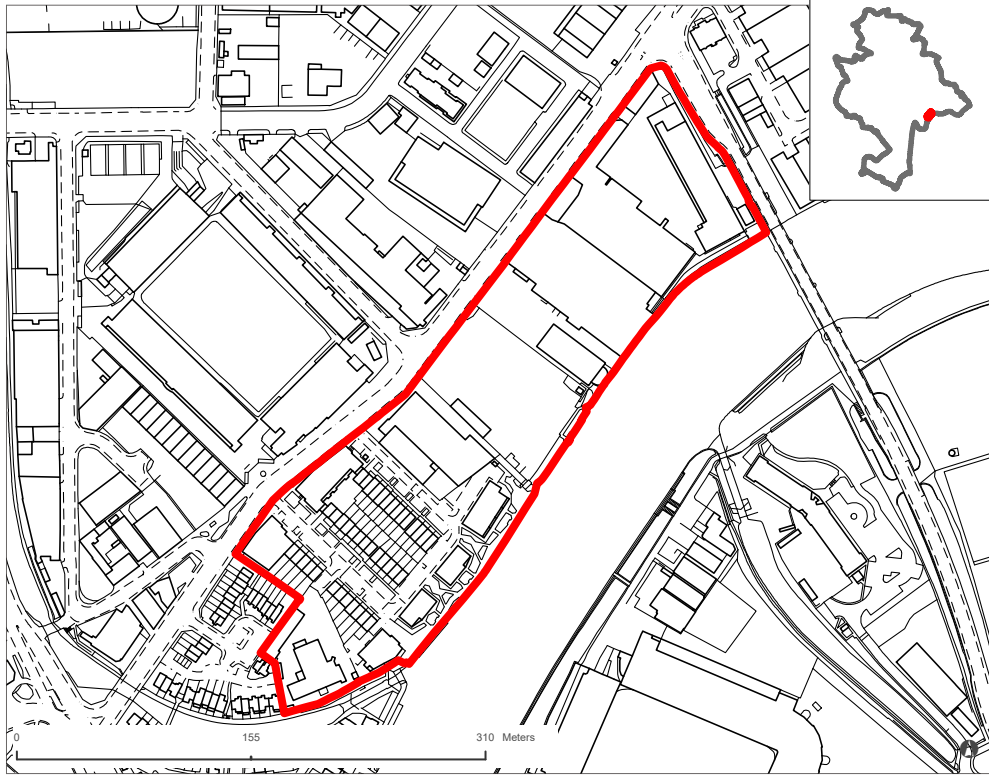
**Date first added to SHLAA:**

14/12/2017

**Easting:** 458963 **Northing:** 340447

**Last updated date:** 31/03/2023

## Site ID: 1639 Waterside - Meadow Lane



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**Overall Conclusion:** Deliverable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** active storage / ind uses

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 4.99 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/01570/PFUL3

**LAPP Reference:**SR71

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** Yes

**Net Dwellings:** 525 dwelling/s

**Proposed Yield 2024/29:** 525 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

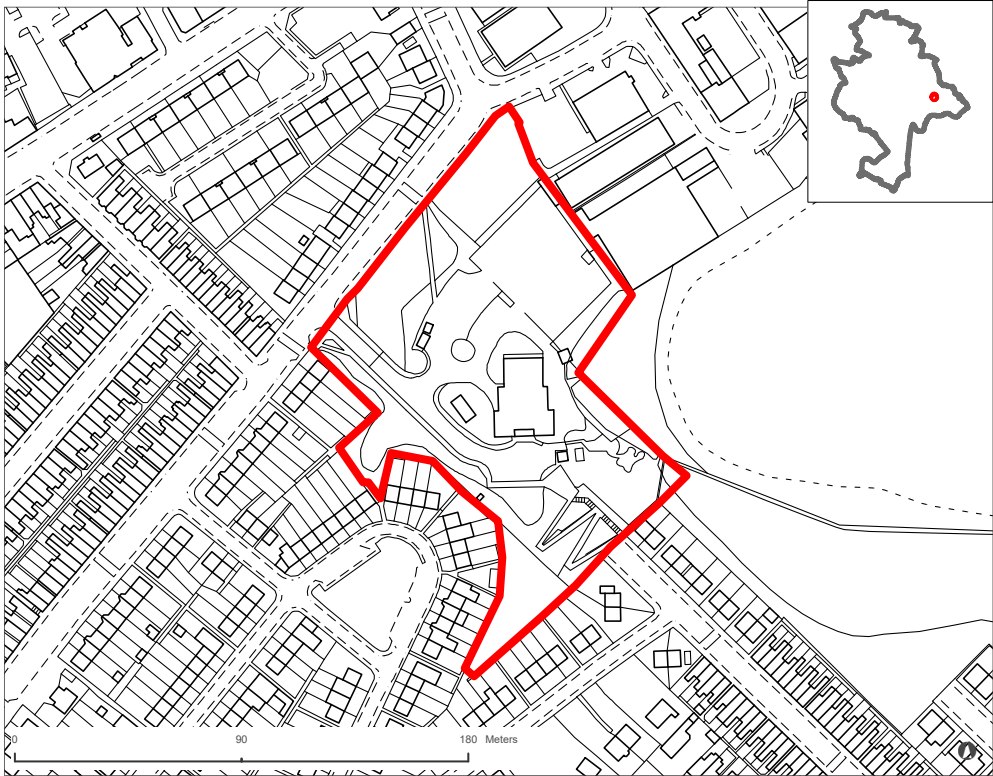
**Date first added to SHLAA:**

14/12/2017

**Easting:** 458097 **Northing:** 338486

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 1.49 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 17/00648/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 56 dwelling/s

**Proposed Yield 2024/29:** 56 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

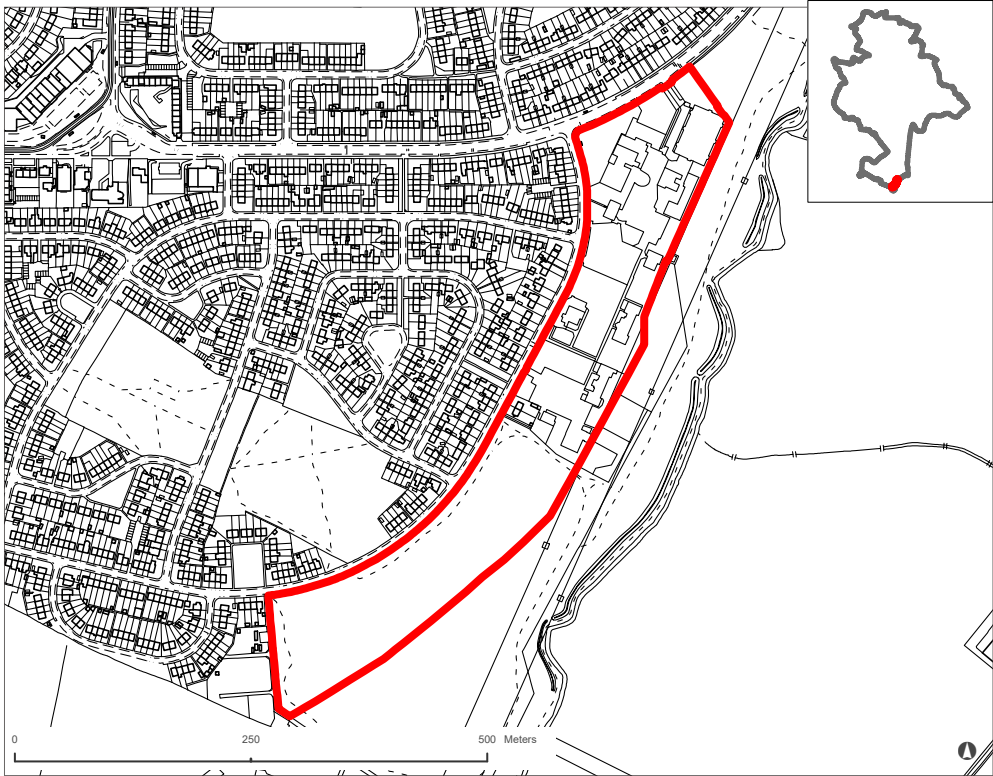
14/12/2017

**Easting:** 458796 **Northing:** 340389

**Last updated date:** 31/03/2023



Site ID: 1759 Farnborough Rd - Former Fairham Comprehensive School



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**Overall Conclusion:** Deliverable

**Ward:** Clifton East

**Ownership Status:** Owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Former school and open space

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 7.7 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR51

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** Yes

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Net Dwellings:** 184 dwelling/s

**Proposed Yield 2024/29:** 184 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

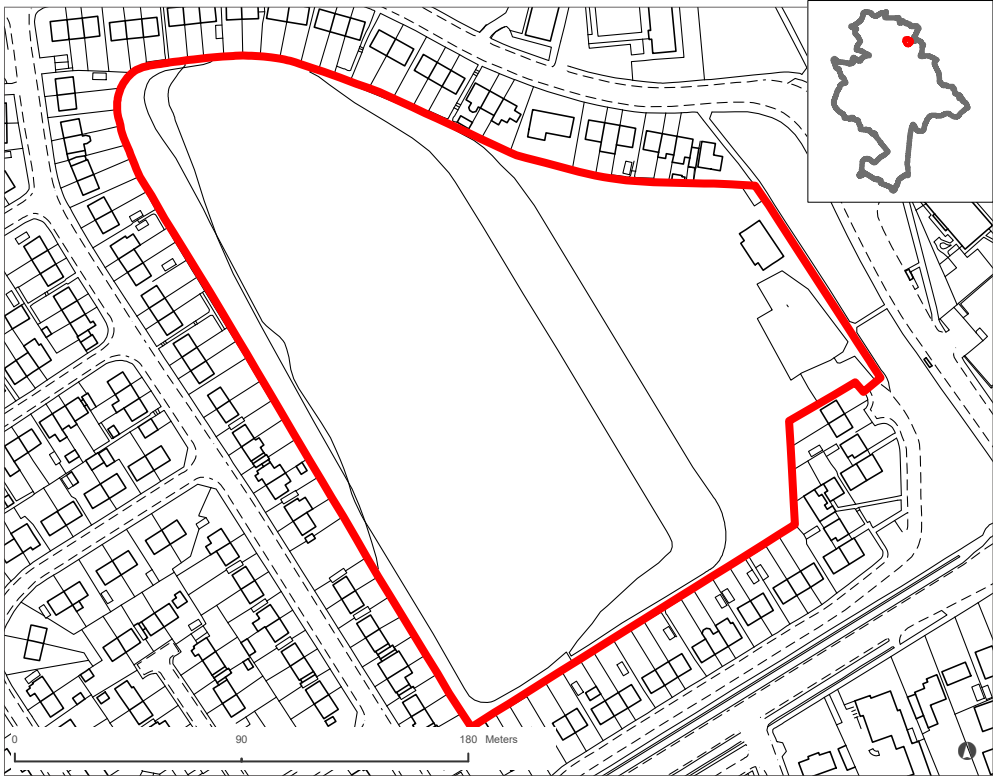
**Date first added to SHLAA:**

14/12/2017

**Easting:** 455845 **Northing:** 333639

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** Bestwood

**Ownership Status:** Owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Former Haywood School Detached Playing Field

**Land Type:** Greenfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 4.37 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR09

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 150 dwelling/s

**Proposed Yield 2024/29:** 150 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

14/12/2017

**Easting:** 456836    **Northing:** 344719

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** Clifton West

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Local Plan allocation

**Existing Use:** Garden

**Land Type:** Greenfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.62 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 23/01649/PNMA

**LAPP Reference:** SR47

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 9 dwelling/s

**Proposed Yield 2024/29:** 9 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

**Date first added to SHLAA:**

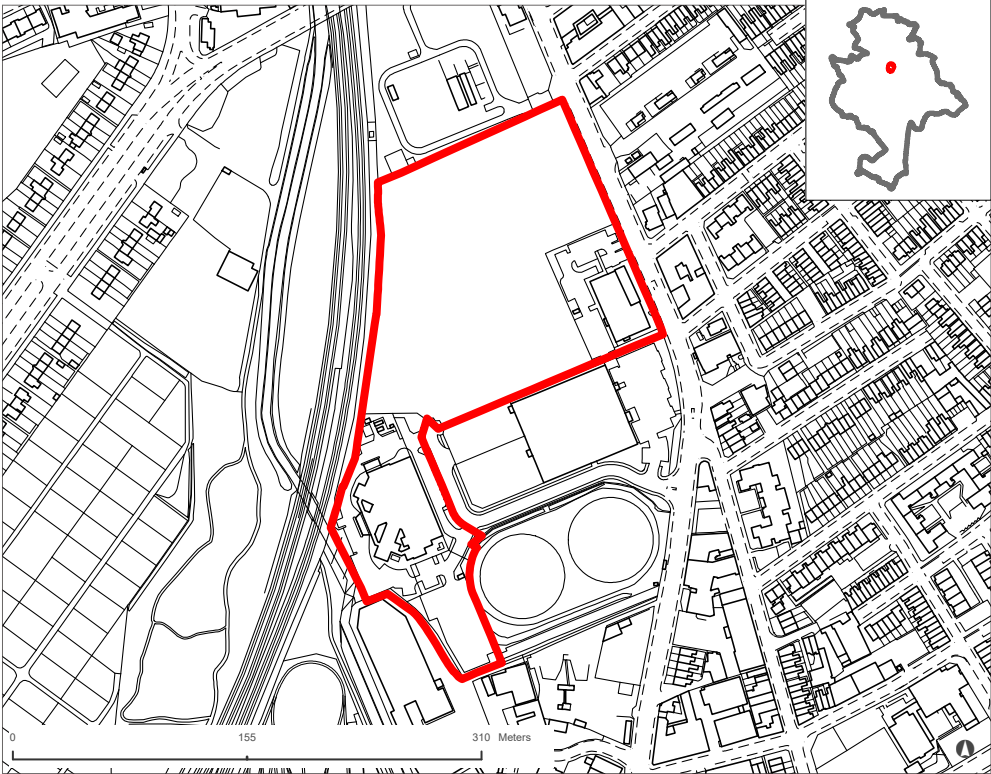
14/12/2017

**Easting:** 456662 **Northing:** 336099

**Last updated date:** 31/03/2023



Site ID: 1910
Radford Road - Former Basford Gasworks



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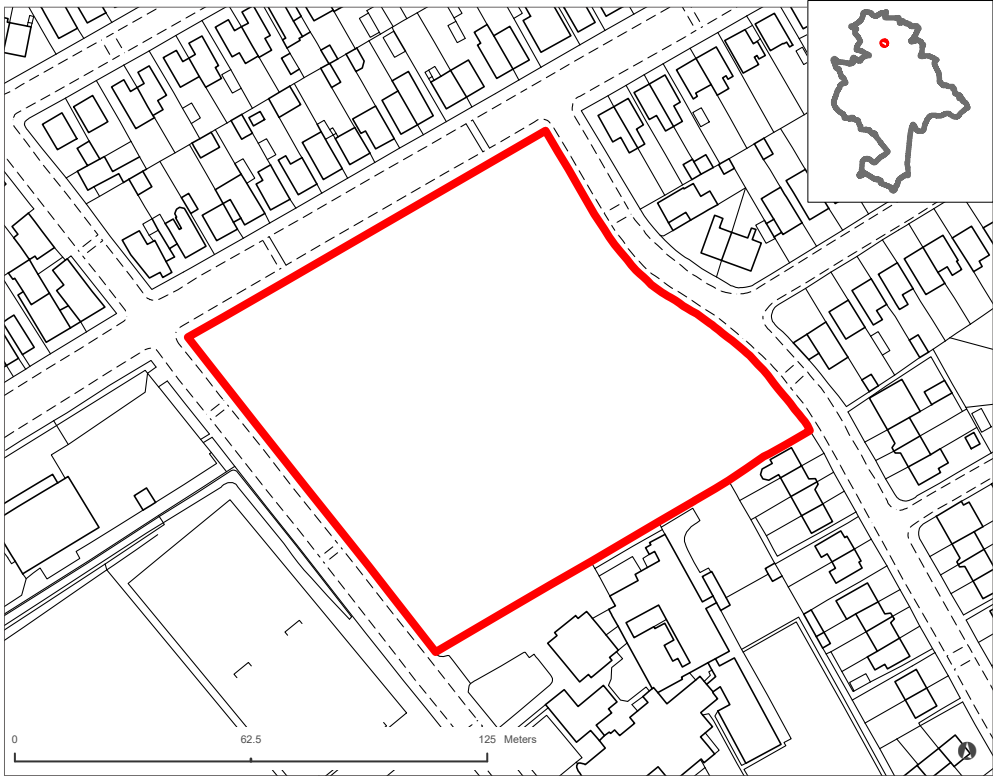
<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Berridge	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> Yes
<b>Reporting Status:</b> Under Construction	<b>Site Area:</b> 3.81 (Hectares)
<b>Site Source:</b> Local Plan allocation	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> Former Gasworks now cleared site	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/01786/PFUL3
	<b>LAPP Reference:</b> SR19
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div> <b>Scheduled Ancient Monument:</b> No         </div> <div> <b>Conservation Area:</b> No         </div> <div> <b>Listed Building :</b> No         </div> <div> <b>Historic Parks and Gardens :</b> No         </div> <div> <b>Archaeological Sites: :</b> No         </div> <div> <b>Local Interest Buildings:</b> No         </div>	<b>Constraints (Ecology):</b> <div> <b>SSSI:</b> No         </div> <div> <b>Open Space Network:</b> No         </div> <div> <b>Ancient Woodland:</b> No         </div> <div> <b>Local Nature Reserve:</b> No         </div> <div> <b>Local Wildlife Sites:</b> Yes         </div> <div> <b>TPOs:</b> No         </div>
<b>Constraints (Flooding):</b> <div> <b>Flood Zone 3-1 in 100 years:</b> Yes         </div>	<b>Constraints (Air Quality):</b> <div> <b>AQMA:</b> Yes         </div>
<b>Constraints (Greenbelt):</b> <div> <b>Greenbelt:</b> No         </div>	

<b>Net Dwellings:</b> 114 dwelling/s
<b>Proposed Yield 2024/29:</b> 114 dwelling/s
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s
<b>Reasoned Justification:</b> <p>There is recent interest and the site is suitable and development anticipated to start in the next 6 years</p>

<b>Easting:</b> 455464 <b>Northing:</b> 342466	<b>Date first added to SHLAA:</b> 14/12/2017
	<b>Last updated date:</b> 31/03/2023

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



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**Overall Conclusion:** Deliverable  
**Ward:** Bulwell Forest  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Local Plan Allocation  
**Site Source:** Local Plan allocation  
**Existing Use:** Former Henry Mellish School Playing Field

**Land Type:** Greenfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 1.15 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**19/01271/PFUL3  
**LAPP Reference:**SR10  
**Overcoming non-standard constraints**

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 57 dwelling/s

**Proposed Yield 2024/29:** 57 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

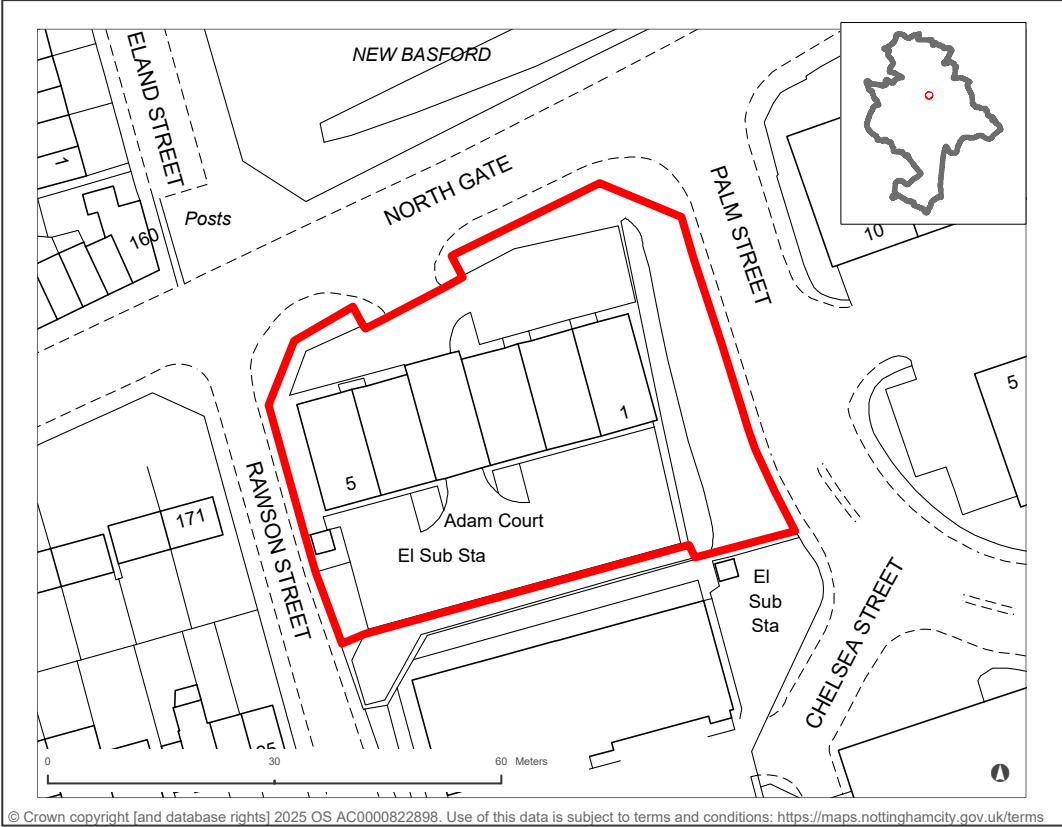
NCC owned site. Part of a programme of regeneration. Potential to be delivered in 5 years. Annual update from Development Management, Property & Regeneration.

**Easting:** 454823    **Northing:** 344579

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Deliverable  
**Ward:** Berridge  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Site / SHLAA Survey  
**Existing Use:** unknown

**Land Type:** Brownfield  
**Planning Status:**  
**Construction Status:** No  
**Site Area:** 0.26 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/00575/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 58 dwelling/s

**Proposed Yield 2024/29:** 58 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

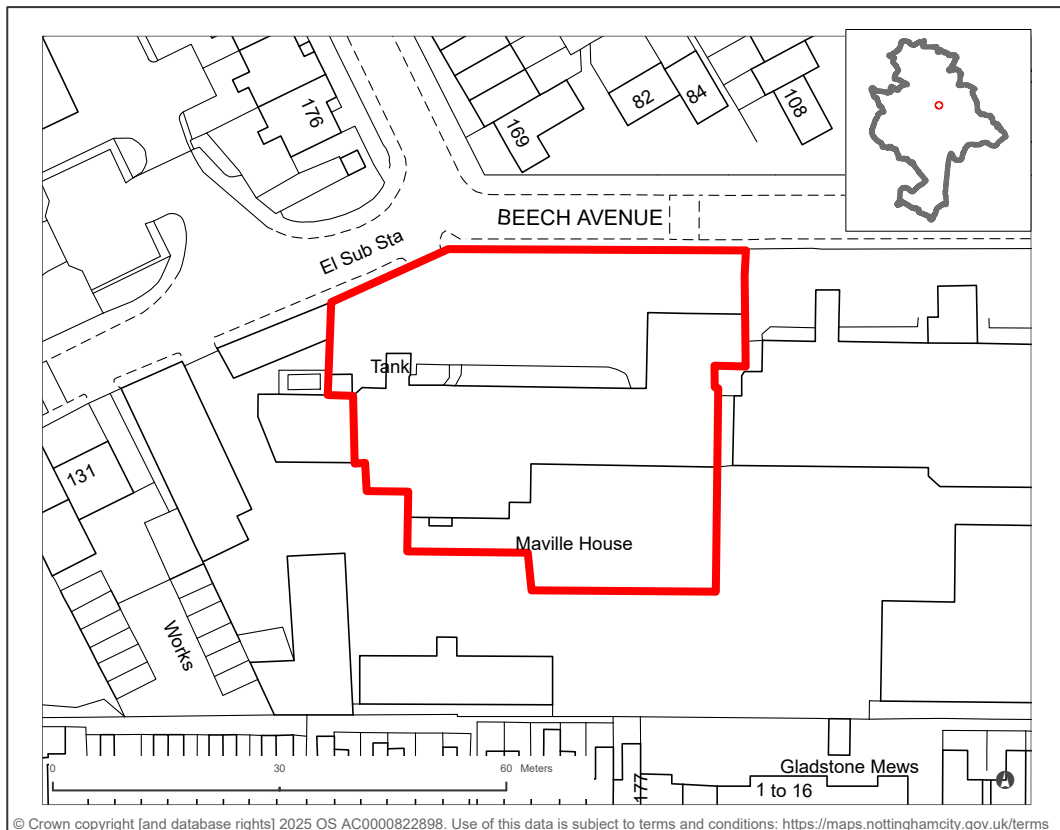
**Date first added to SHLAA:**

14/12/2017

**Easting:** 455711 **Northing:** 342176

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01934/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 36 dwelling/s

**Proposed Yield 2024/29:** 36 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

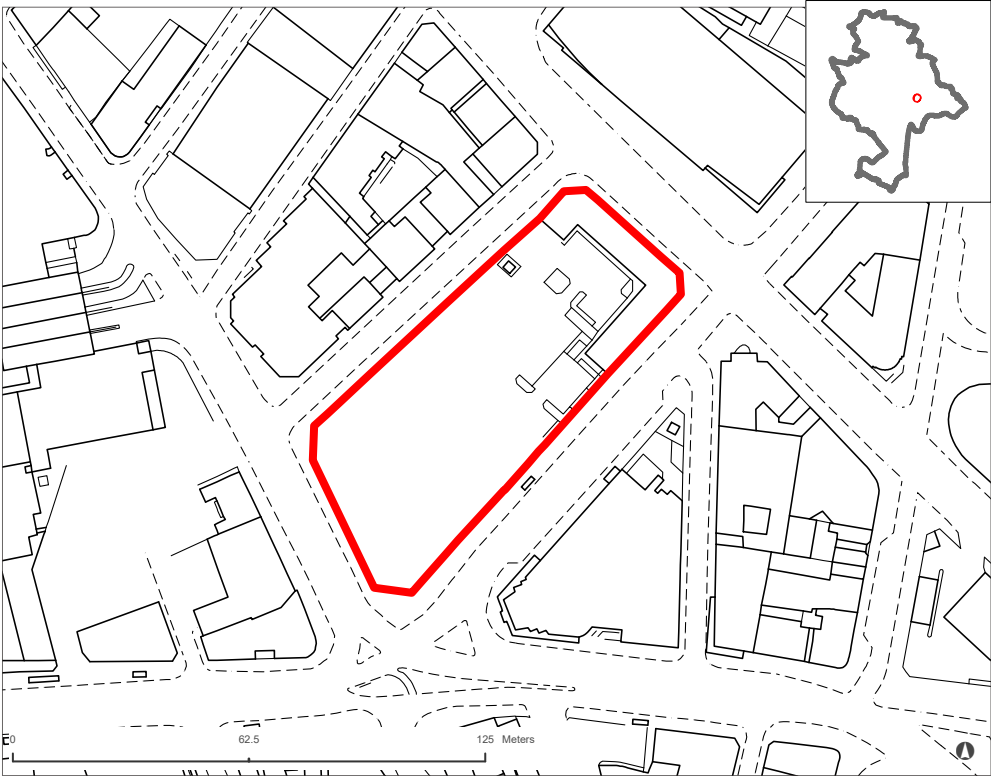
**Date first added to SHLAA:**

14/12/2017

**Easting:** 456141 **Northing:** 341960

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application / pre application

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.48 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01033/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 352 dwelling/s

**Proposed Yield 2024/29:** 352 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

The site is under construction

**Date first added to SHLAA:**

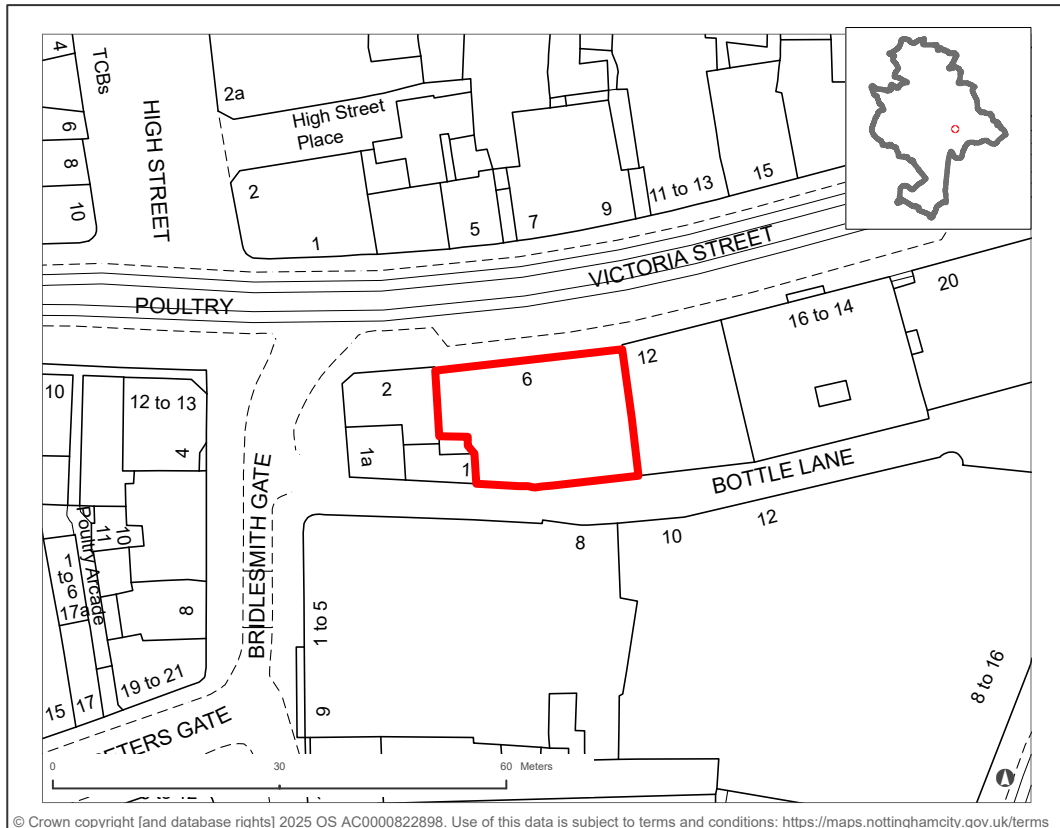
14/12/2017

**Easting:** 457554 **Northing:** 340136

**Last updated date:**



# Site ID: 2206 6 Victoria Street, NG1 2EW



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**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application / pre application

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/00980/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** Yes

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 22 dwelling/s

**Proposed Yield 2024/29:** 22 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

**Date first added to SHLAA:**

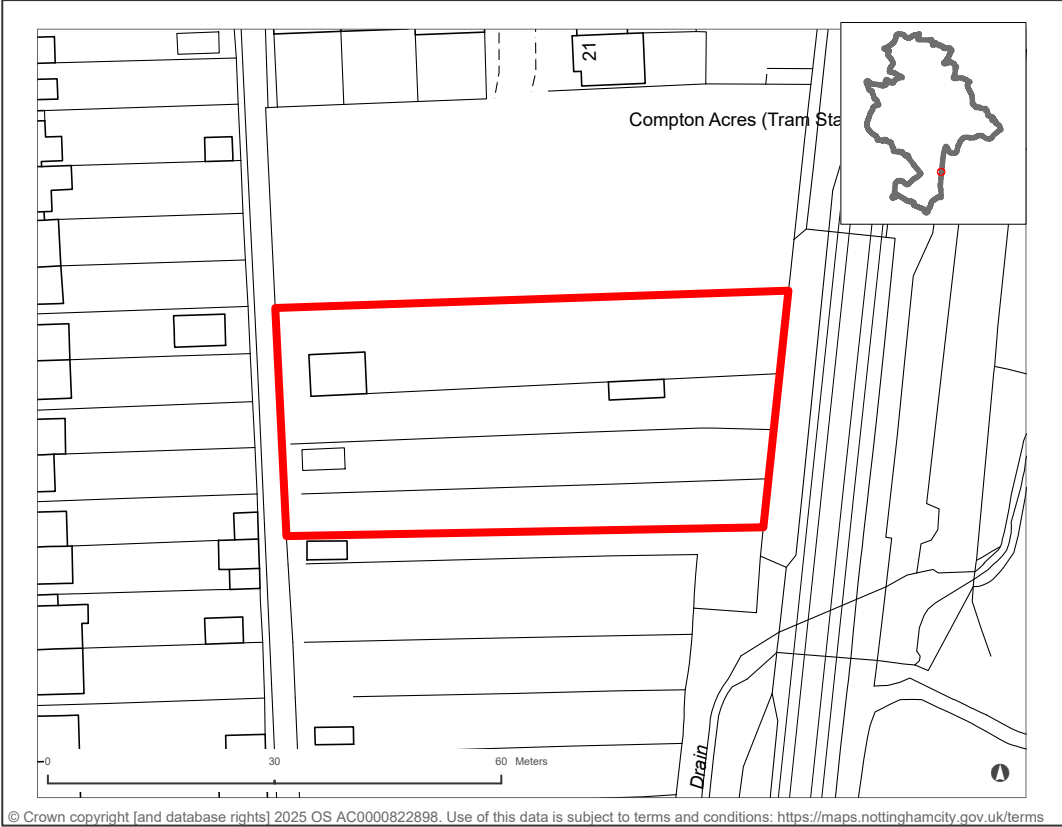
14/12/2017

**Easting:** 457436 **Northing:** 339859

**Last updated date:** 31/03/2023



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



**Overall Conclusion:** Deliverable  
**Ward:** Clifton West  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** less than 10 dwellings without planning permission  
**Site Source:** submitted by private owner/agent/developer  
**Existing Use:** unknown

**Land Type:** Greenfield  
**Planning Status:** Not Permissioned  
**Construction Status:** No  
**Site Area:** 0.2 (Hectares)  
**Site Viability Zone:** Zone 2: Medium house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**  
**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites: :** No  
**Local Interest Buildings:** No

**Constraints (Ecology):**  
**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

**Constraints (Flooding):**  
**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**  
**AQMA:** Yes

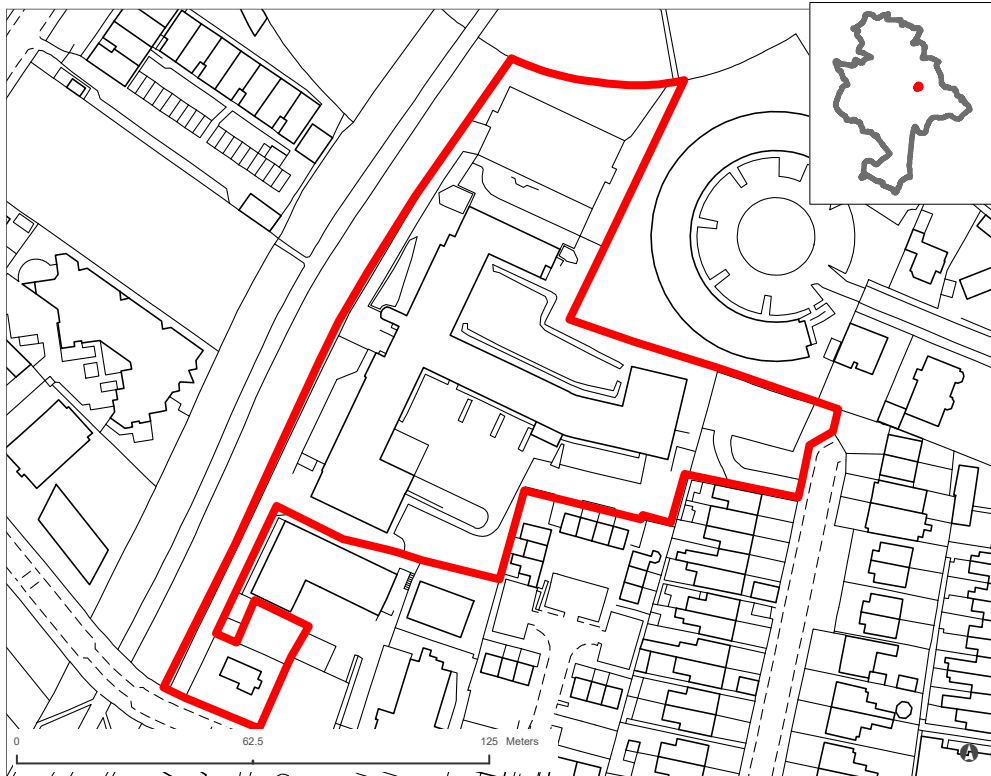
**Constraints (Greenbelt):**  
**Greenbelt:** No

**Net Dwellings:** 8 dwelling/s  
**Proposed Yield 2024/29:** 8 dwelling/s  
**Proposed Yield Beyond 2029:** 0 dwelling/s

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

**Easting:** 456664 **Northing:** 336034  
**Date first added to SHLAA:** 14/12/2017  
**Last updated date:**

# Site ID: 2233 Former Elms School, off Cranmer Street



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**Overall Conclusion:** Deliverable

**Ward:** Mapperley

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Disposal of Council asset

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Not 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:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 75 dwelling/s

**Proposed Yield 2024/29:** 75 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

**Date first added to SHLAA:**

14/12/2017

**Easting:** 457359 **Northing:** 341347

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable  
**Ward:** St Ann's  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** 10 or more dwellings without planning permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:** unknown

**Land Type:** Brownfield  
**Planning Status:** Not Permitted  
**Construction Status:** No  
**Site Area:** 0.14 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 135 dwelling/s

**Proposed Yield 2024/29:** 135 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

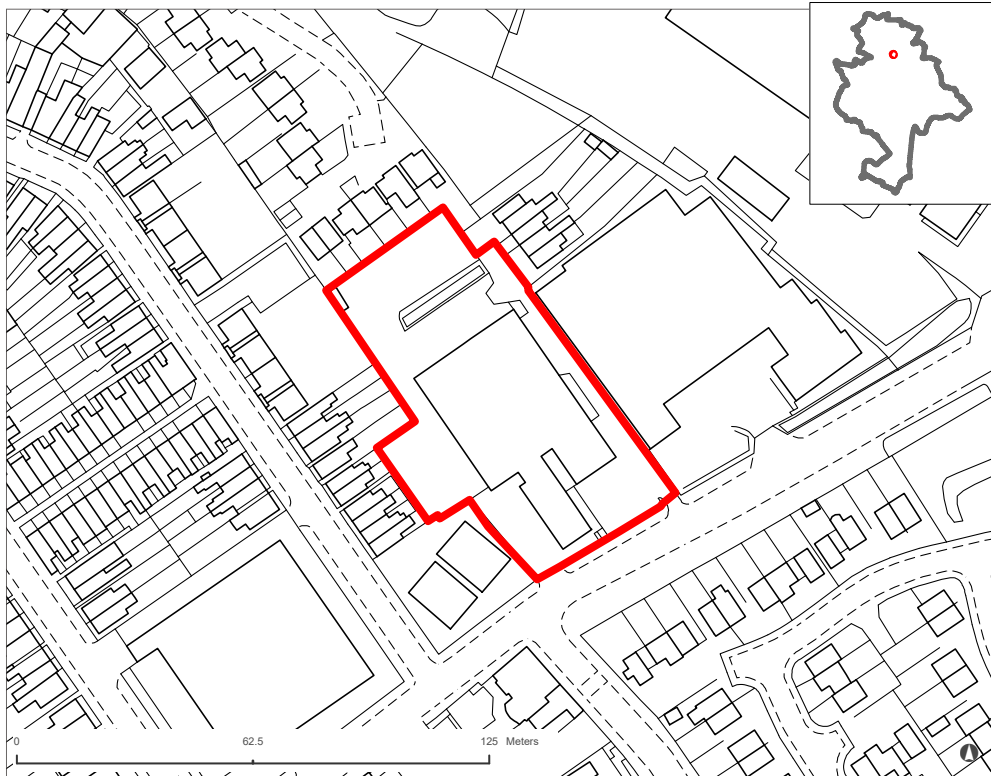
Put forward as a SHLAA site - Site suitable for residential, sustainable City Centre location

**Date first added to SHLAA:**  
14/12/2017

**Easting:** 457508 **Northing:** 340279

**Last updated date:** 31/03/2023

## Site ID: 2257 85 Arnold Road



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**Overall Conclusion:** Deliverable

**Ward:** Basford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application / pre application

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** Yes

**Site Area:** 0.45 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/01703/PACPD

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 50 dwelling/s

**Proposed Yield 2024/29:** 50 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

Agent confirmed completion timescales

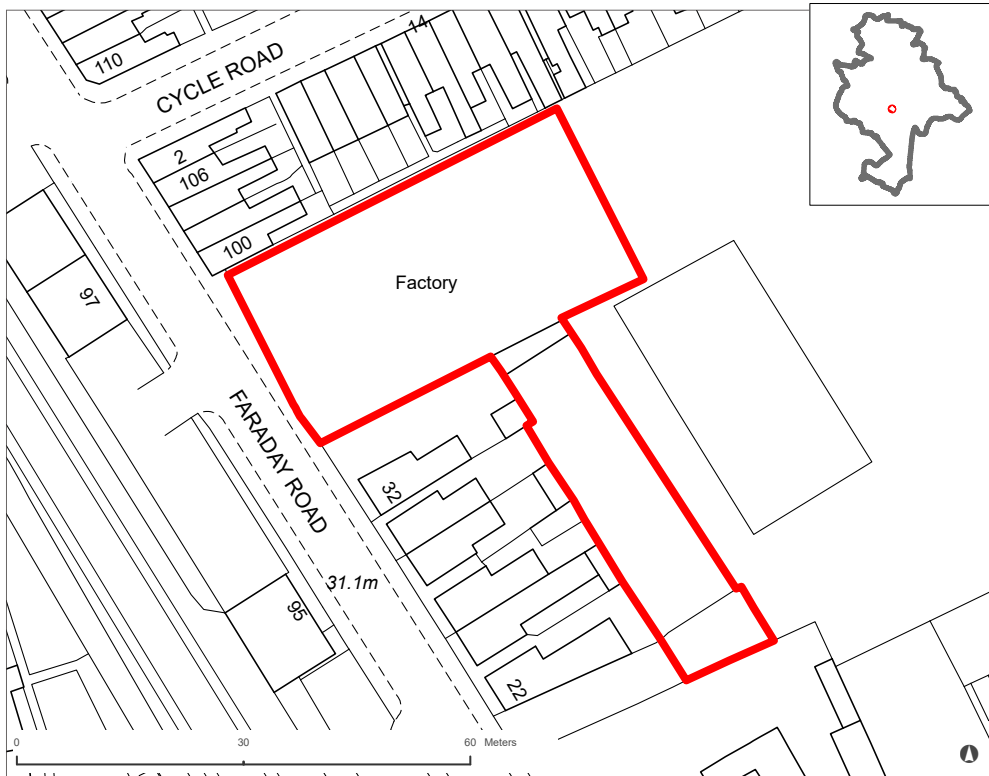
**Date first added to SHLAA:**

14/12/2017

**Easting:** 455323 **Northing:** 343900

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning application / pre application

**Existing Use:** Factory

**Land Type:** Brownfield

**Planning Status:** Pending Decision

**Construction Status:** No

**Site Area:** 0.18 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/00330/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 13 dwelling/s

**Proposed Yield 2024/29:** 13 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

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

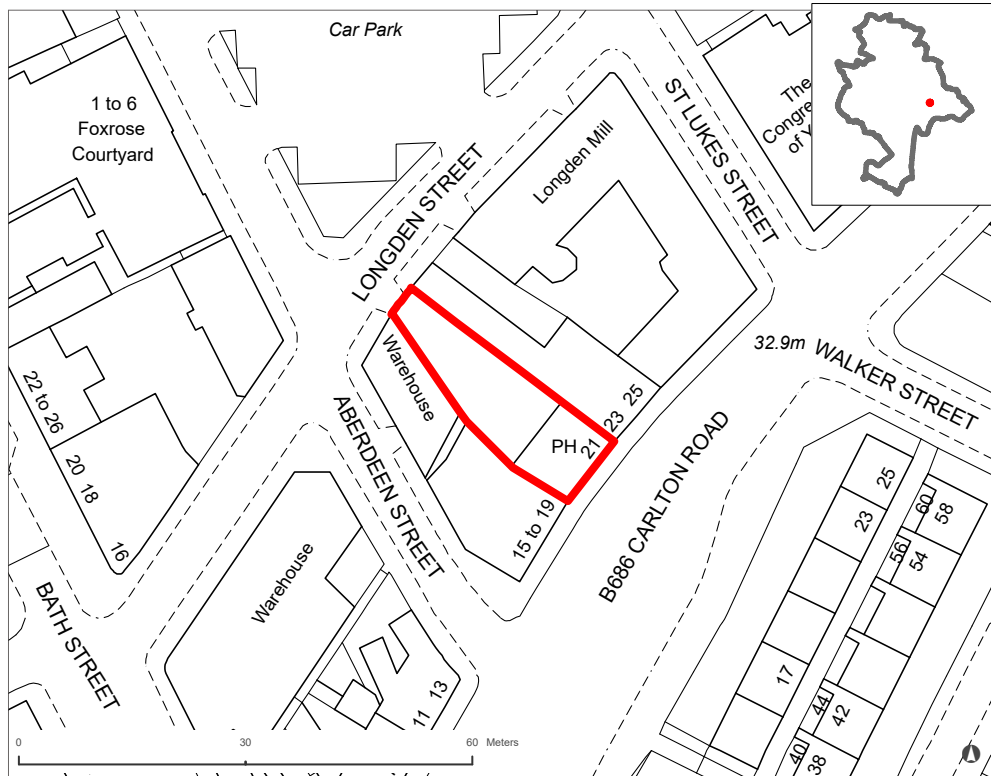
**Date first added to SHLAA:**

14/12/2018

**Easting:** 455239 **Northing:** 339552

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** under construction

**Site Source:** Planning application / pre application

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

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**17/00861/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 6 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

under construction

**Date first added to SHLAA:**

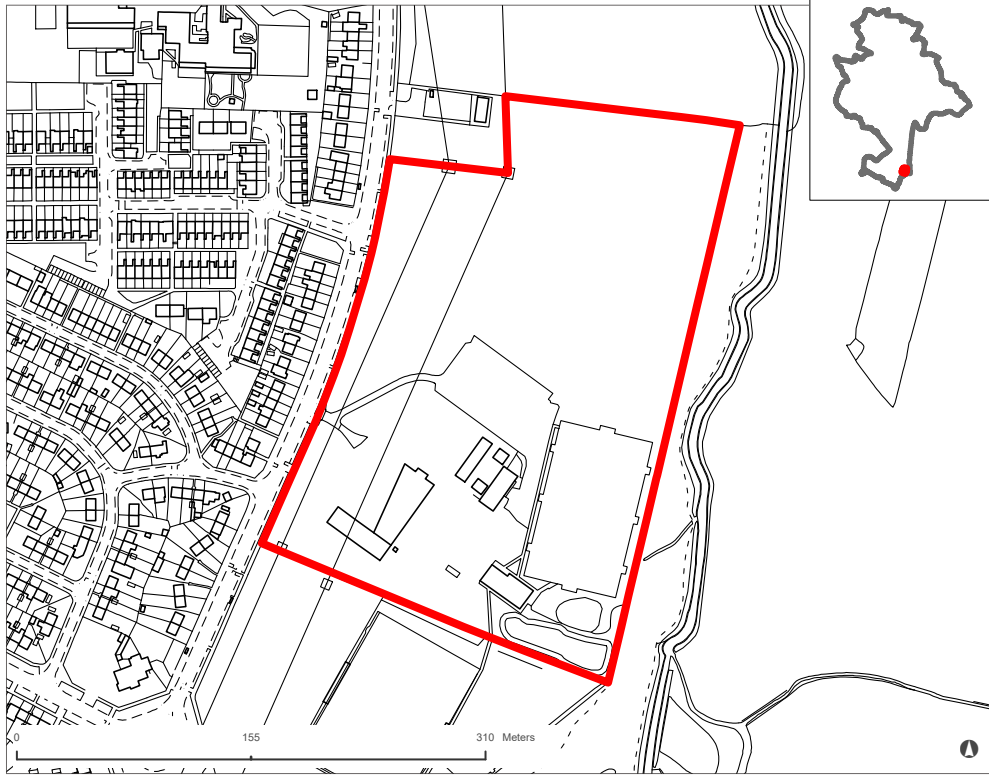
14/12/2018

**Easting:** 458105 **Northing:** 340061

**Last updated date:** 31/03/2023



## Site ID: 2426 Charnwood Centre



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**Overall Conclusion:** Deliverable

**Ward:** Clifton East

**Ownership Status:** not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** submitted by private owner/agent/developer

**Existing Use:** Education / Open Space

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 7.51 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01616/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** Yes

**Net Dwellings:** 70 dwelling/s

**Proposed Yield 2024/29:** 70 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

NCC Development Management confirmed timescales.

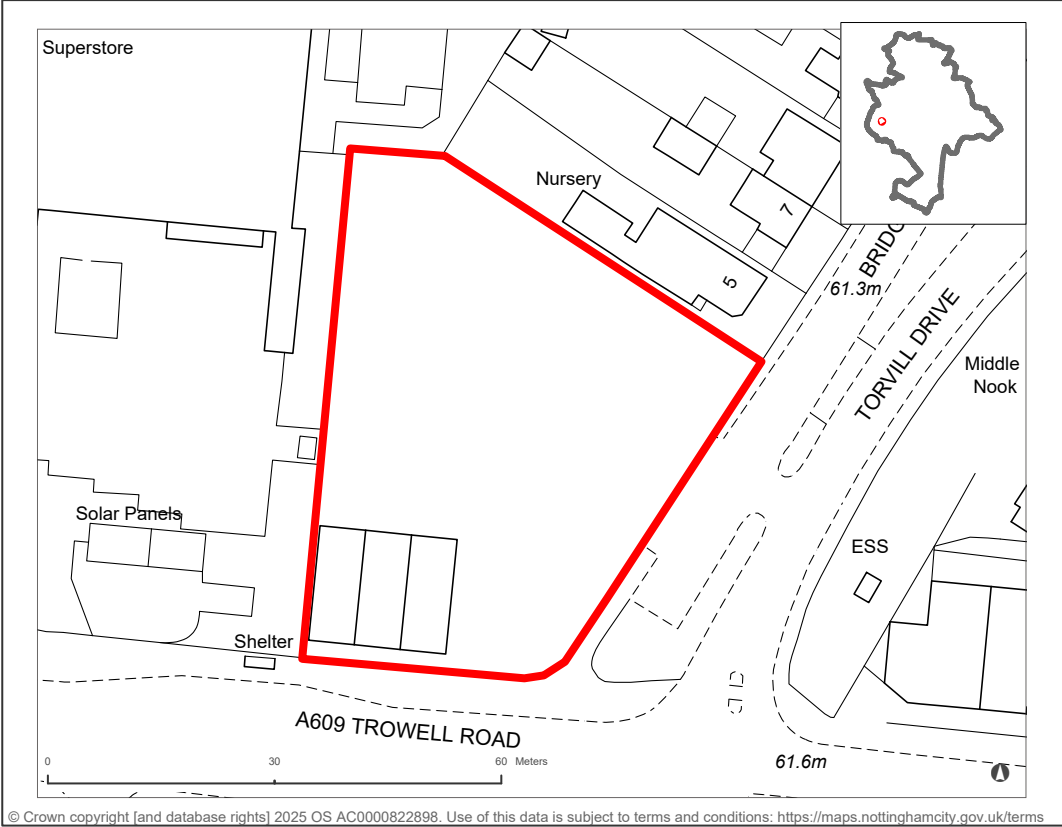
**Date first added to SHLAA:**

14/12/2018

**Easting:** 456067 **Northing:** 334074

**Last updated date:** 31/03/2023

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



**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:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.28 (Hectares)  
**Site Viability Zone:** Zone 1: High house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:** 23/01803/PNMA  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 16 dwelling/s

**Proposed Yield 2024/29:** 16 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Site has permission in principle

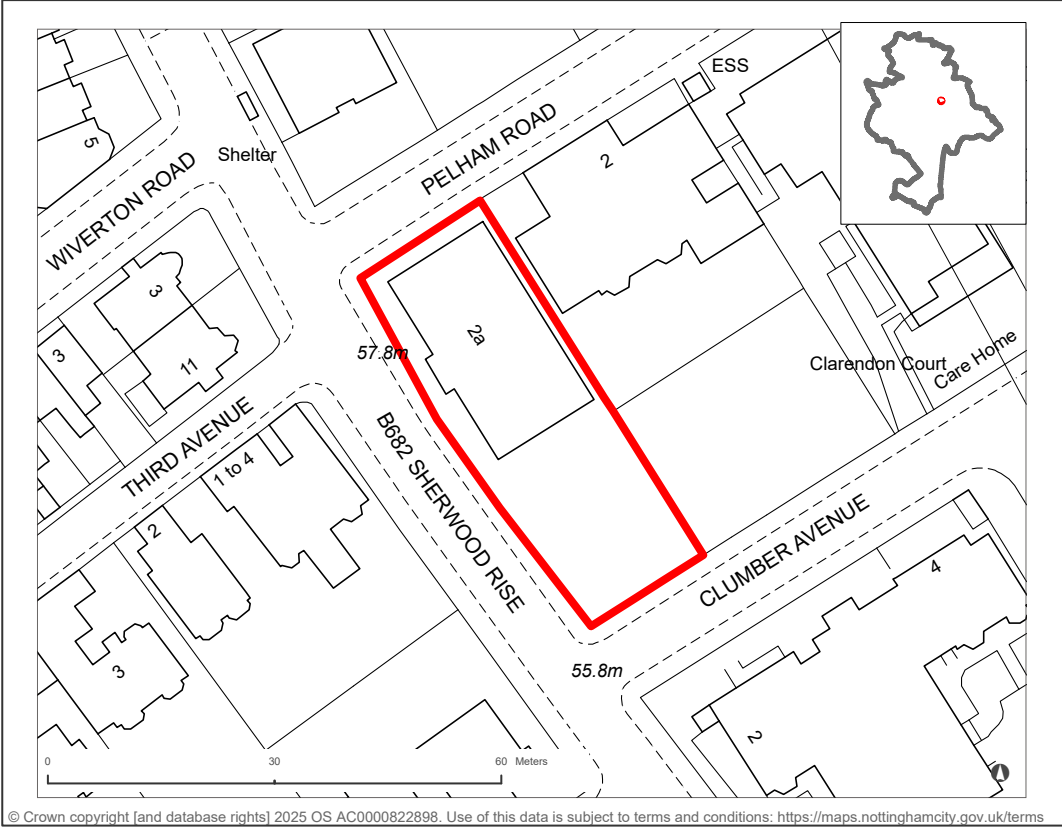
**Date first added to SHLAA:**

09/01/2019

**Easting:** 451941 **Northing:** 340037

**Last updated date:** 31/03/2023

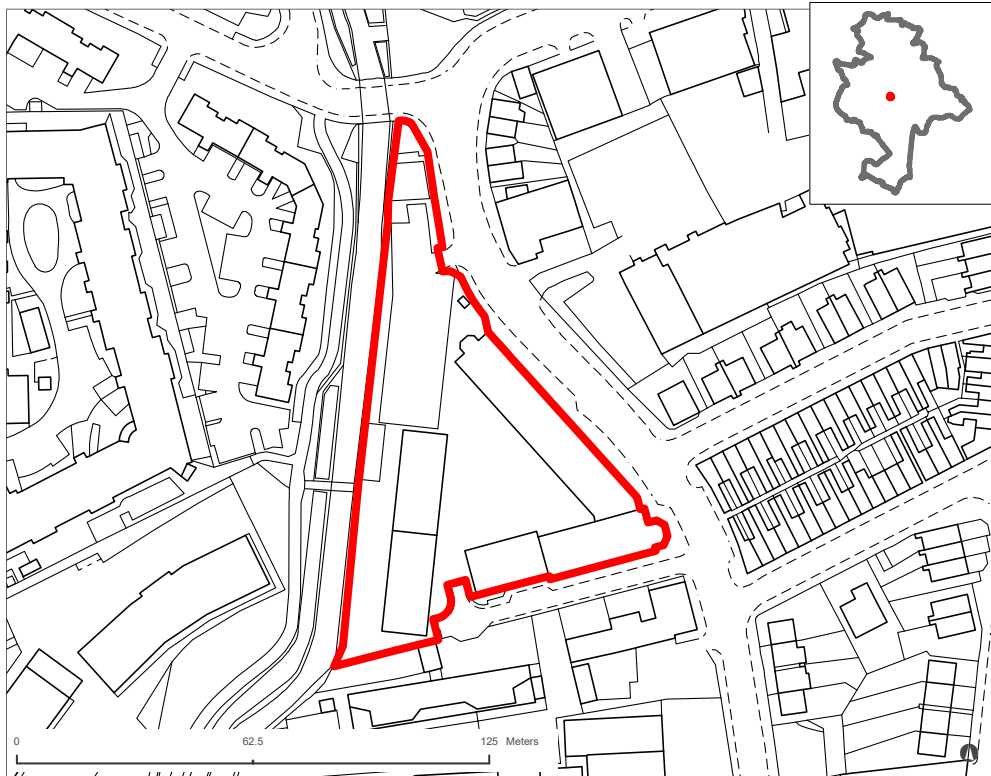
Site ID: 2434 2A Sherwood Rise, Nottingham



<p><b>Overall Conclusion:</b> Deliverable</p> <p><b>Ward:</b> Berridge</p> <p><b>Ownership Status:</b> Unknown Ownership</p> <p><b>Reporting Status:</b> Under Construction</p> <p><b>Site Source:</b> Planning Application/ PREAPP</p> <p><b>Existing Use:</b></p>	<p><b>Land Type:</b> Brownfield</p> <p><b>Planning Status:</b></p> <p><b>Construction Status:</b> Yes</p> <p><b>Site Area:</b> 0.11 (Hectares)</p> <p><b>Site Viability Zone:</b> Zone 3: Low house prices</p> <p><b>Is the site suitable?</b> Suitable</p> <p><b>Current or Previous Application Ref:</b>18/01887/PACPD</p> <p><b>LAPP Reference:</b></p> <p><b>Overcoming non-standard constraints</b></p>
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<p><b>Constraints (Heritage Assets):</b></p> <p><b>Scheduled Ancient Monument:</b> No</p> <p><b>Conservation Area:</b> Yes</p> <p><b>Listed Building :</b> No</p> <p><b>Historic Parks and Gardens :</b> No</p> <p><b>Archaeological Sites: :</b> No</p> <p><b>Local Interest Buildings:</b> No</p>	<p><b>Constraints (Ecology):</b></p> <p><b>SSSI:</b> No</p> <p><b>Open Space Network:</b> No</p> <p><b>Ancient Woodland:</b> No</p> <p><b>Local Nature Reserve:</b> No</p> <p><b>Local Wildlife Sites:</b> No</p> <p><b>TPOs:</b> Yes</p>
<p><b>Constraints (Flooding):</b></p> <p><b>Flood Zone 3-1 in 100 years:</b> No</p> <p><b>Constraints (Greenbelt):</b></p> <p><b>Greenbelt:</b> No</p>	<p><b>Constraints (Air Quality):</b></p> <p><b>AQMA:</b> Yes</p>
<p><b>Net Dwellings:</b> 6 dwelling/s</p> <p><b>Proposed Yield 2024/29:</b> 6 dwelling/s</p> <p><b>Proposed Yield Beyond 2029:</b> 0 dwelling/s</p> <p><b>Reasoned Justification:</b></p> <p>Prior Approval</p>	
<p><b>Easting:</b> 456708 <b>Northing:</b> 341702</p> <p><b>Date first added to SHLAA:</b> 22/03/2019</p> <p><b>Last updated date:</b> 31/03/2023</p>	

## Site ID: 2453 St Peters Court,



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**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:**

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.53 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**18/02220/PREAPP

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 81 dwelling/s

**Proposed Yield 2024/29:** 81 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

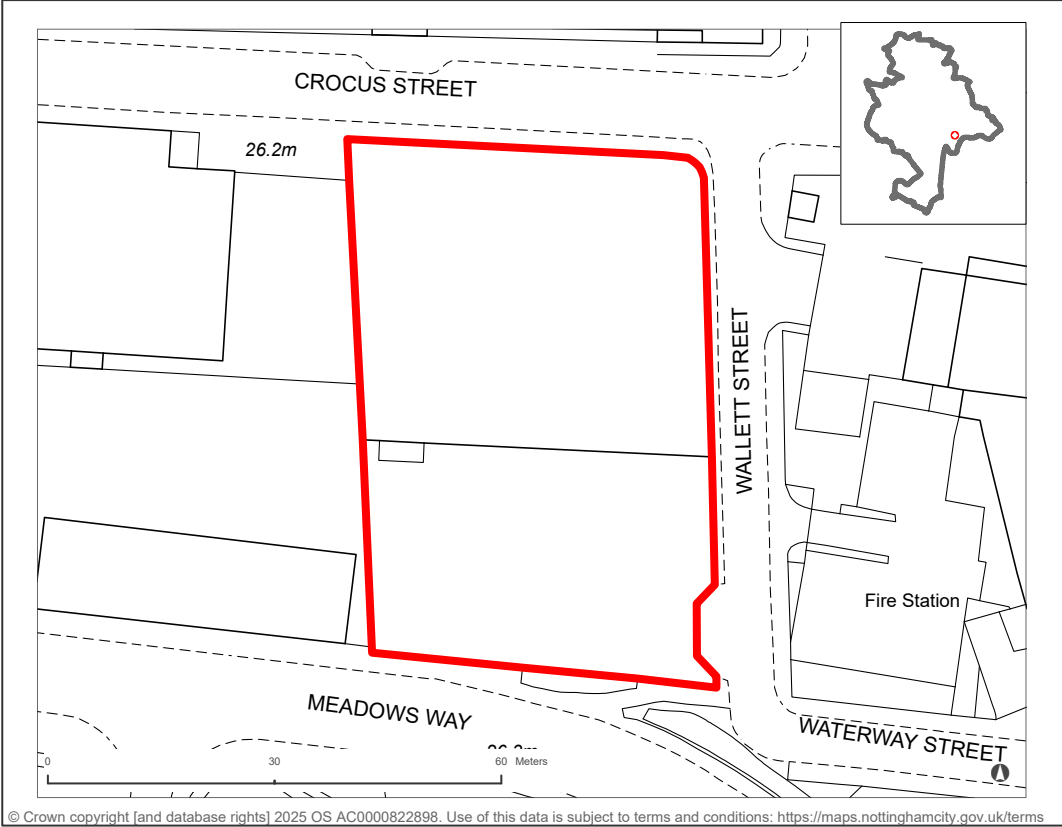
Awaiting pre-application advice. Met with Development Management, Property & Regeneration

**Date first added to SHLAA:**  
03/04/2019

**Easting:** 455080 **Northing:** 340543

**Last updated date:** 31/03/2023

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

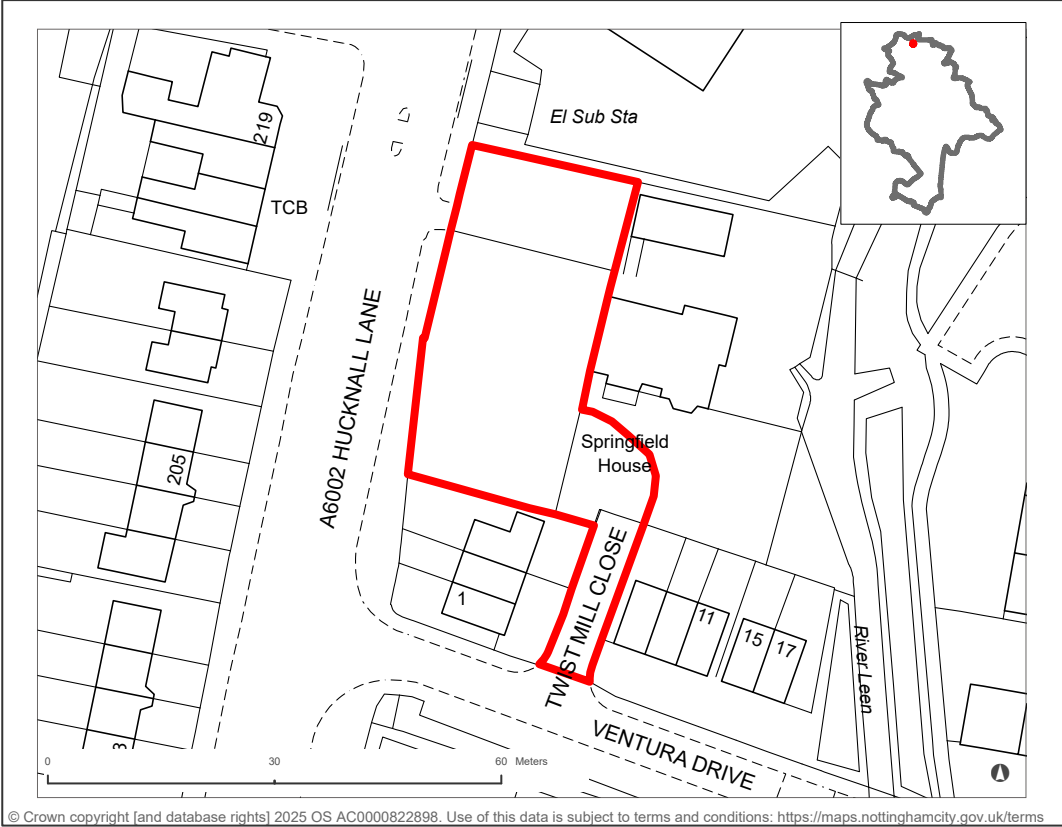


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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Meadows	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.32 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 19/02552/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 141 dwelling/s <b>Proposed Yield 2024/29:</b> 141 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b> Agent confirmed completion timescales	
<b>Easting:</b> 457771 <b>Northing:</b> 338990	
<b>Date first added to SHLAA:</b> 05/04/2019 <b>Last updated date:</b> 31/03/2023	

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

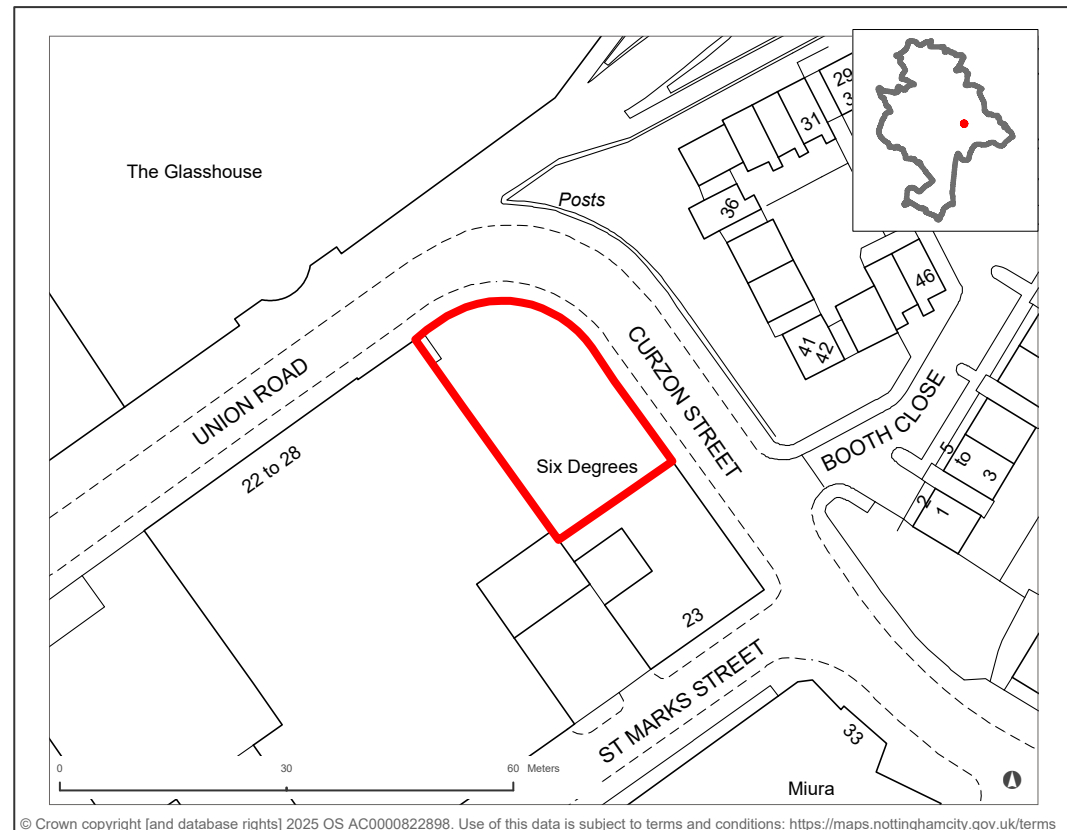


<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Bulwell	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> Yes
<b>Reporting Status:</b> Under Construction	<b>Site Area:</b> 0.13 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 16/01051/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b>	<b>Constraints (Ecology):</b>
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites: :</b> No	<b>Local Wildlife Sites:</b> Yes
<b>Local Interest Buildings:</b> Yes	<b>TPOs:</b> Yes
<b>Constraints (Flooding):</b>	<b>Constraints (Air Quality):</b>
<b>Flood Zone 3-1 in 100 years:</b> Yes	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 6 dwelling/s	
<b>Proposed Yield 2024/29:</b> 6 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
20/01612/PDSA so deliverable. Development Mangement confirmed timescales.	
<b>Date first added to SHLAA:</b> 15/07/2019	
<b>Last updated date:</b> 31/03/2023	
<b>Easting:</b> 454450 <b>Northing:</b> 346351	



## Site ID: 2501 Land Adjacent



**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:** Not known

**Land Type:** Brownfield

**Planning Status:** 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:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 23 dwelling/s

**Proposed Yield 2024/29:** 23 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

### Reasoned Justification:

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

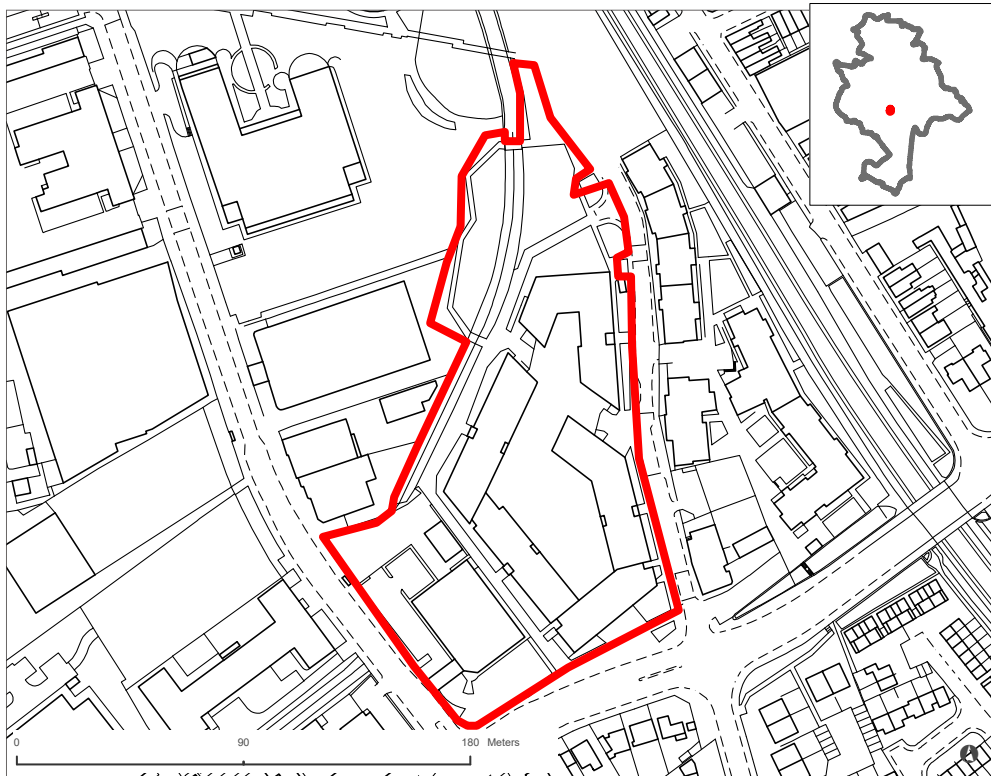
**Date first added to SHLAA:**

28/09/2021

**Easting:** 457597 **Northing:** 340438

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 1.88 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/02325/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

## Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 132 dwelling/s

**Proposed Yield 2024/29:** 132 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

NCC Development Management confirmed timescales.

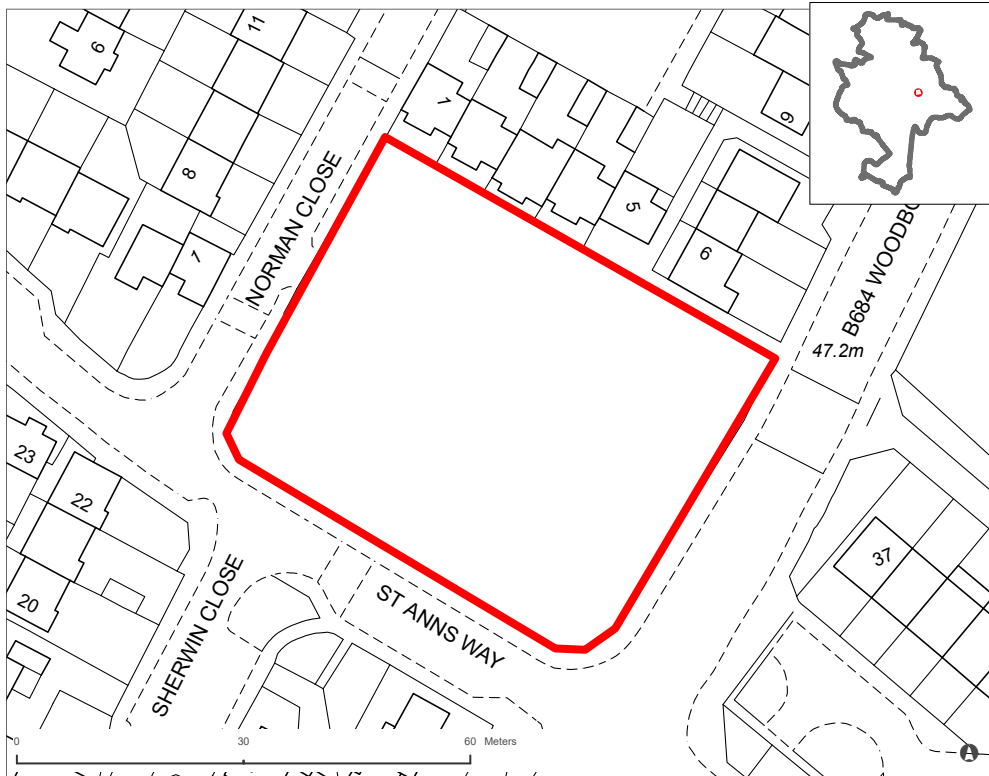
**Date first added to SHLAA:**

30/06/2020

**Easting:** 455111 **Northing:** 339545

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.27 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 22/00676/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 24 dwelling/s

**Proposed Yield 2024/29:** 24 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

Developer confirmed timescales.

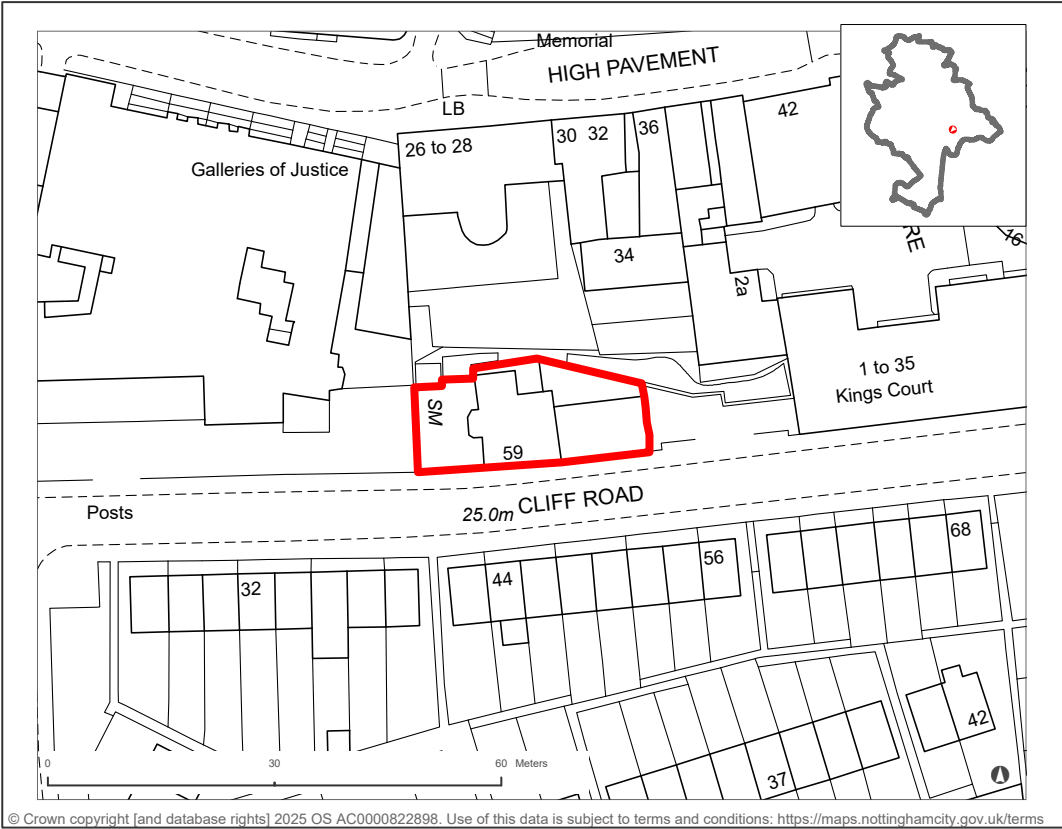
**Date first added to SHLAA:**

28/09/2021

**Easting:** 457375 **Northing:** 340746

**Last updated date:** 31/03/2023

Site ID: 2544 59 Cliff Road Nottingham NG1 1GT



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01773/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 9 dwelling/s

**Proposed Yield 2024/29:** 9 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

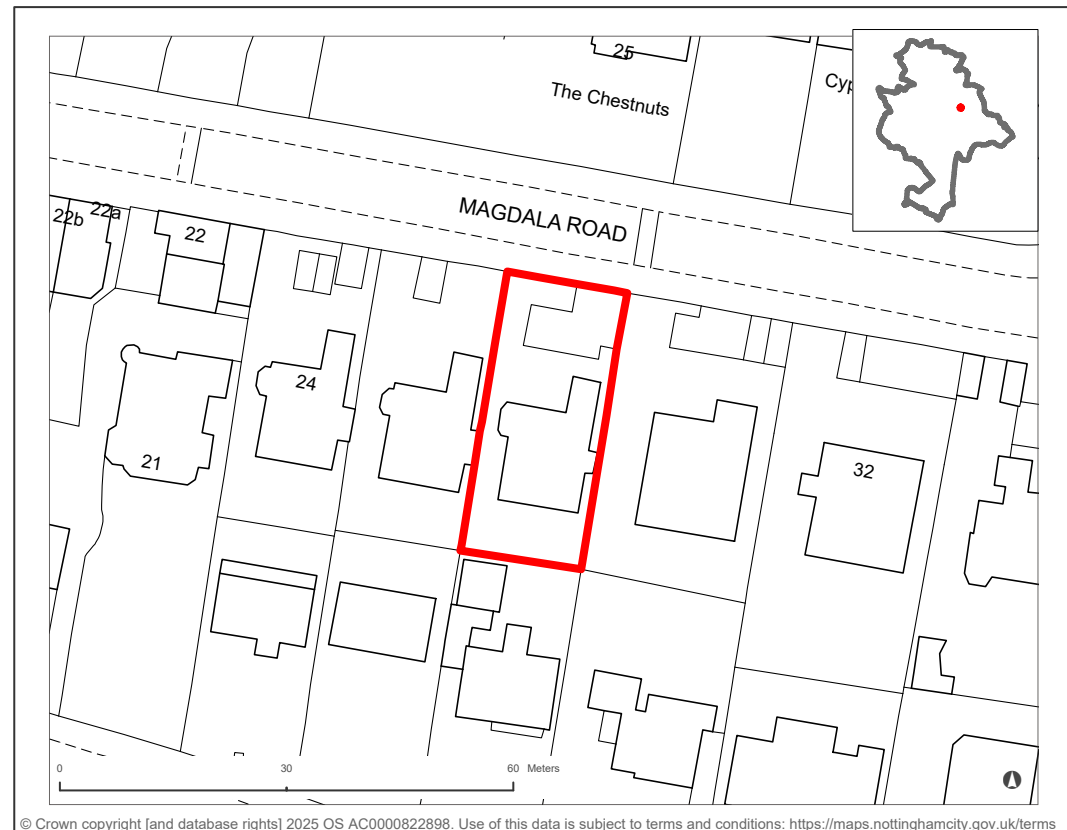
**Reasoned Justification:**

**Date first added to SHLAA:**  
28/09/2021

**Easting:** 457641 **Northing:** 339570

**Last updated date:** 31/03/2023

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



## Constraints (Heritage Assets):

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

## Constraints (Ecology):

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

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 4 dwelling/s

**Proposed Yield 2024/29:** 4 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

**Overall Conclusion:** Deliverable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**20/01918/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

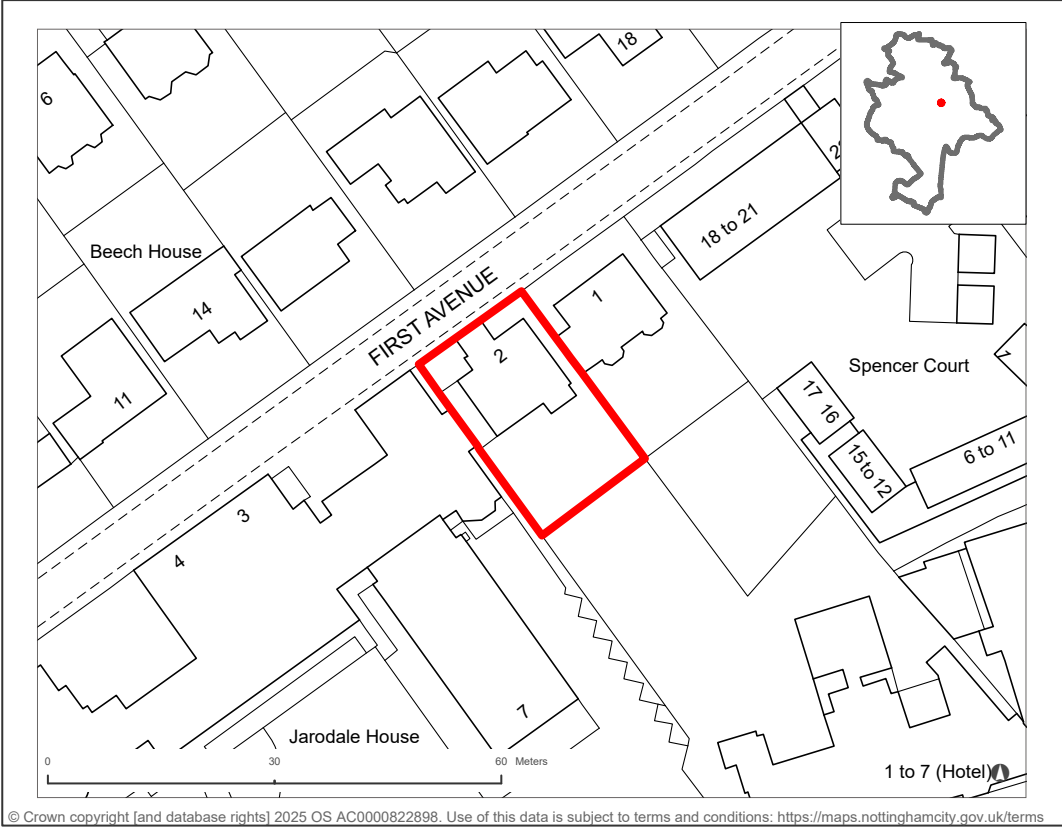
**Date first added to SHLAA:**

28/09/2021

**Easting:** 457307 **Northing:** 341714

**Last updated date:** 31/03/2023

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



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

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

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 5 dwelling/s

**Proposed Yield 2024/29:** 5 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

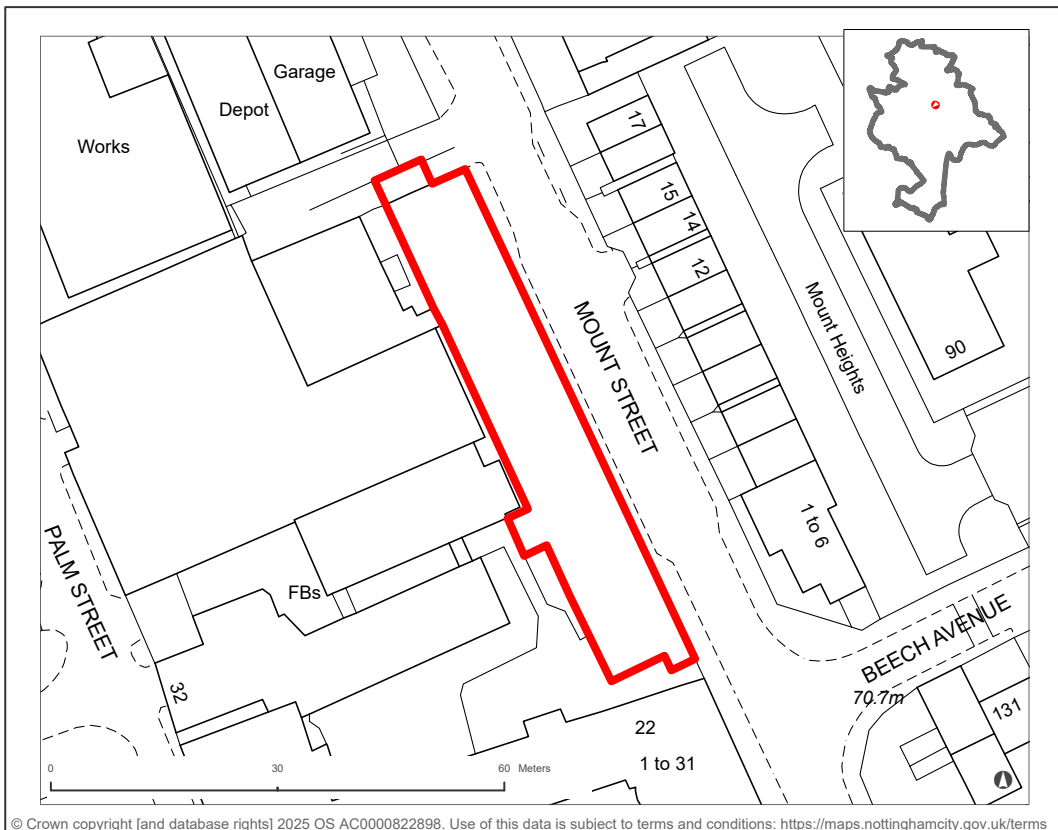
**Date first added to SHLAA:**  
28/09/2021

**Easting:** 456719 **Northing:** 341561

**Last updated date:** 31/03/2023



# Site ID: 2551 Palmerston House, Mount Street



**Overall Conclusion:** Deliverable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:**

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01806/PREAPP

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 61 dwelling/s

**Proposed Yield 2024/29:** 61 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

Agent confirmed timescales

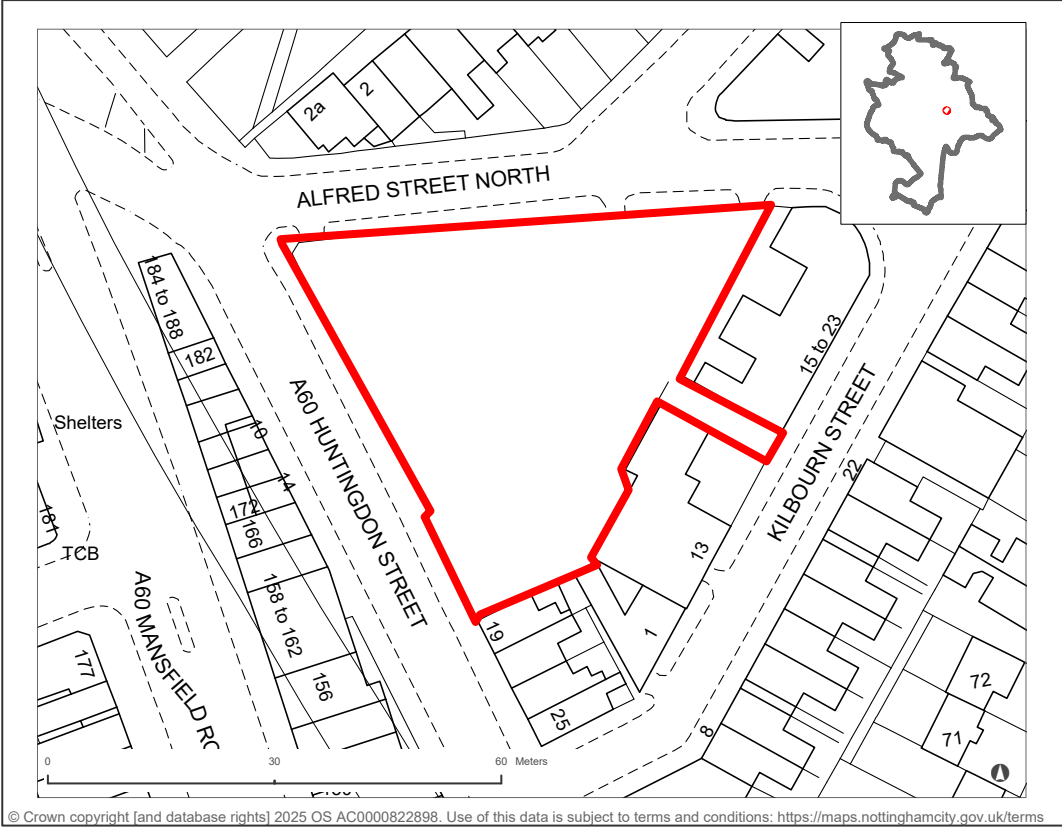
**Date first added to SHLAA:**

28/09/2021

**Easting:** 455984 **Northing:** 342001

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/00632/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 210 dwelling/s

**Proposed Yield 2024/29:** 210 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

NCC Development Management confirmed timescales.

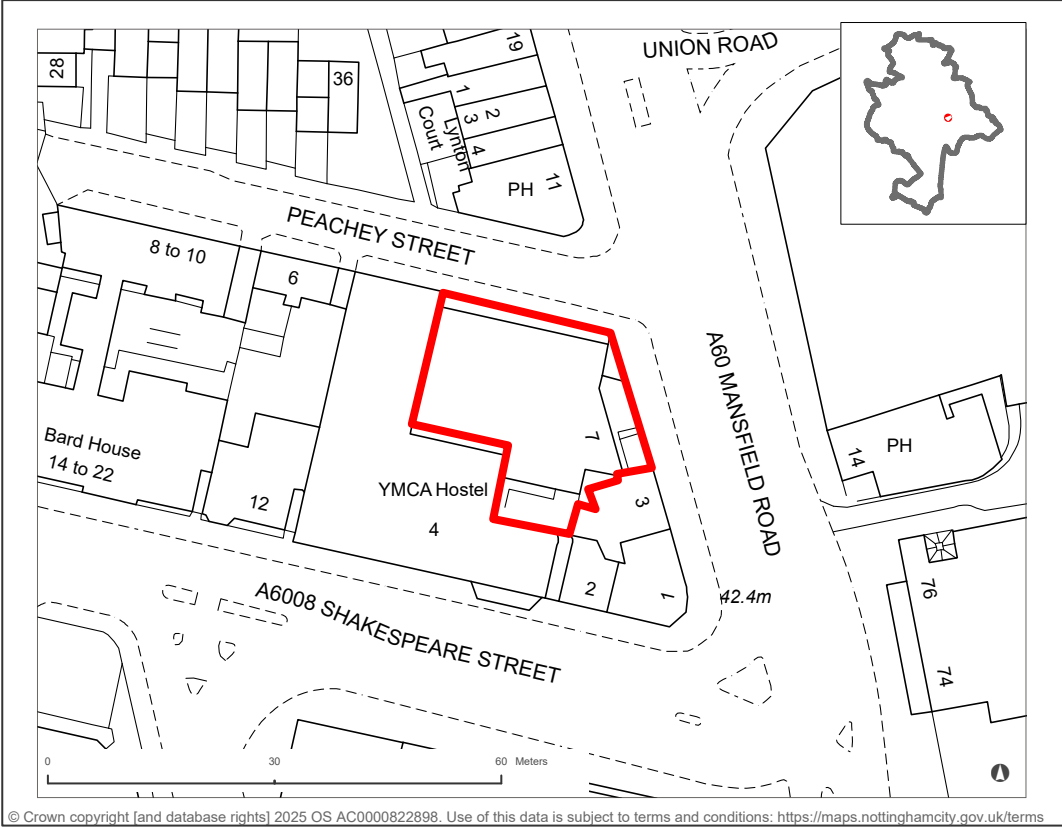
**Date first added to SHLAA:**

22/02/2022

**Easting:** 457169 **Northing:** 340947

**Last updated date:** 31/03/2023

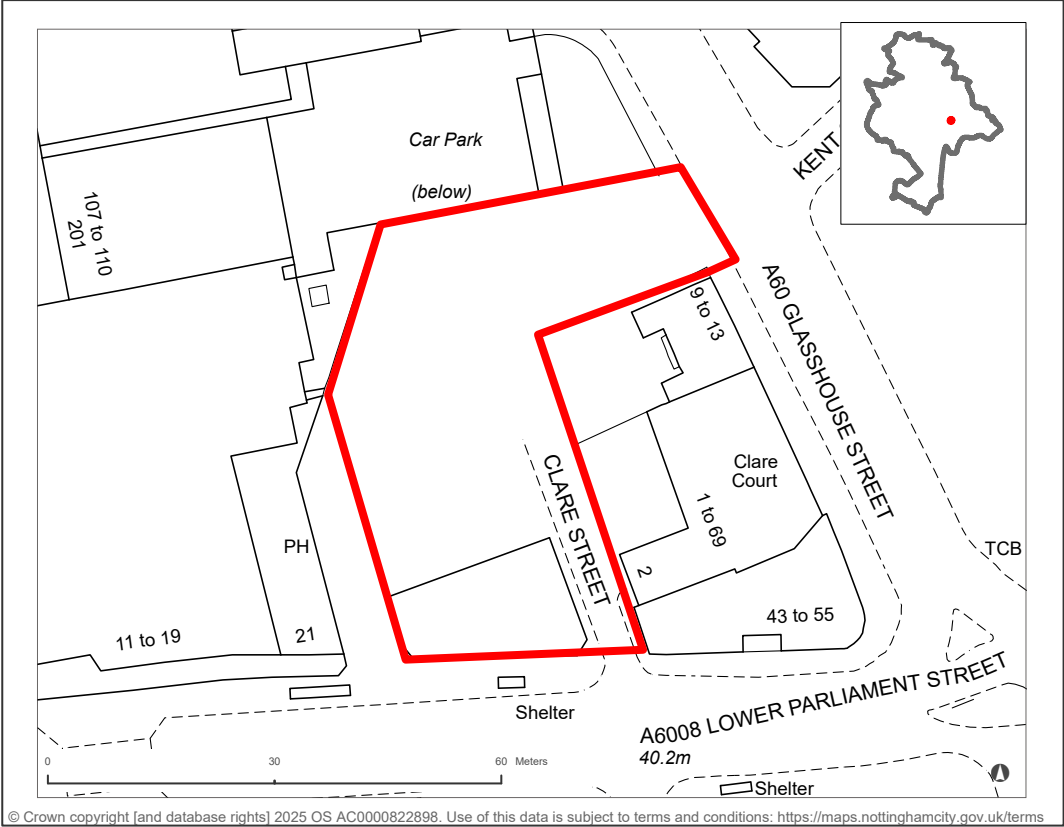
Site ID: 2564 7 Mansfield Road, Nottingham,NG1 3FB



<p><b>Overall Conclusion:</b> Deliverable</p> <p><b>Ward:</b> St Ann's</p> <p><b>Ownership Status:</b> Not owned by a public authority</p> <p><b>Reporting Status:</b> Under Construction</p> <p><b>Site Source:</b> Planning Application/ PREAPP</p> <p><b>Existing Use:</b></p>	<p><b>Land Type:</b> Brownfield</p> <p><b>Planning Status:</b> Permissioned</p> <p><b>Construction Status:</b> Yes</p> <p><b>Site Area:</b> 0.06 (Hectares)</p> <p><b>Site Viability Zone:</b> Zone 3: Low house prices</p> <p><b>Is the site suitable?</b> Suitable</p> <p><b>Current or Previous Application Ref:</b>20/01676/PFUL3</p> <p><b>LAPP Reference:</b></p> <p><b>Overcoming non-standard constraints</b></p>
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<p><b>Constraints (Heritage Assets):</b></p> <p><b>Scheduled Ancient Monument:</b> No</p> <p><b>Conservation Area:</b> Yes</p> <p><b>Listed Building :</b> No</p> <p><b>Historic Parks and Gardens :</b> No</p> <p><b>Archaeological Sites: :</b> Yes</p> <p><b>Local Interest Buildings:</b> Yes</p>	<p><b>Constraints (Ecology):</b></p> <p><b>SSSI:</b> No</p> <p><b>Open Space Network:</b> No</p> <p><b>Ancient Woodland:</b> No</p> <p><b>Local Nature Reserve:</b> No</p> <p><b>Local Wildlife Sites:</b> No</p> <p><b>TPOs:</b> No</p>
<p><b>Constraints (Flooding):</b></p> <p><b>Flood Zone 3-1 in 100 years:</b> No</p>	<p><b>Constraints (Air Quality):</b></p> <p><b>AQMA:</b> Yes</p>
<p><b>Constraints (Greenbelt):</b></p> <p><b>Greenbelt:</b> No</p>	
<p><b>Net Dwellings:</b> 80 dwelling/s</p> <p><b>Proposed Yield 2024/29:</b> 80 dwelling/s</p> <p><b>Proposed Yield Beyond 2029:</b> 0 dwelling/s</p>	
<p><b>Reasoned Justification:</b></p> <p>NCC Development Management confirmed timescales.</p>	
<p><b>Easting:</b> 457258 <b>Northing:</b> 340359</p> <p><b>Date first added to SHLAA:</b> 22/02/2022</p> <p><b>Last updated date:</b> 31/03/2023</p>	

Site ID: 2567 37-41 Lower Parliament Street Nottingham



**Overall Conclusion:** Deliverable  
**Ward:** St Ann's  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.2 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:** 21/00797/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 178 dwelling/s

**Proposed Yield 2024/29:** 178 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

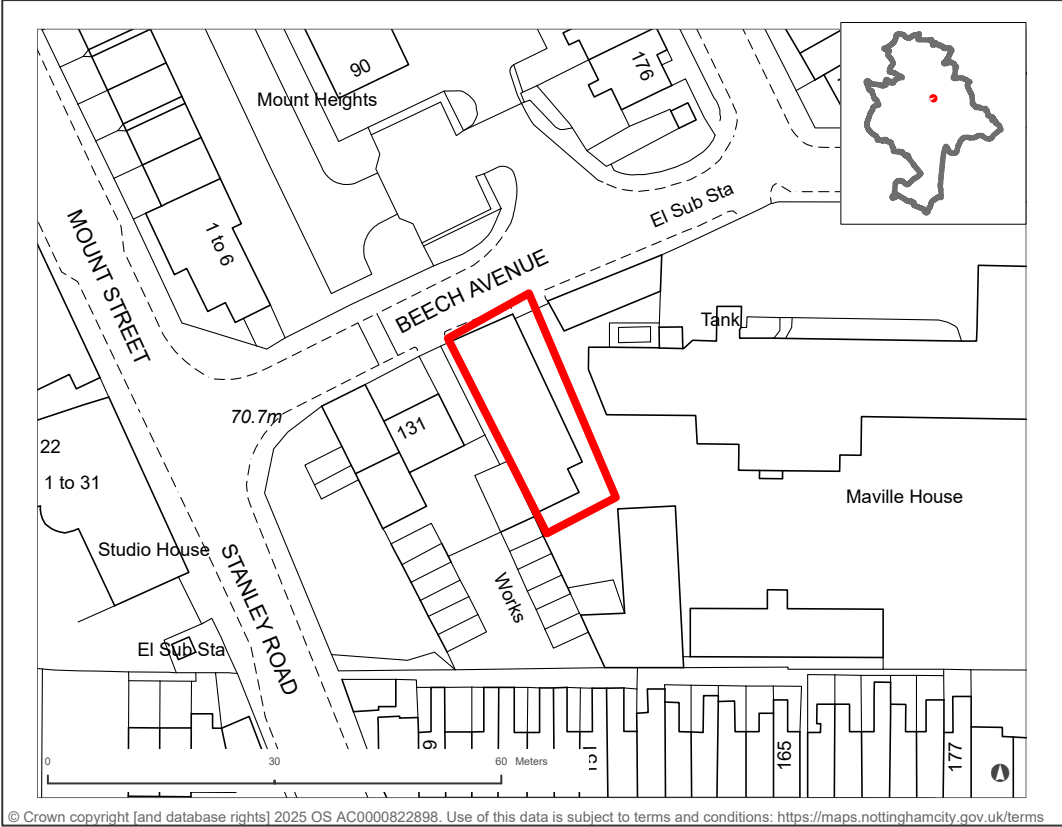
**Date first added to SHLAA:**

22/02/2022

**Easting:** 457497 **Northing:** 340116

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable  
**Ward:** Berridge  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.03 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**21/01150/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 7 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Agent confirmed completion timescales

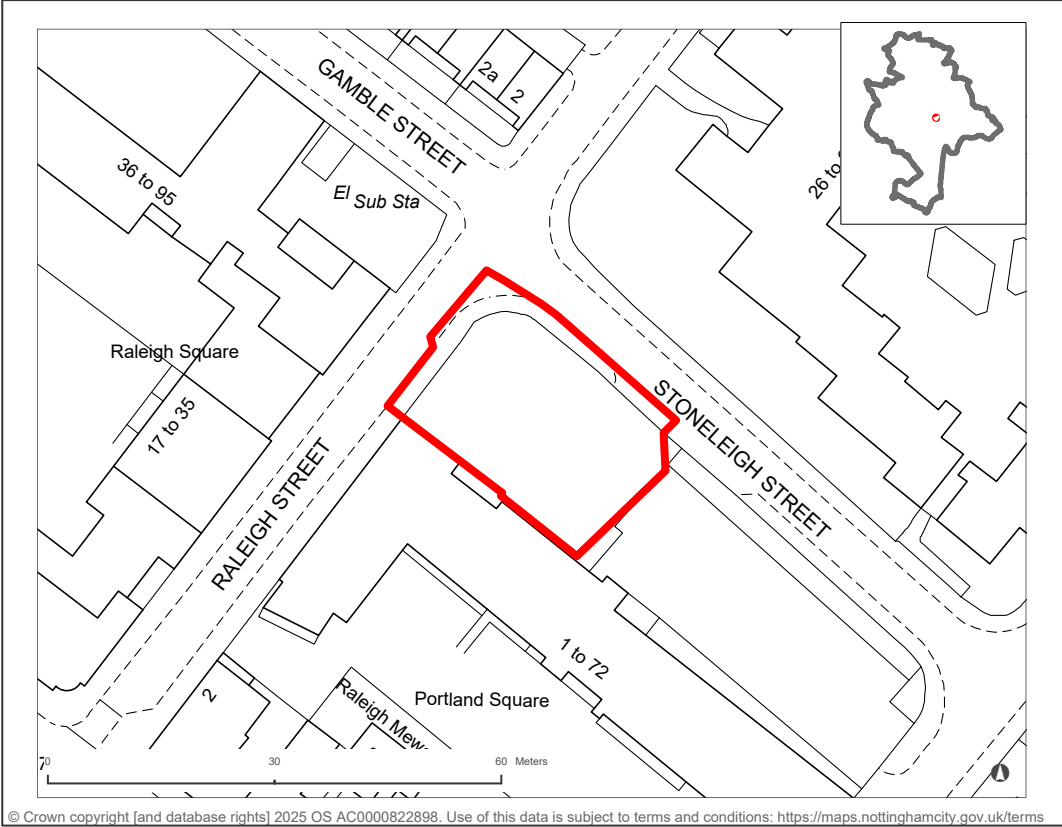
**Easting:** 456081    **Northing:** 341925

**Date first added to SHLAA:**

22/02/2022

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Deliverable  
**Ward:** Hyson Green and Arboretum  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** 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:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 14 dwelling/s

**Proposed Yield 2024/29:** 14 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

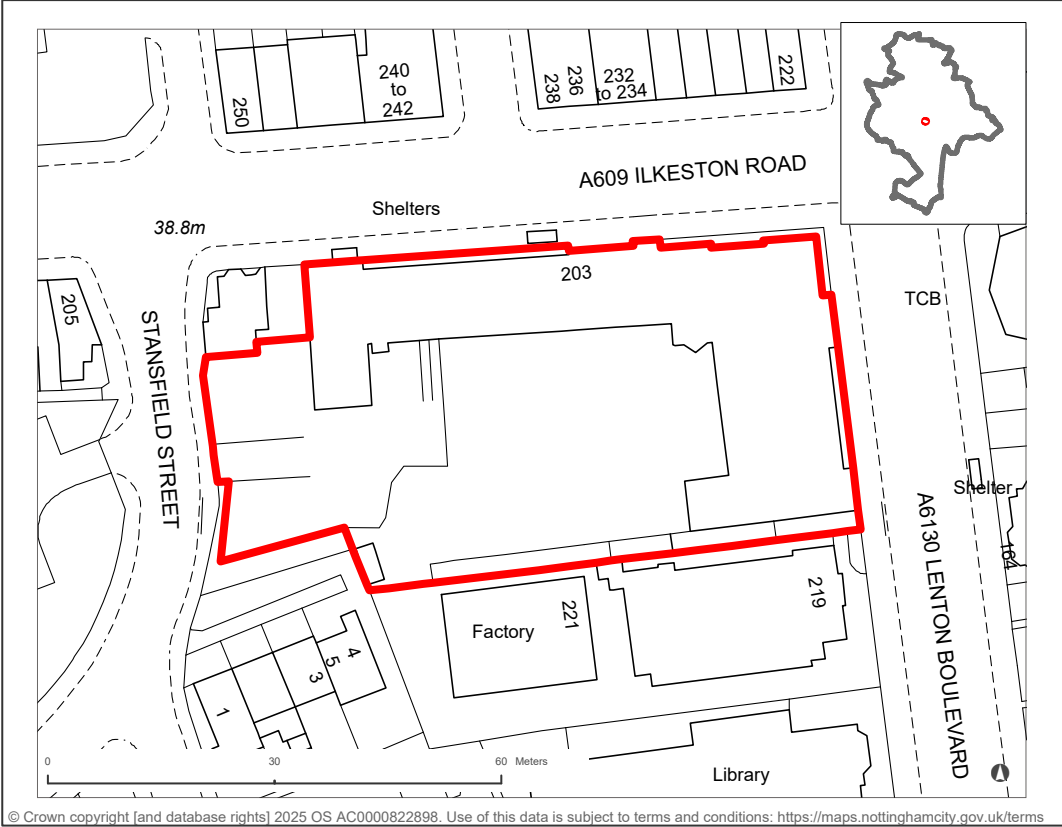
**Date first added to SHLAA:**

22/02/2022

**Easting:** 456304    **Northing:** 340361

**Last updated date:** 31/03/2023





**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:**

**Overcoming non-standard constraints**

Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

Net Dwellings: 92 dwelling/s

Proposed Yield 2024/29: 92 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

NCC Development Management confirmed timescales

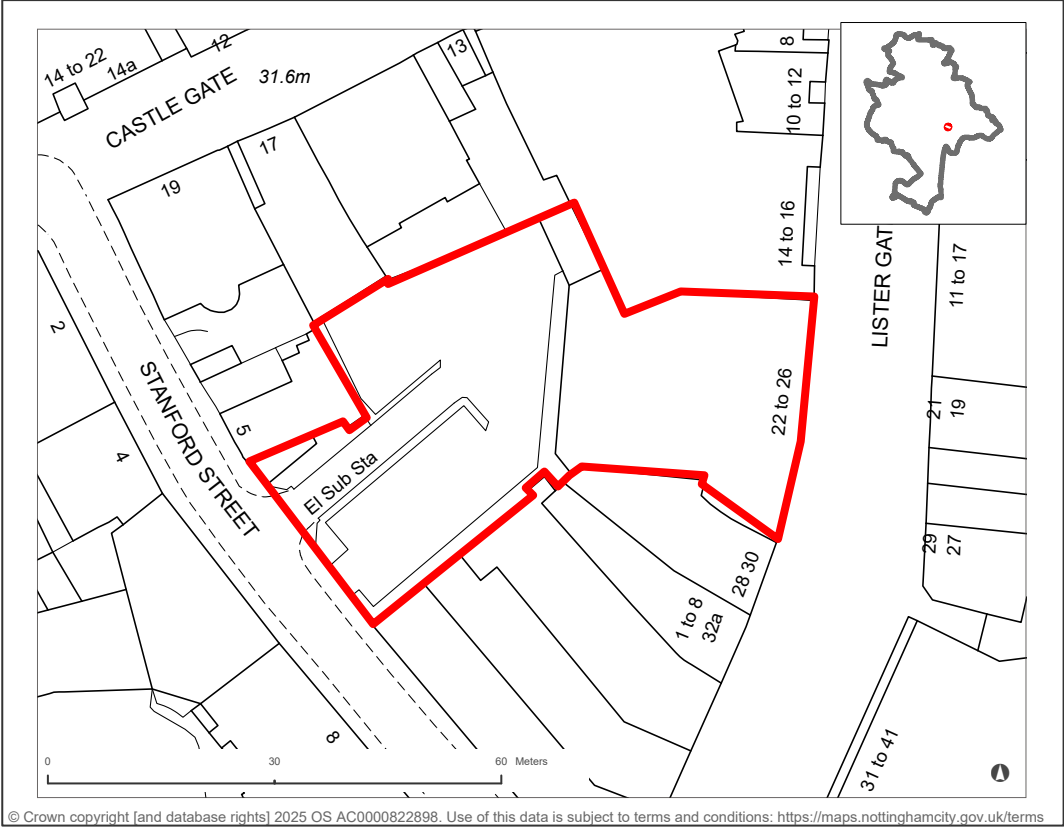
Date first added to SHLAA:

15/02/2022

Easting: 455468    Northing: 340114

Last updated date: 31/03/2023

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



**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.21 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:** 20/02686/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 96 dwelling/s

**Proposed Yield 2024/29:** 96 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

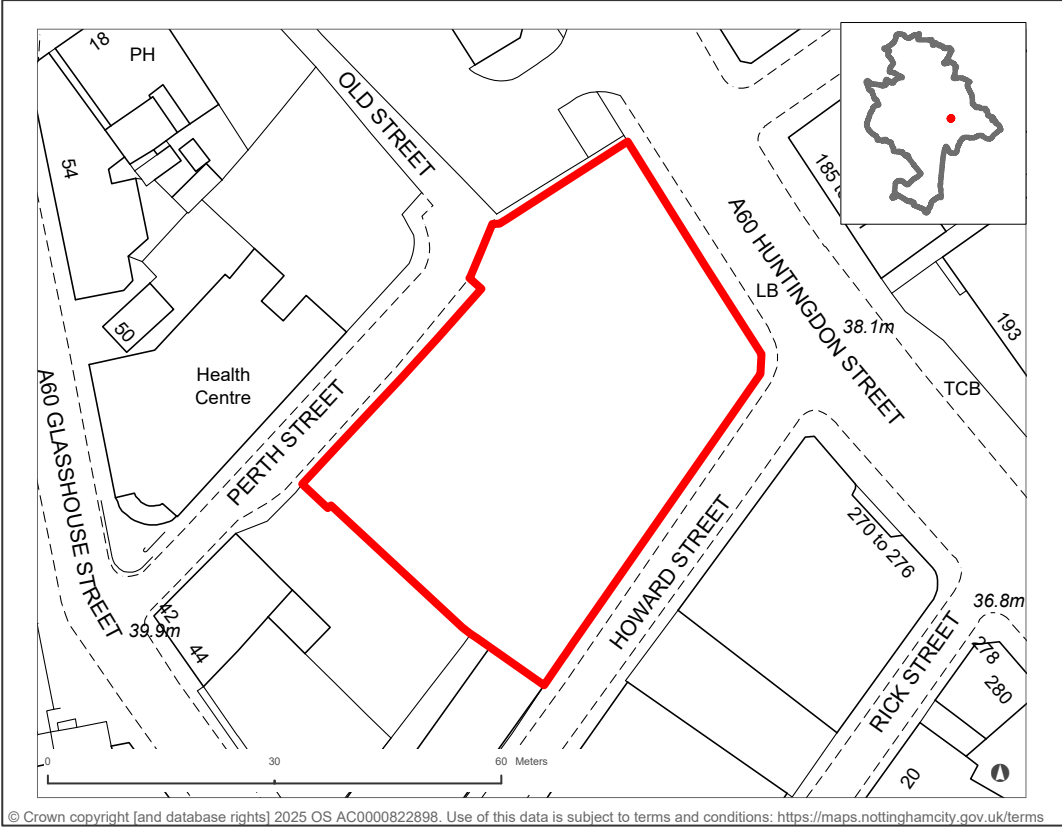
**Date first added to SHLAA:**

22/02/2022

**Easting:** 457255 **Northing:** 339651

**Last updated date:** 31/03/2023

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



<b>Overall Conclusion:</b> Deliverable <b>Ward:</b> St Ann's <b>Ownership Status:</b> Not owned by a public authority <b>Reporting Status:</b> Current full permission <b>Site Source:</b> Planning Application/ PREAPP <b>Existing Use:</b>	<b>Land Type:</b> Brownfield <b>Planning Status:</b> Permissioned <b>Construction Status:</b> No <b>Site Area:</b> 0.22 (Hectares) <b>Site Viability Zone:</b> Zone 3: Low house prices <b>Is the site suitable?</b> Suitable <b>Current or Previous Application Ref:</b> 21/01023/PFUL3 <b>LAPP Reference:</b> <b>Overcoming non-standard constraints</b>
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<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> Yes <b>Local Interest Buildings:</b> Yes	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 186 dwelling/s <b>Proposed Yield 2024/29:</b> 186 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Easting:</b> 457526 <b>Northing:</b> 340320	
<b>Date first added to SHLAA:</b> 22/02/2022 <b>Last updated date:</b> 31/03/2023	



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.17 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/00174/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 121 dwelling/s

**Proposed Yield 2024/29:** 121 dwelling/s

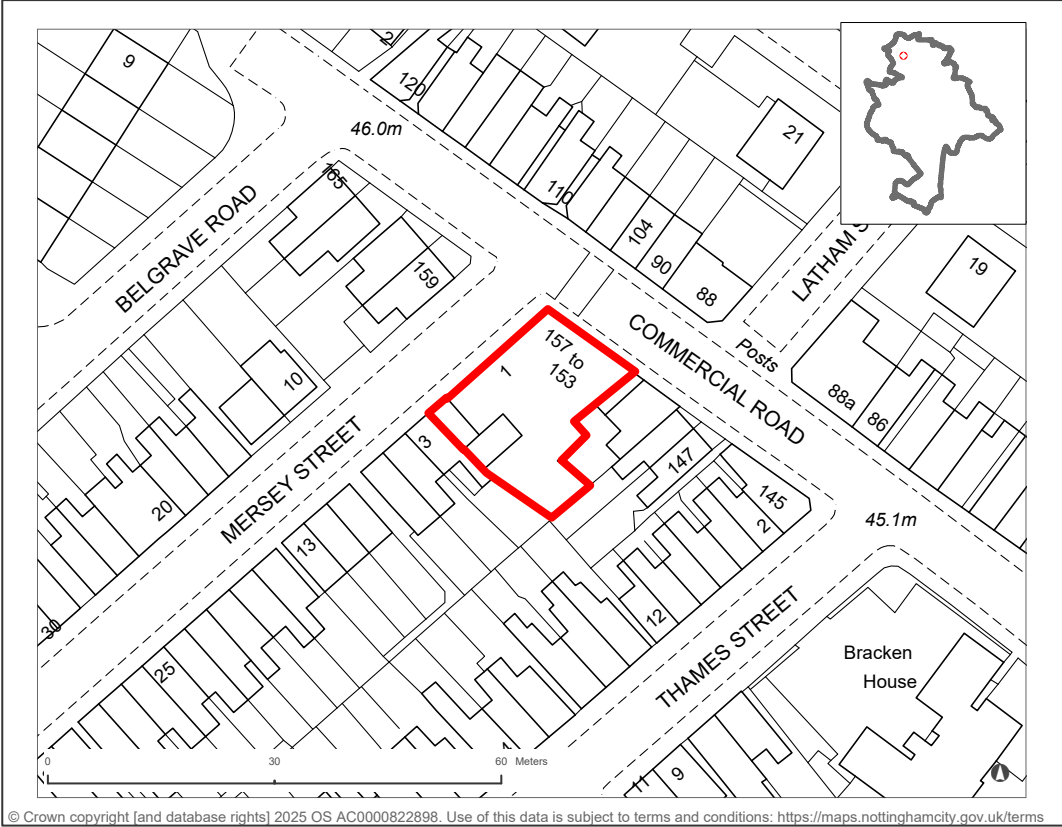
**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Easting:** 457094 **Northing:** 339701

**Date first added to SHLAA:** 22/02/2022  
**Last updated date:** 31/03/2023

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 11 dwelling/s

**Proposed Yield 2024/29:** 11 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

**Overall Conclusion:** Deliverable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**20/00789/PFUL3

**LAPP Reference:**

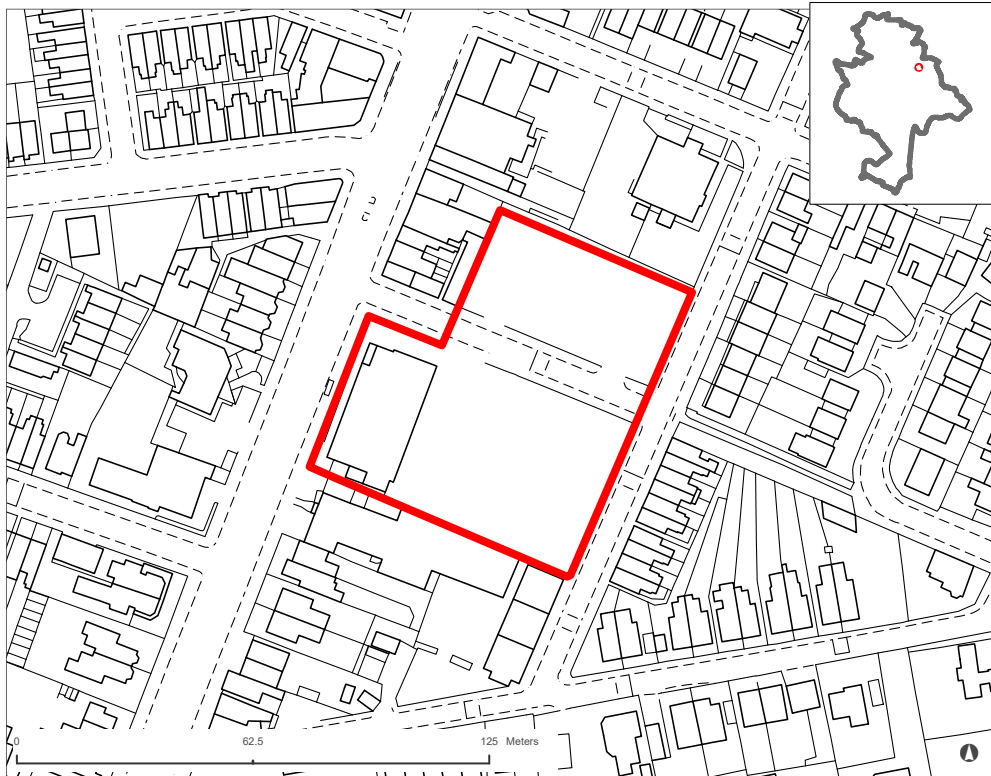
**Overcoming non-standard constraints**

**Easting:** 453682 **Northing:** 345367

**Date first added to SHLAA:** 17/03/2022

**Last updated date:** 31/03/2023

# Site ID: 2579 Sherwood Library, Spondon Street , Nottingham



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**Overall Conclusion:** Deliverable

**Ward:** Sherwood

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Under Construction

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** Yes

**Site Area:** 0.54 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/02688/PFUL3

**LAPP Reference:**SR18

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 41 dwelling/s

**Proposed Yield 2024/29:** 41 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

## Reasoned Justification:

NCC Development Management confirmed timescales.

**Date first added to SHLAA:**

17/03/2022

**Easting:** 457444 **Northing:** 342839

**Last updated date:** 31/03/2023



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



**Overall Conclusion:** Deliverable  
**Ward:** Dales  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current outline permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.28 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/01460/PRES4  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Net Dwellings:** 9 dwelling/s

**Proposed Yield 2024/29:** 9 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

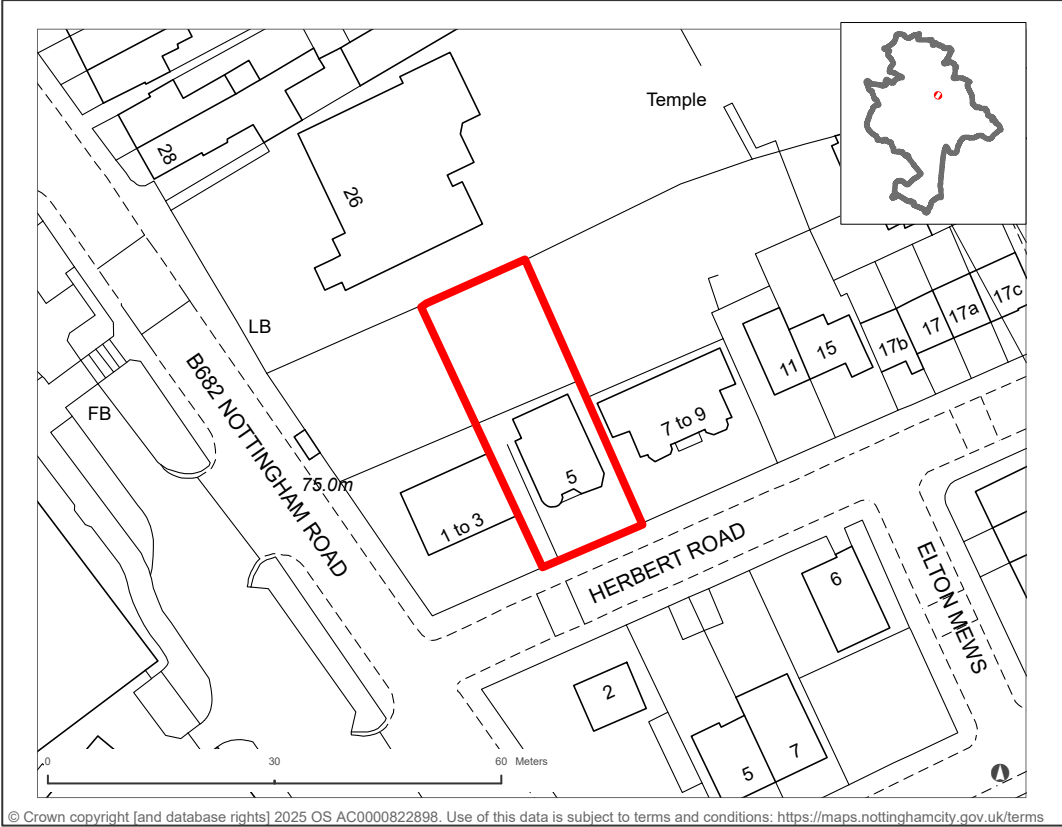
**Date first added to SHLAA:**

17/03/2022

**Easting:** 459617    **Northing:** 340200

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Deliverable  
**Ward:** Berridge  
**Ownership Status:** Not owned by a public authority  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.06 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**21/00813/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 6 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

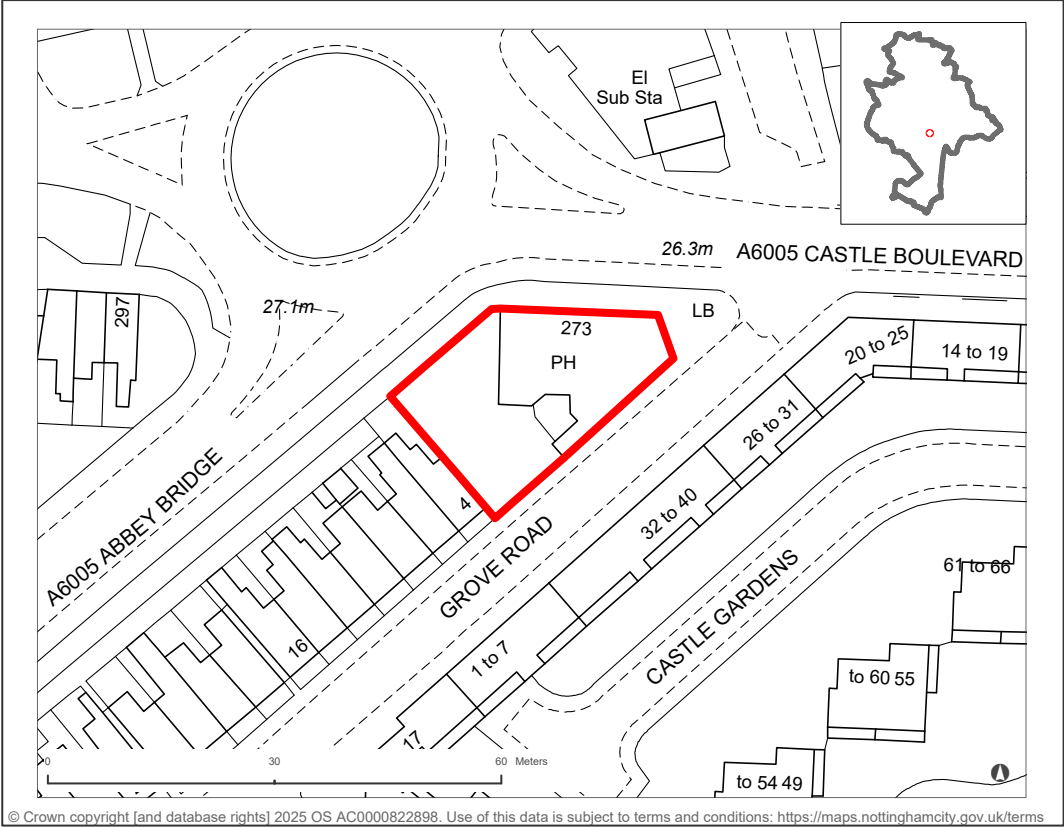
**Reasoned Justification:**

**Date first added to SHLAA:**  
17/03/2022

**Easting:** 456464 **Northing:** 342156

**Last updated date:** 31/03/2023

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 14 dwelling/s

**Proposed Yield 2024/29:** 14 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission. NCC Development Management confirmed timescales.

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

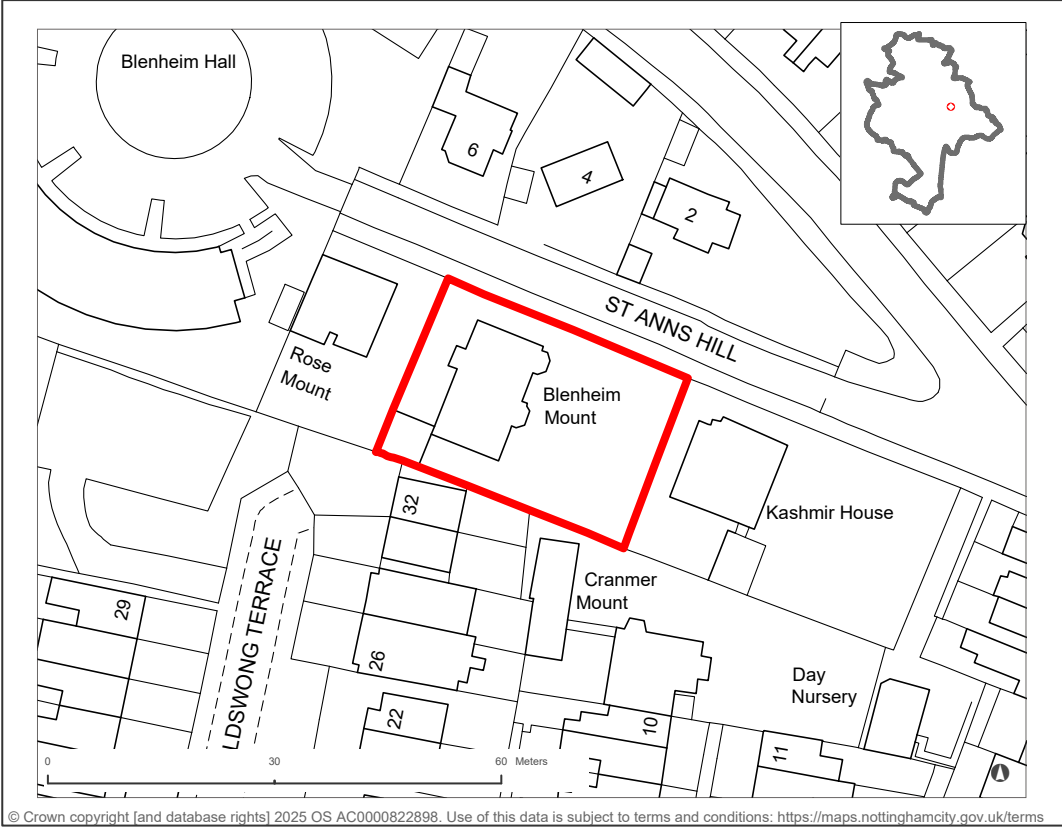
**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** Yes  
**Site Area:** 0.06 (Hectares)  
**Site Viability Zone:** Zone 2: Medium house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:** 20/02298/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 455773 **Northing:** 339112

**Last updated date:**

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

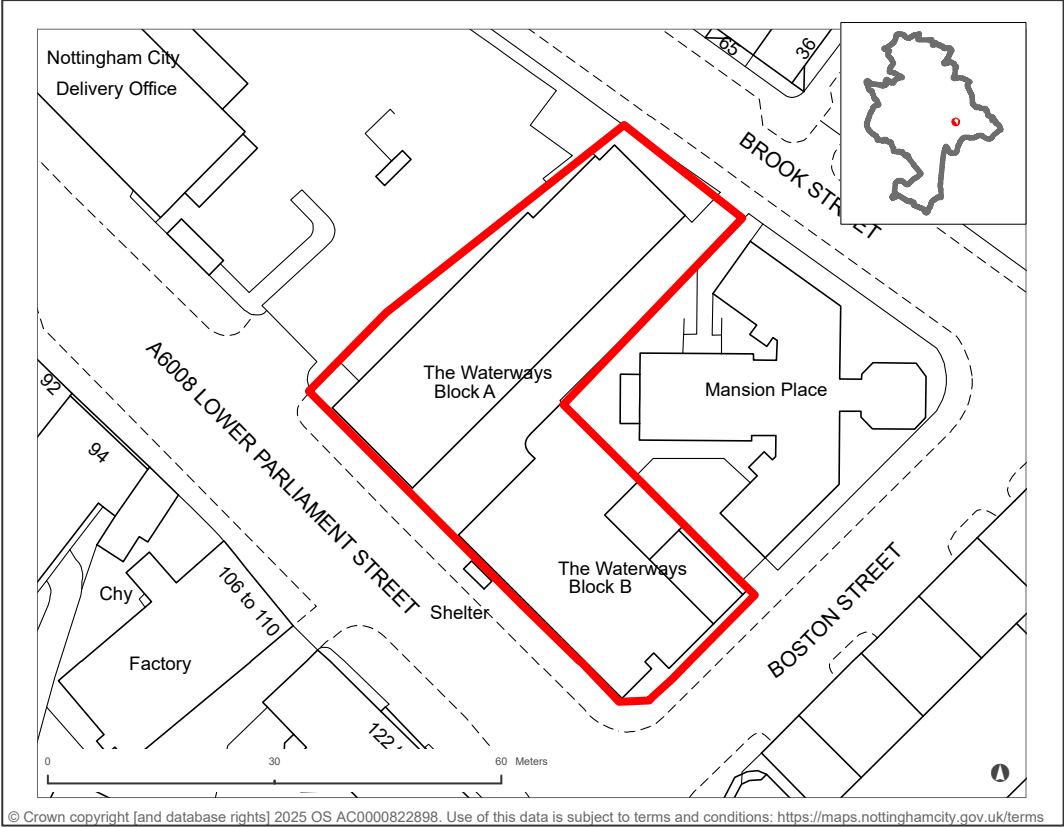


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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Mapperley	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.08 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 2: Medium house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/02374/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

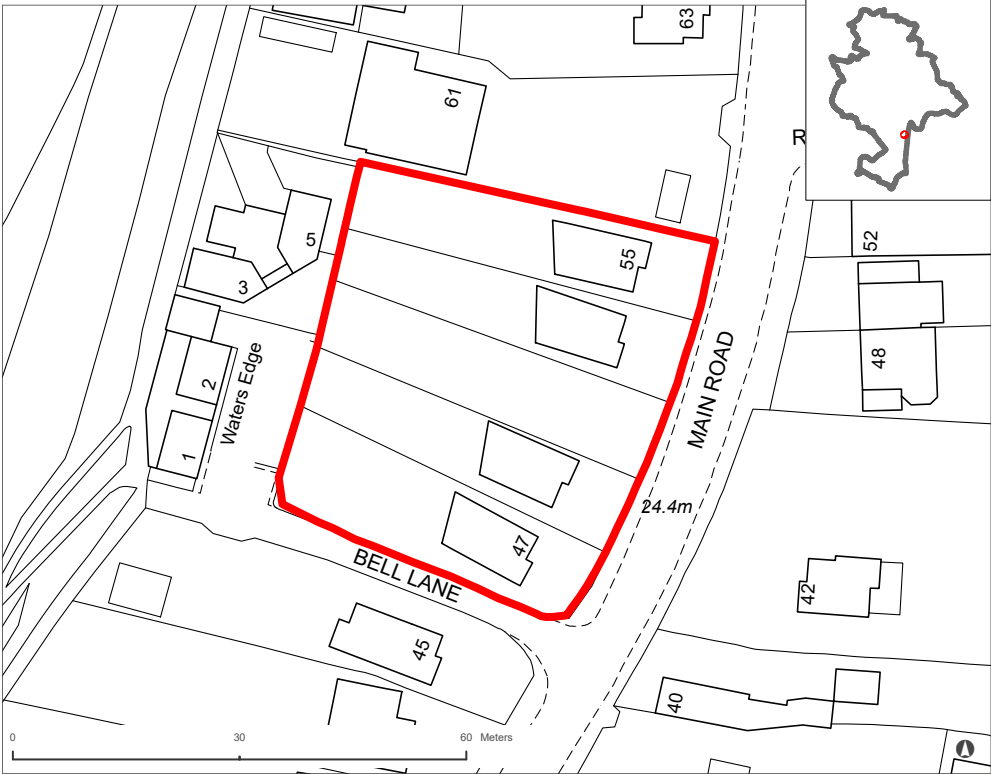
<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 6 dwelling/s <b>Proposed Yield 2024/29:</b> 6 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b> Recent permission	
<b>Date first added to SHLAA:</b>	
<b>Easting:</b> 457497 <b>Northing:</b> 341260	<b>Last updated date:</b>

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



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> St Ann's	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.21 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/01294/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> Yes <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 191 dwelling/s <b>Proposed Yield 2024/29:</b> 191 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Date first added to SHLAA:</b>	
<b>Easting:</b> 457879 <b>Northing:</b> 339995	<b>Last updated date:</b>



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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Clifton West	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.23 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 2: Medium house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 22/00981/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

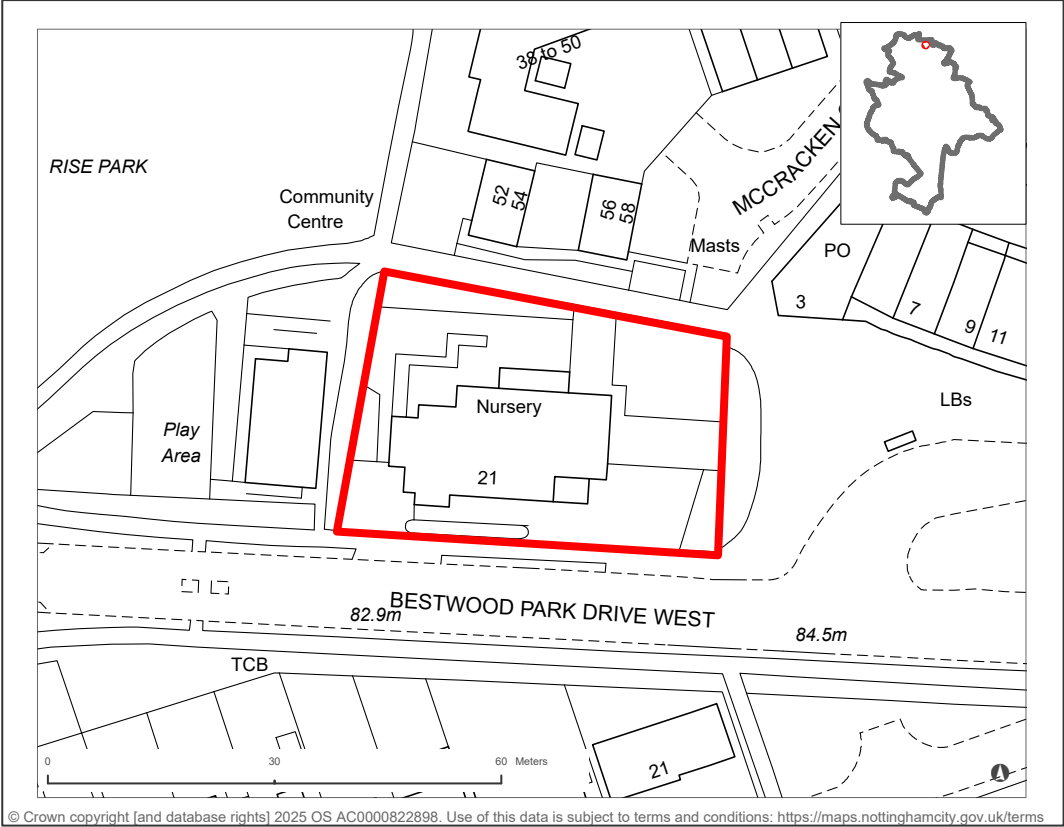
<b>Constraints (Heritage Assets):</b>	<b>Constraints (Ecology):</b>
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites: :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	<b>Constraints (Air Quality):</b>
<b>Flood Zone 3-1 in 100 years:</b> Yes	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Net Dwellings:</b> 5 dwelling/s
<b>Proposed Yield 2024/29:</b> 5 dwelling/s
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s
<b>Reasoned Justification:</b>
Recent permission

<b>Easting:</b> 456574 <b>Northing:</b> 337036	<b>Date first added to SHLAA:</b> 04/01/2023
	<b>Last updated date:</b>

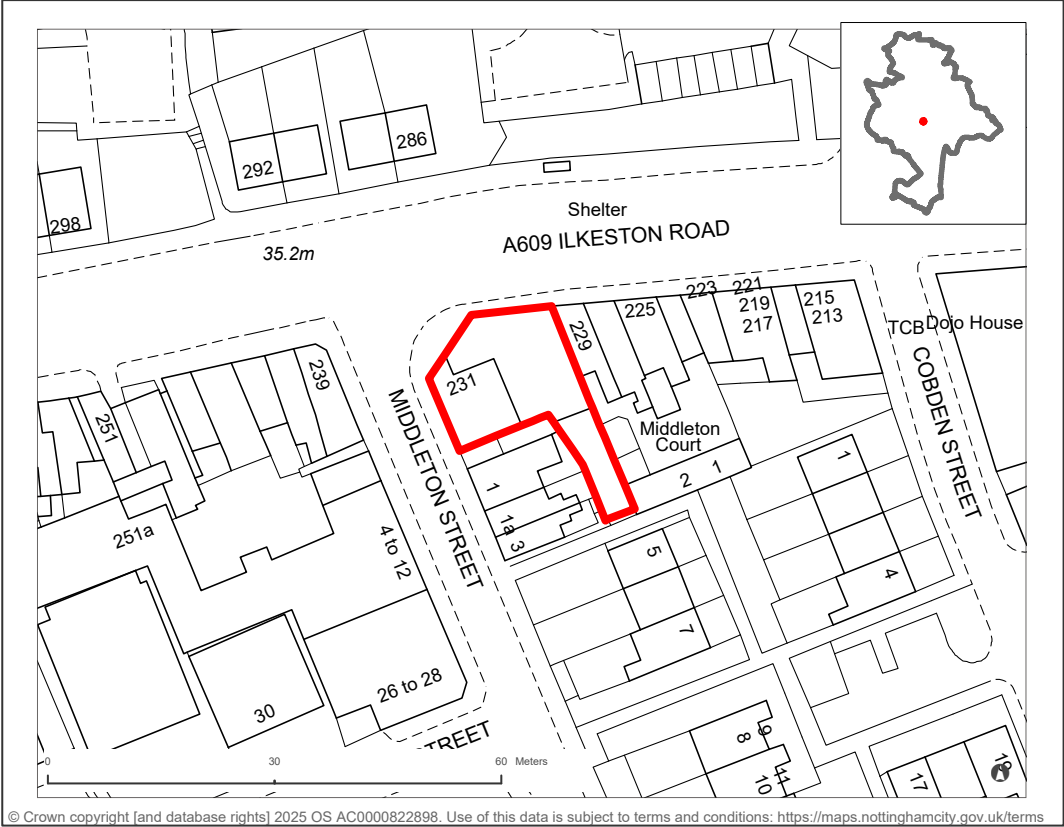


Site ID: 2597 21 Bestwood Park Drive West, Nottingham , NG5 5EJ



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Bulwell Forest	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.15 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/02723/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 9 dwelling/s <b>Proposed Yield 2024/29:</b> 9 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b> Recent permission	
<b>Easting:</b> 455470 <b>Northing:</b> 346219	<b>Date first added to SHLAA:</b> 04/01/2023 <b>Last updated date:</b>



**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:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 9 dwelling/s

**Proposed Yield 2024/29:** 9 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

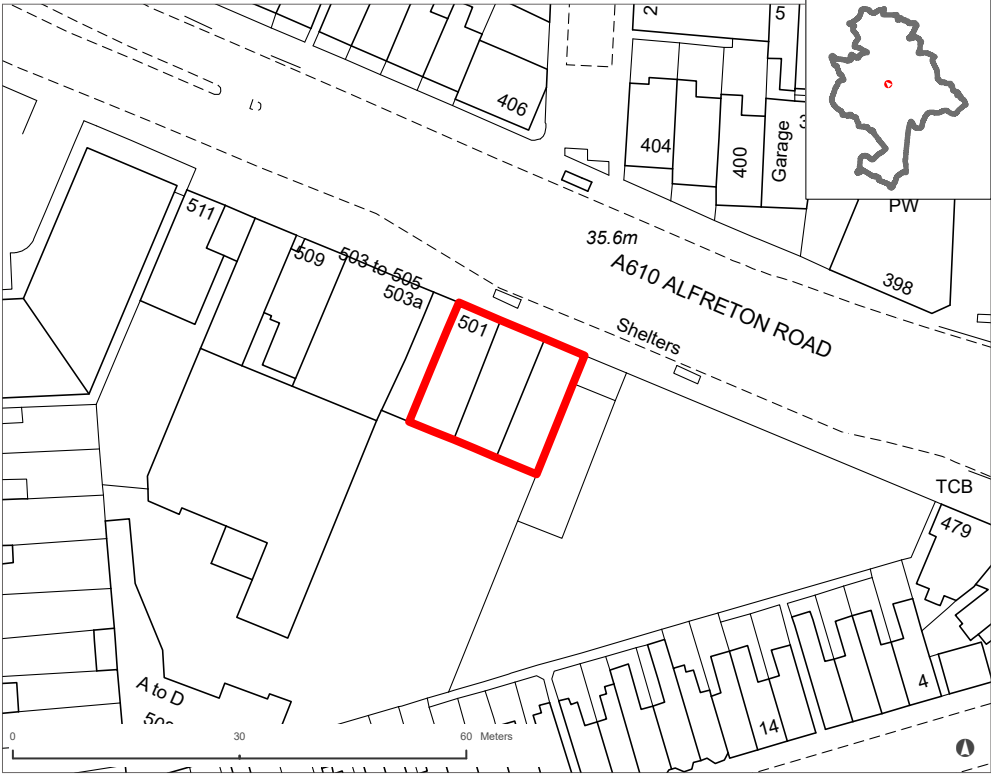
Recent permission

**Easting:** 455265 **Northing:** 340087

**Date first added to SHLAA:** 04/01/2023

**Last updated date:**

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



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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Hyson Green and Arboretum	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.03 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/02033/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b>	<b>Constraints (Ecology):</b>
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites: :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	<b>Constraints (Air Quality):</b>
<b>Flood Zone 3-1 in 100 years:</b> No	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

**Net Dwellings:** 14 dwelling/s

**Proposed Yield 2024/29:** 14 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

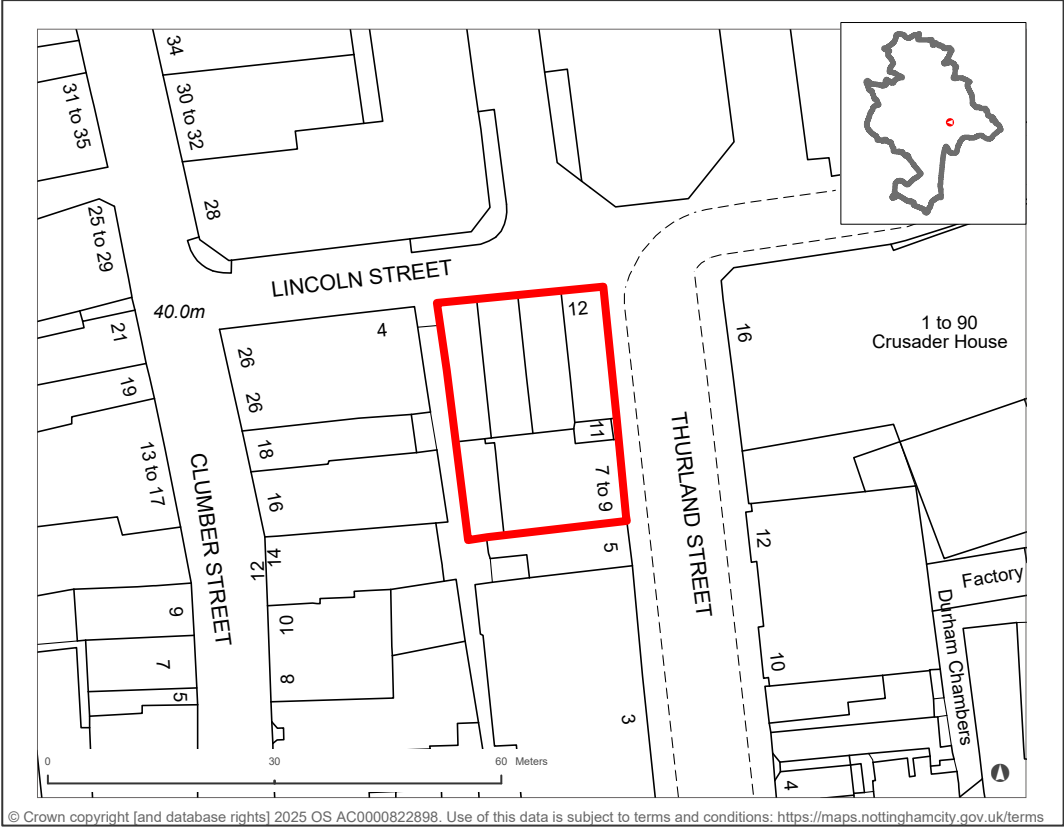
Recent permission

**Easting:** 455257 **Northing:** 341064

**Date first added to SHLAA:** 04/01/2023

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 26 dwelling/s

**Proposed Yield 2024/29:** 26 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**

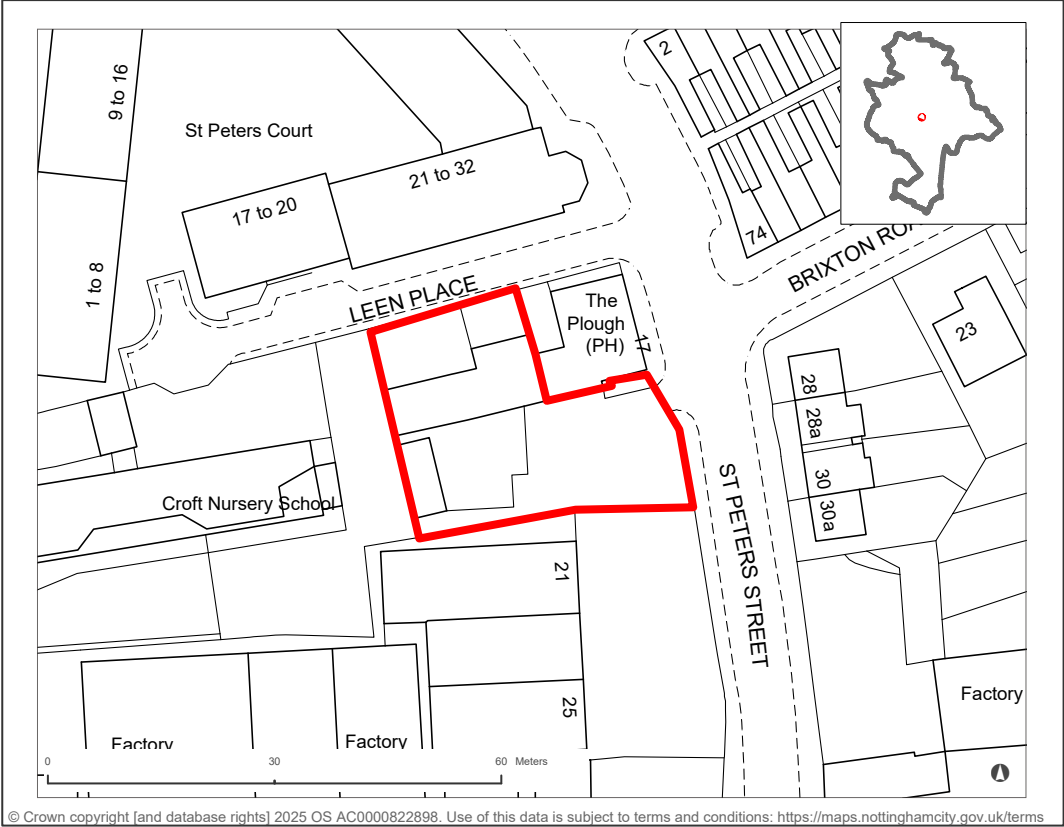
**Overcoming non-standard constraints**

**Date first added to SHLAA:**  
04/01/2023

**Easting:** 457404 **Northing:** 339979

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 12 dwelling/s

**Proposed Yield 2024/29:** 12 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission

**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**

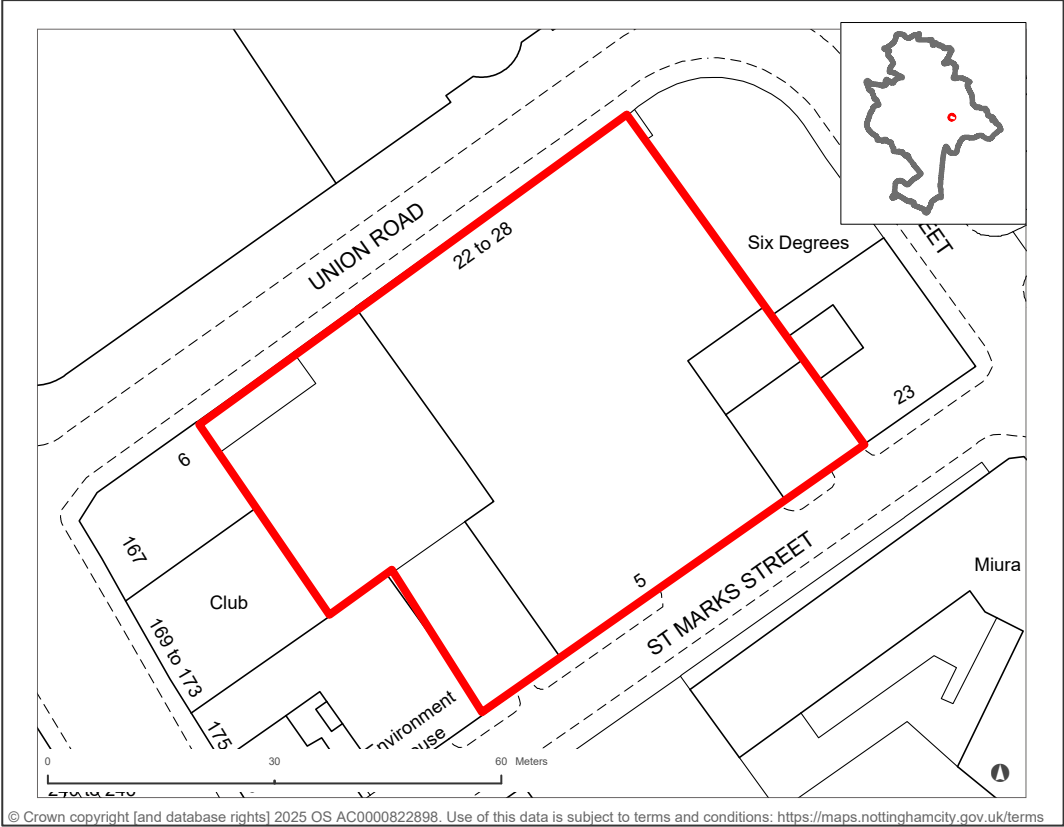
**Overcoming non-standard constraints**

**Easting:** 455145    **Northing:** 340411

**Date first added to SHLAA:**  
04/01/2023

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 249 dwelling/s

**Proposed Yield 2024/29:** 249 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:**

**Reporting Status:** Current outline permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.35 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/00085/POUT

**LAPP Reference:**

**Overcoming non-standard constraints**

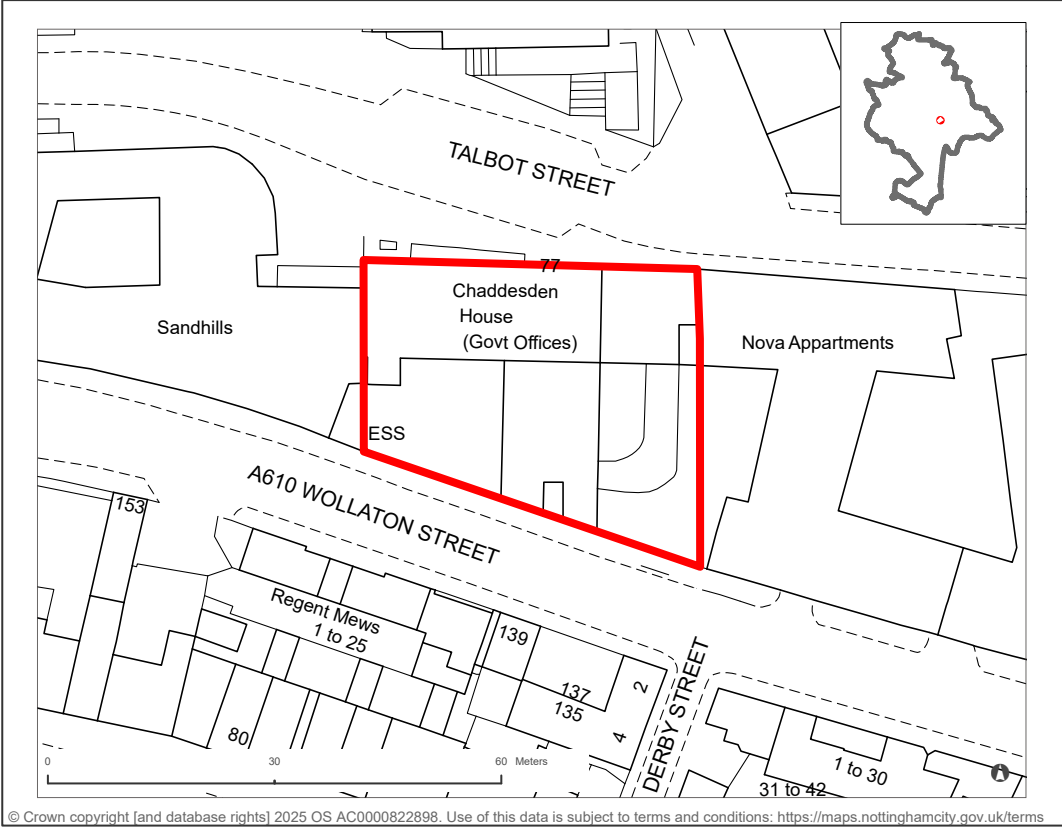
**Easting:** 457601 **Northing:** 340415

**Date first added to SHLAA:**  
23/05/2023

**Last updated date:**



Site ID: 2605 Chaddesden House 77 Talbot Street, Nottingham



**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:**  
**Overcoming non-standard constraints**

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 195 dwelling/s

**Proposed Yield 2024/29:** 195 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

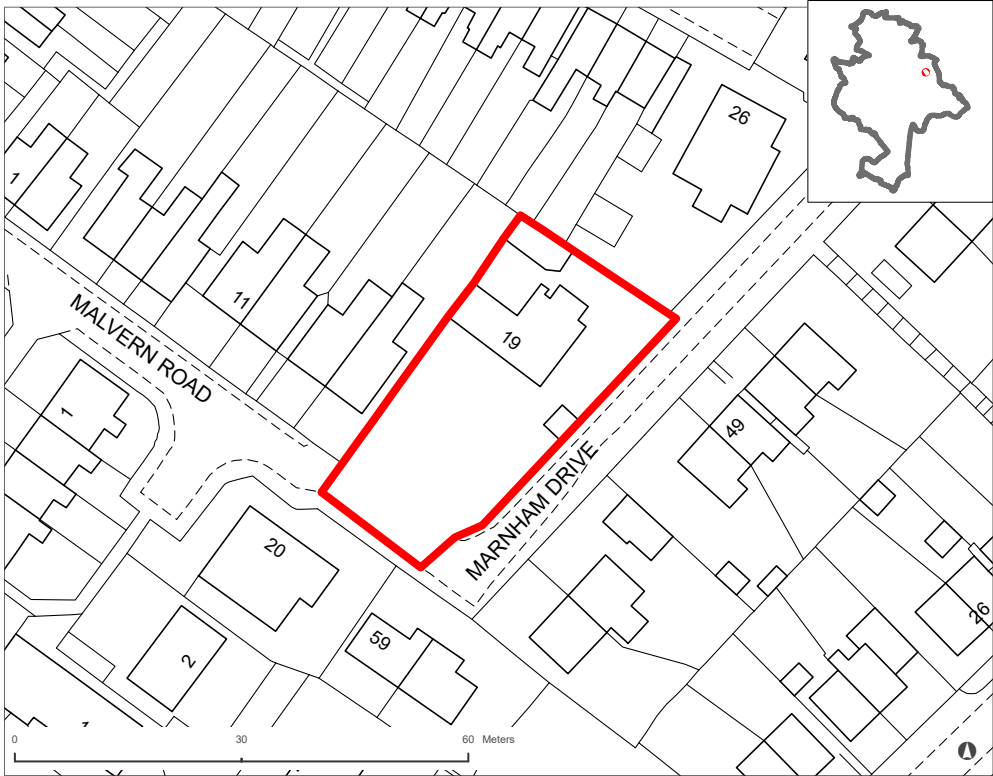
Reasoned Justification:

Recent permission. Agent and Development Management confirmed completion timescales

**Easting:** 456670 **Northing:** 340173

**Date first added to SHLAA:**  
23/05/2023

**Last updated date:**



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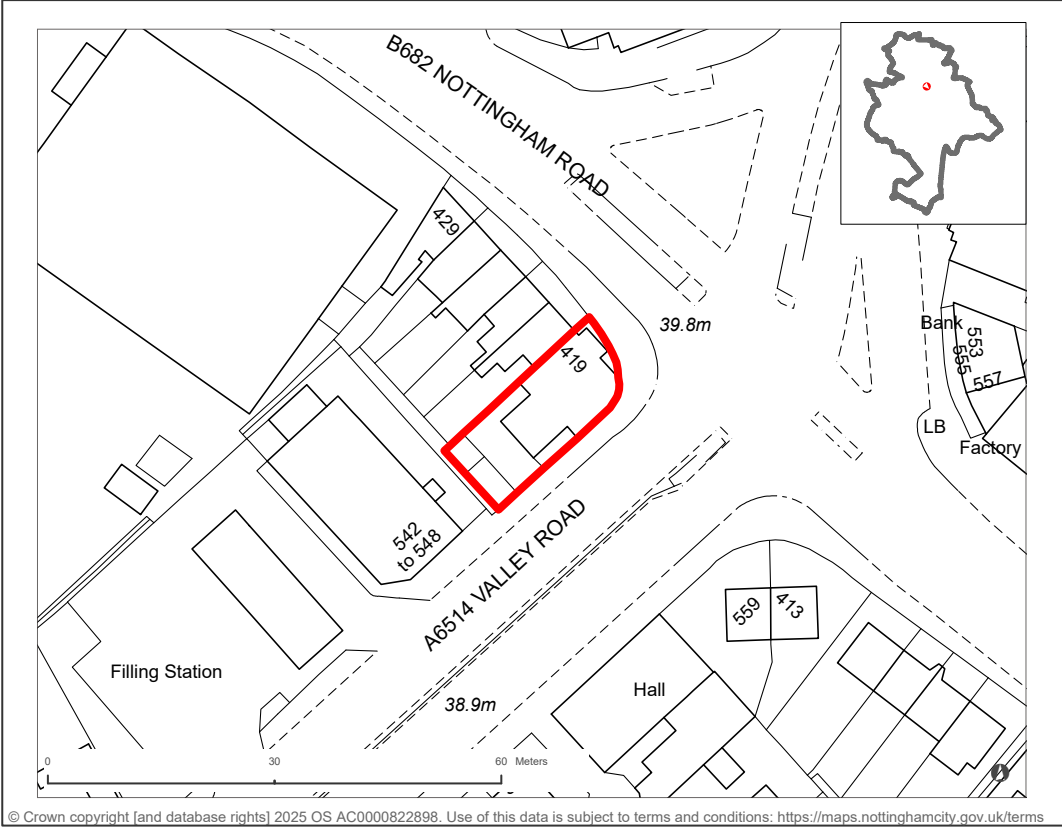
<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Mapperley	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.1 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 2: Medium house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 22/00780/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b>	<b>Constraints (Ecology):</b>
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites: :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	<b>Constraints (Air Quality):</b>
<b>Flood Zone 3-1 in 100 years:</b> No	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Net Dwellings:</b> 3 dwelling/s
<b>Proposed Yield 2024/29:</b> 3 dwelling/s
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s
<b>Reasoned Justification:</b>
Recent permission

<b>Easting:</b> 458114 <b>Northing:</b> 342237	<b>Date first added to SHLAA:</b> 23/05/2023
<b>Last updated date:</b>	

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 4 dwelling/s

**Proposed Yield 2024/29:** 4 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission

**Overall Conclusion:** Deliverable

**Ward:** Basford

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**22/01530/PFUL3

**LAPP Reference:**

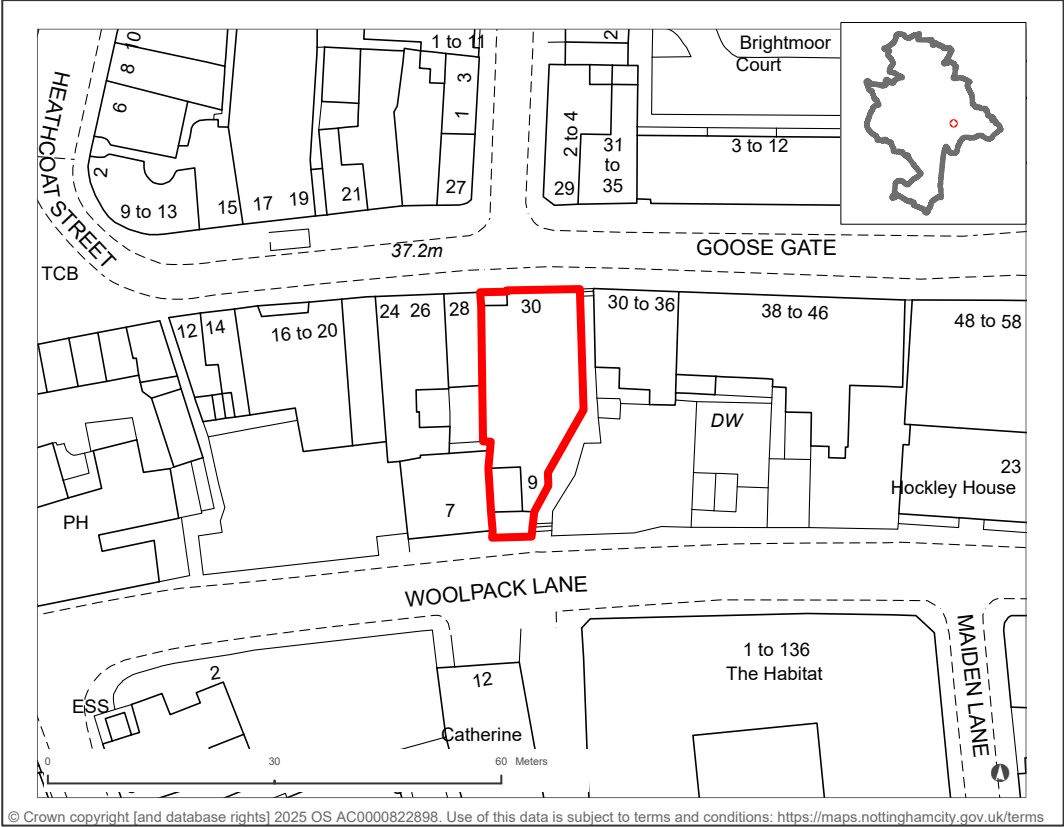
**Overcoming non-standard constraints**

**Easting:** 455535 **Northing:** 342873

**Date first added to SHLAA:**  
23/05/2023

**Last updated date:**

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



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/02586/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 15 dwelling/s

**Proposed Yield 2024/29:** 15 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

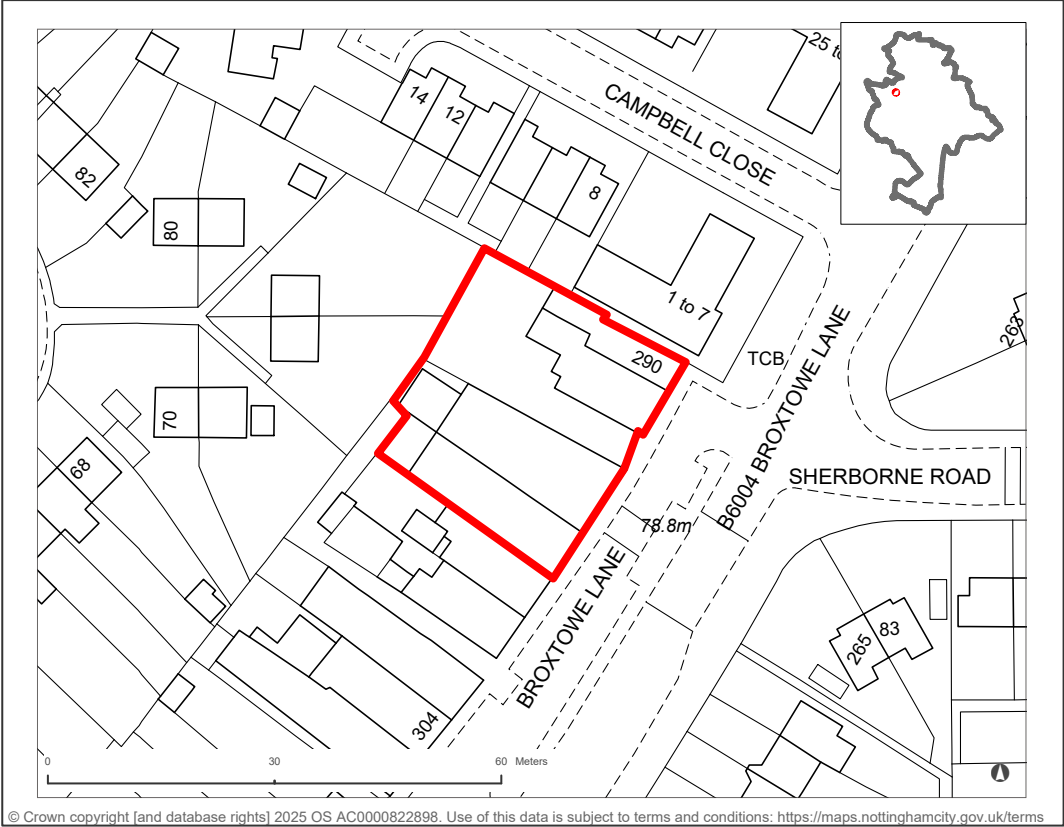
Recent permission

**Date first added to SHLAA:**

23/05/2023

**Easting:** 457705 **Northing:** 339899

**Last updated date:**



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Aspley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:22/01833/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 7 dwelling/s

Proposed Yield 2024/29: 7 dwelling/s

Proposed Yield Beyond 2029: 0 dwelling/s

Reasoned Justification:

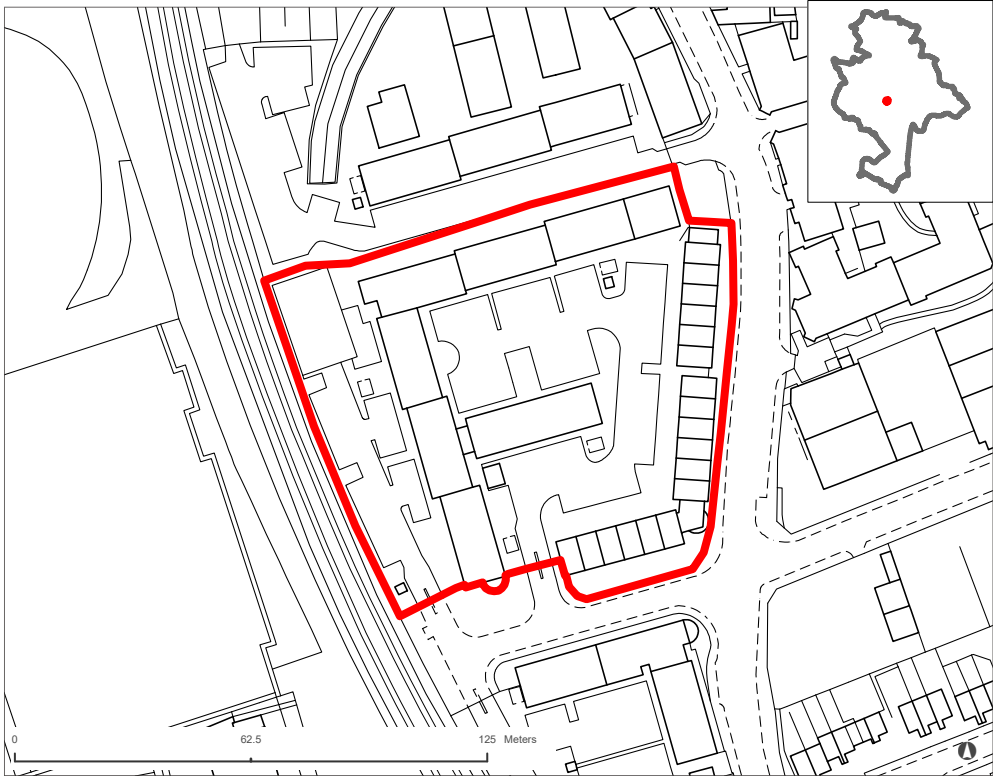
Recent permission

Easting: 453072    Northing: 342410

Date first added to SHLAA: 23/05/2023

Last updated date:

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



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**Overall Conclusion:** Deliverable

**Ward:** Radford

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 1.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 8 dwelling/s

**Proposed Yield 2024/29:** 8 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Recent permission

**Date first added to SHLAA:**

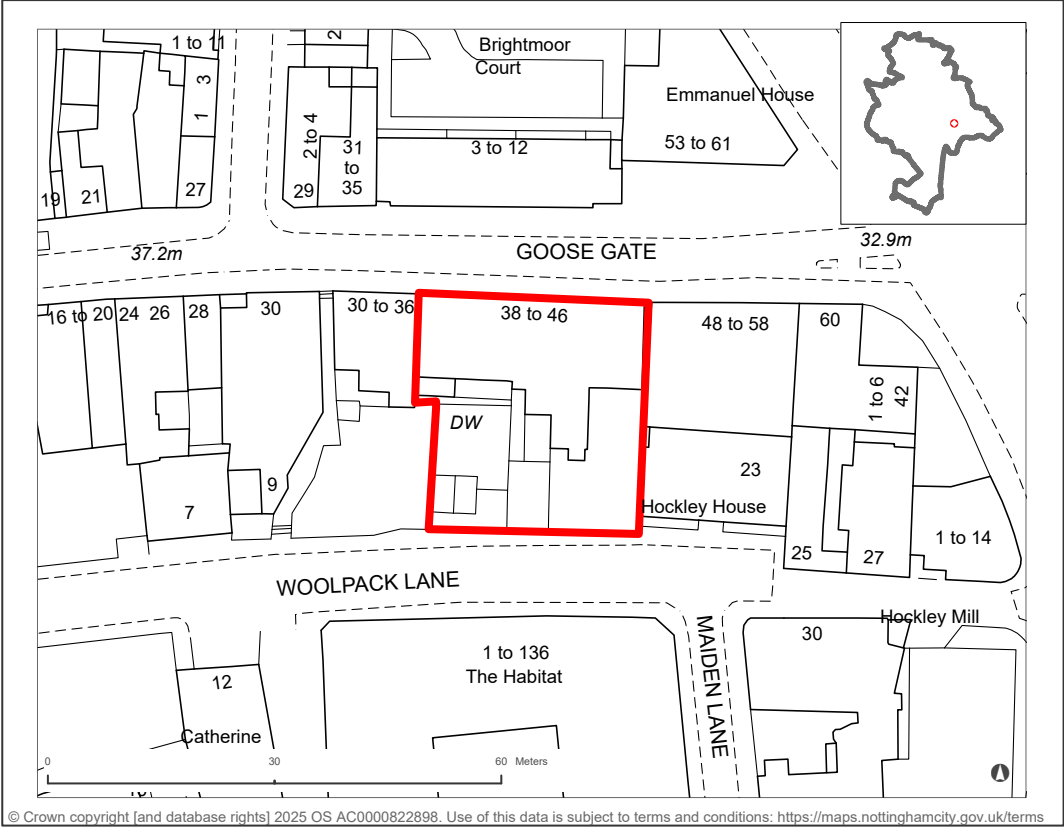
23/05/2023

**Easting:** 455039    **Northing:** 339918

**Last updated date:**



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



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.09 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**21/01479/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 66 dwelling/s

**Proposed Yield 2024/29:** 66 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

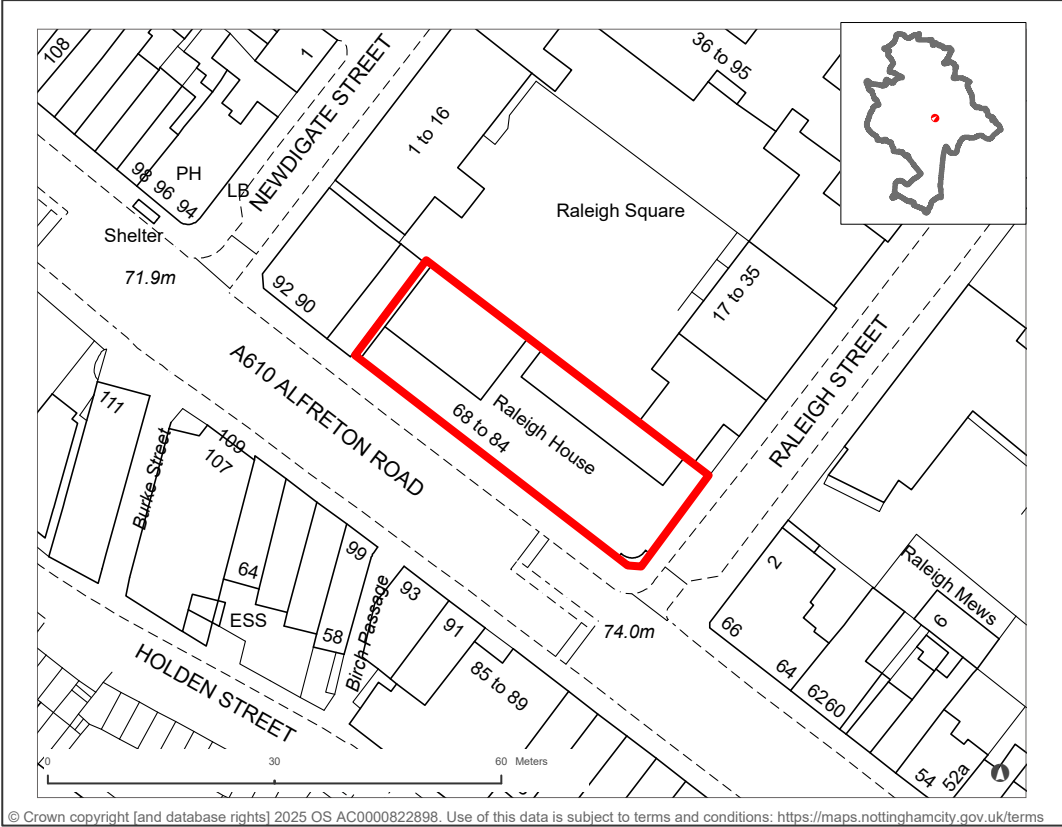
Recent permission, Timescales confirmed by Development Management

**Easting:** 457755 **Northing:** 339930

**Date first added to SHLAA:**  
23/05/2023

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 31 dwelling/s

**Proposed Yield 2024/29:** 31 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission. Timescales confirmed by Development Management

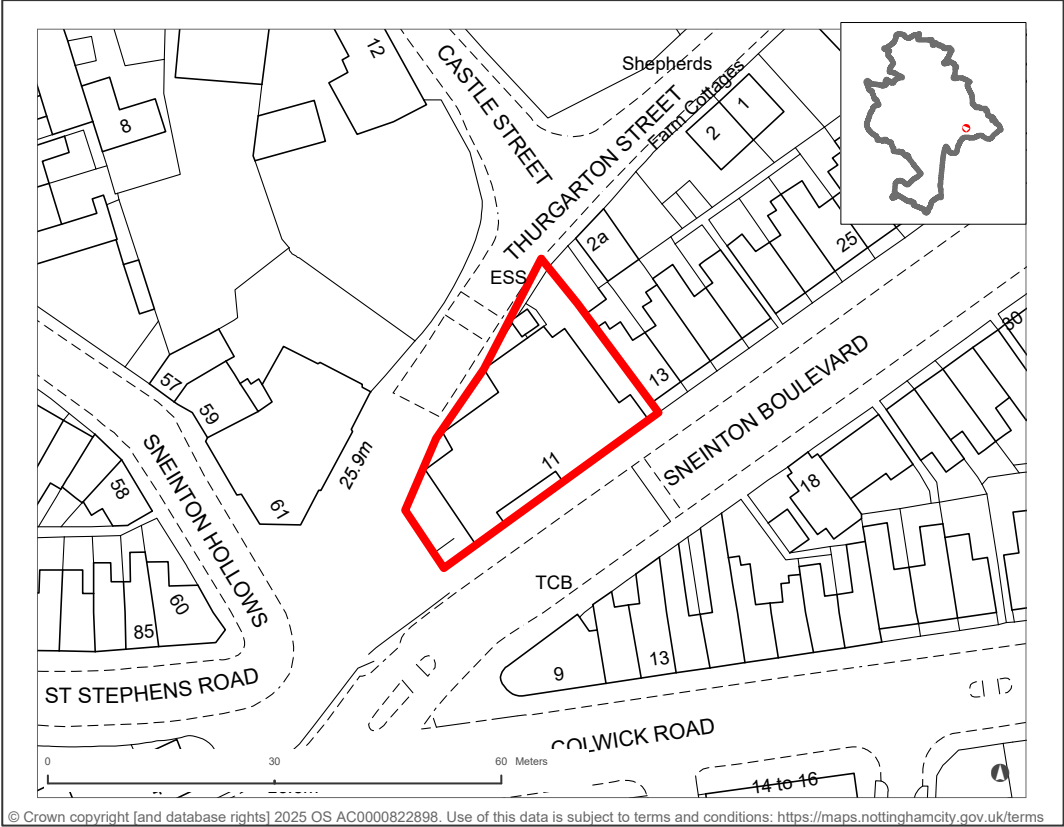
**Overall Conclusion:** Deliverable  
**Ward:** Hyson Green and Arboretum  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.07 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/00899/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Easting:** 456235    **Northing:** 340343

**Date first added to SHLAA:**  
23/05/2023  
**Last updated date:**

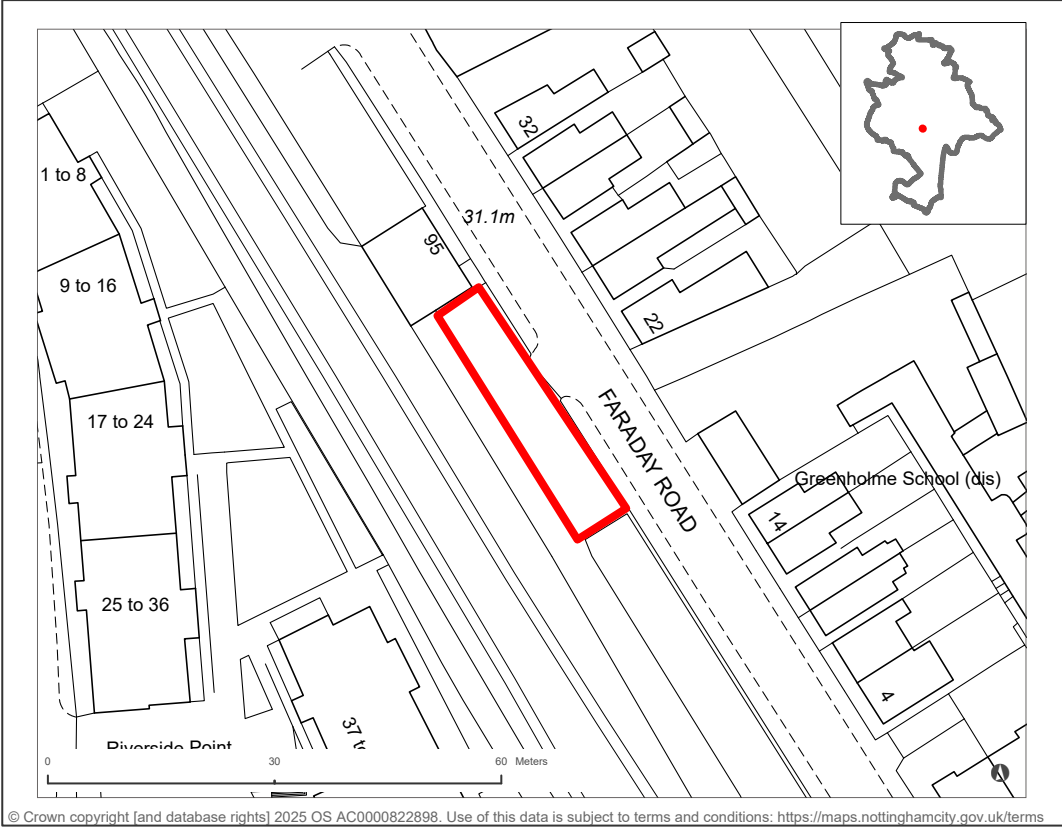
Site ID: 2618 11 Sneinton Boulevard, Nottingham, NG2 4FD



<p><b>Overall Conclusion:</b> Deliverable</p> <p><b>Ward:</b> Dales</p> <p><b>Ownership Status:</b></p> <p><b>Reporting Status:</b> Current full permission</p> <p><b>Site Source:</b> Planning Application/ PREAPP</p> <p><b>Existing Use:</b></p>	<p><b>Land Type:</b> Brownfield</p> <p><b>Planning Status:</b> Permissioned</p> <p><b>Construction Status:</b> No</p> <p><b>Site Area:</b> 0.06 (Hectares)</p> <p><b>Site Viability Zone:</b> Zone 3: Low house prices</p> <p><b>Is the site suitable?</b> Suitable</p> <p><b>Current or Previous Application Ref:</b>22/00562/PFUL3</p> <p><b>LAPP Reference:</b></p> <p><b>Overcoming non-standard constraints</b></p>
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<p><b>Constraints (Heritage Assets):</b></p> <p><b>Scheduled Ancient Monument:</b> No</p> <p><b>Conservation Area:</b> Yes</p> <p><b>Listed Building :</b> No</p> <p><b>Historic Parks and Gardens :</b> No</p> <p><b>Archaeological Sites: :</b> Yes</p> <p><b>Local Interest Buildings:</b> No</p>	<p><b>Constraints (Ecology):</b></p> <p><b>SSSI:</b> No</p> <p><b>Open Space Network:</b> No</p> <p><b>Ancient Woodland:</b> No</p> <p><b>Local Nature Reserve:</b> No</p> <p><b>Local Wildlife Sites:</b> No</p> <p><b>TPOs:</b> No</p>
<p><b>Constraints (Flooding):</b></p> <p><b>Flood Zone 3-1 in 100 years:</b> No</p> <p><b>Constraints (Greenbelt):</b></p> <p><b>Greenbelt:</b> No</p>	<p><b>Constraints (Air Quality):</b></p> <p><b>AQMA:</b> Yes</p>
<p><b>Net Dwellings:</b> 14 dwelling/s</p> <p><b>Proposed Yield 2024/29:</b> 14 dwelling/s</p> <p><b>Proposed Yield Beyond 2029:</b> 0 dwelling/s</p> <p><b>Reasoned Justification:</b></p> <p>Recent permission</p>	
<p><b>Easting:</b> 458725 <b>Northing:</b> 339526</p> <p><b>Date first added to SHLAA:</b> 23/05/2023</p> <p><b>Last updated date:</b></p>	

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 11 dwelling/s

**Proposed Yield 2024/29:** 11 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

Recent permission

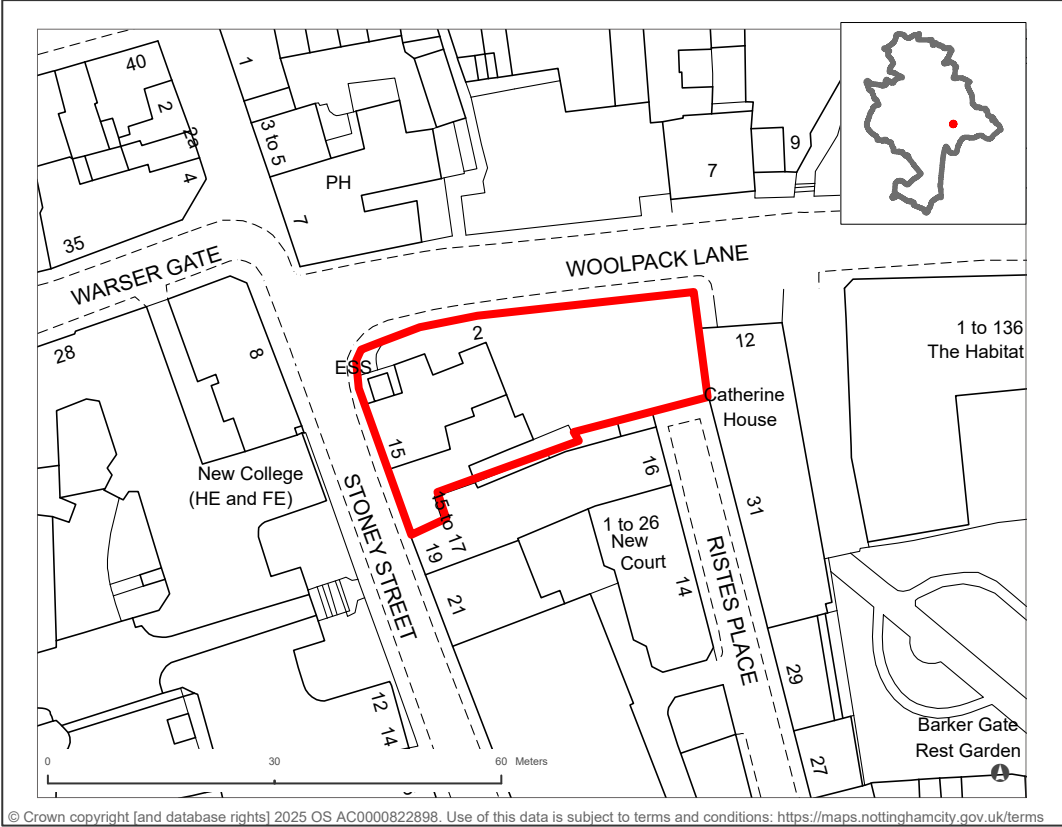
**Overall Conclusion:** Deliverable  
**Ward:** Radford  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** 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:**  
**Overcoming non-standard constraints**

**Easting:** 455227 **Northing:** 339483

**Date first added to SHLAA:**  
23/05/2023  
**Last updated date:**

Site ID: 2620 15 - 17 Stoney Street, Nottingham



**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.08 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**23/01446/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 10 dwelling/s

**Proposed Yield 2024/29:** 10 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Recent permission

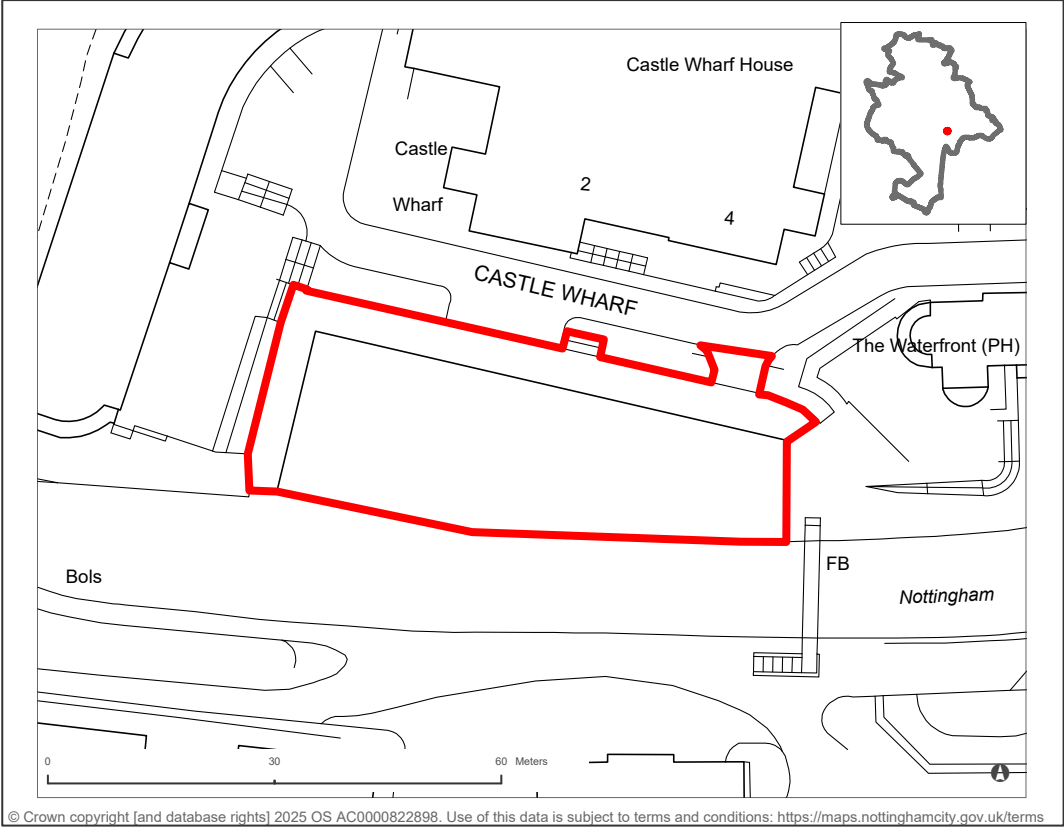
**Date first added to SHLAA:**

23/05/2023

**Easting:** 457659 **Northing:** 339856

**Last updated date:**

Site ID: 2622 British Waterways Building Castle Wharf



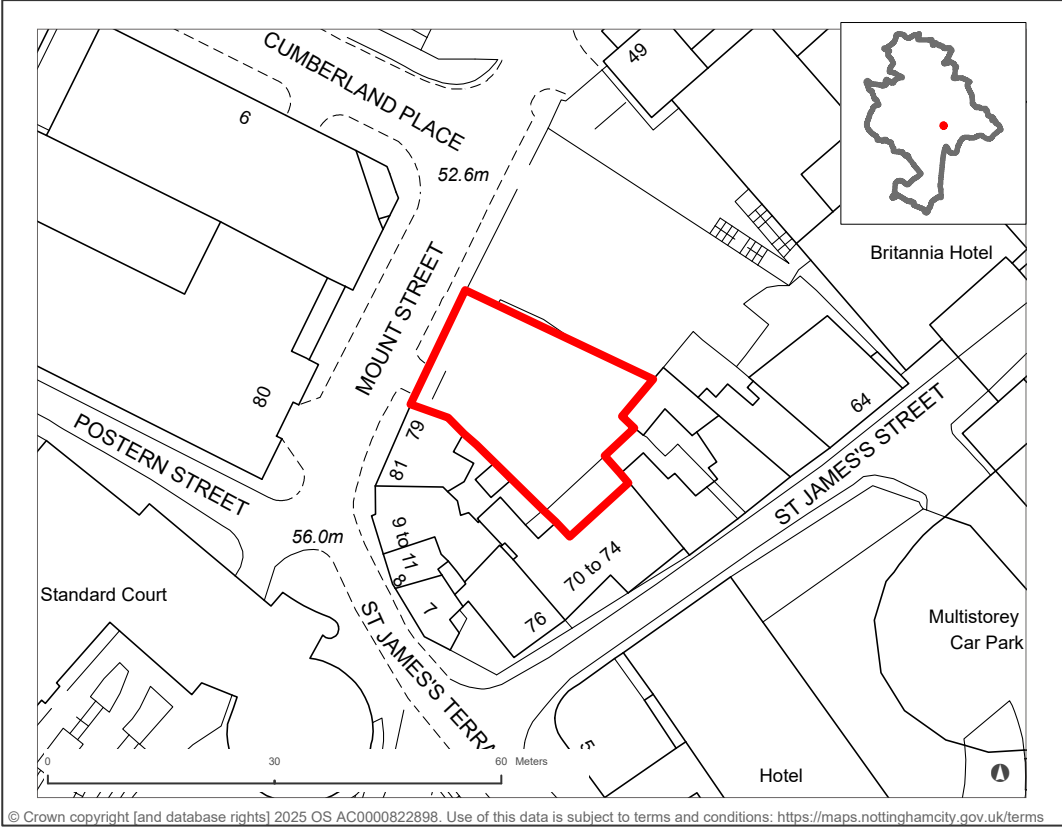
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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Castle	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> Yes
<b>Reporting Status:</b> Under Construction	<b>Site Area:</b> 0.18 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/02662/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> Yes <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> Yes <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> Yes	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 95 dwelling/s <b>Proposed Yield 2024/29:</b> 95 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b> Recent permission. Timescales confirmed by Development Management	
<b>Date first added to SHLAA:</b>	
<b>Easting:</b> 457159 <b>Northing:</b> 339310	<b>Last updated date:</b>



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



**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:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 11 dwelling/s

**Proposed Yield 2024/29:** 11 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

Permission for 11 dwellings

**Date first added to SHLAA:**

**Easting:** 456879    **Northing:** 339762

**Last updated date:**

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



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**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.06 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:** 22/02420/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**  
**Scheduled Ancient Monument:** No  
**Conservation Area:** Yes  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites: :** Yes  
**Local Interest Buildings:** No

**Constraints (Ecology):**  
**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

**Constraints (Flooding):**  
**Flood Zone 3-1 in 100 years:** No

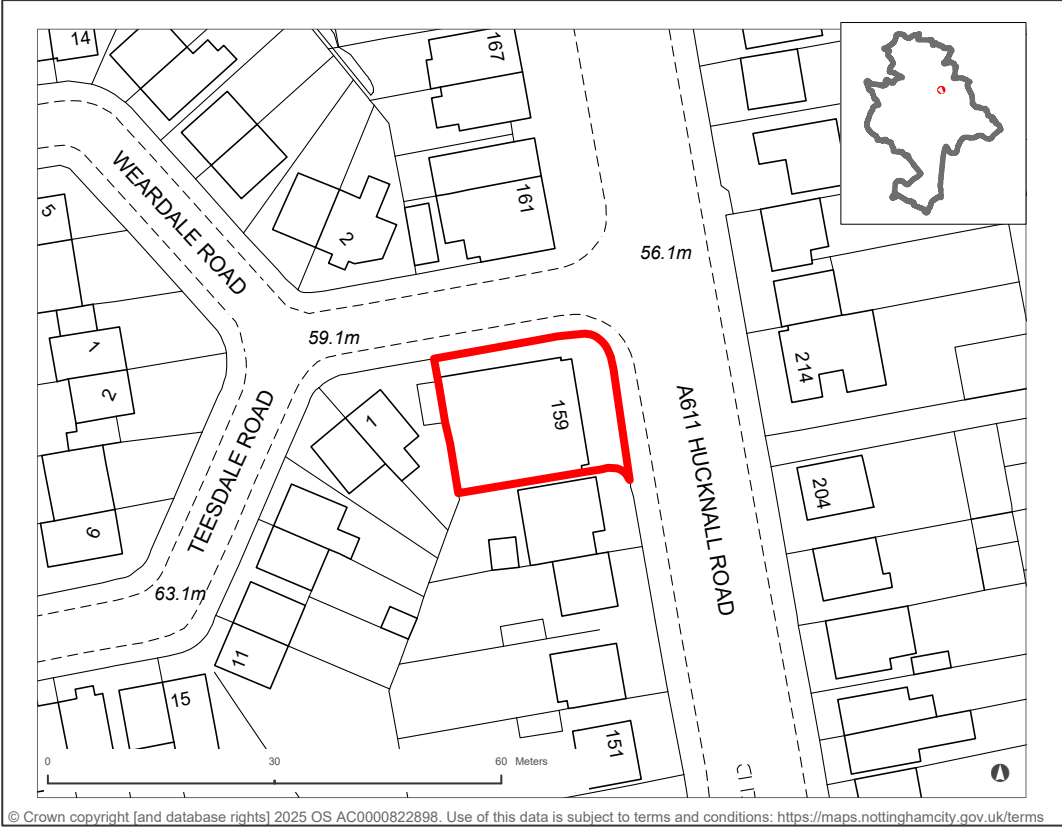
**Constraints (Air Quality):**  
**AQMA:** Yes

**Constraints (Greenbelt):**  
**Greenbelt:** No

**Net Dwellings:** 9 dwelling/s  
**Proposed Yield 2024/29:** 9 dwelling/s  
**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

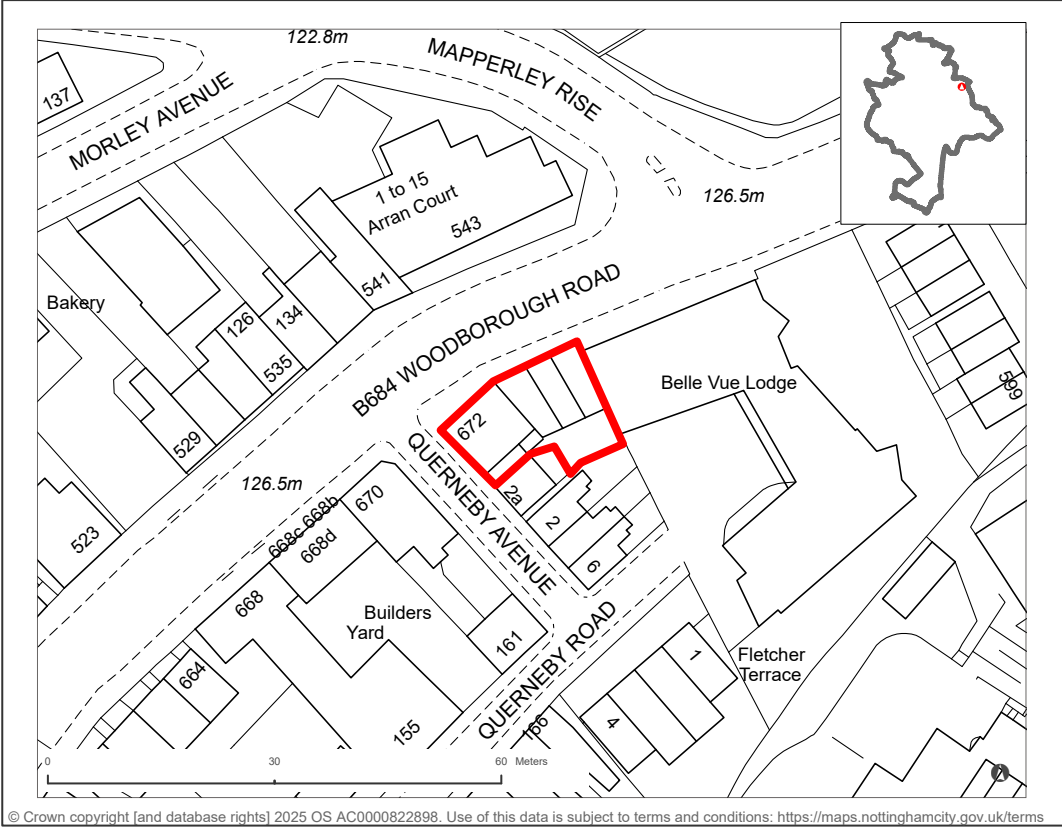
**Date first added to SHLAA:**  
**Easting:** 457186 **Northing:** 339973 **Last updated date:**



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Berridge	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.04 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 22/01525/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

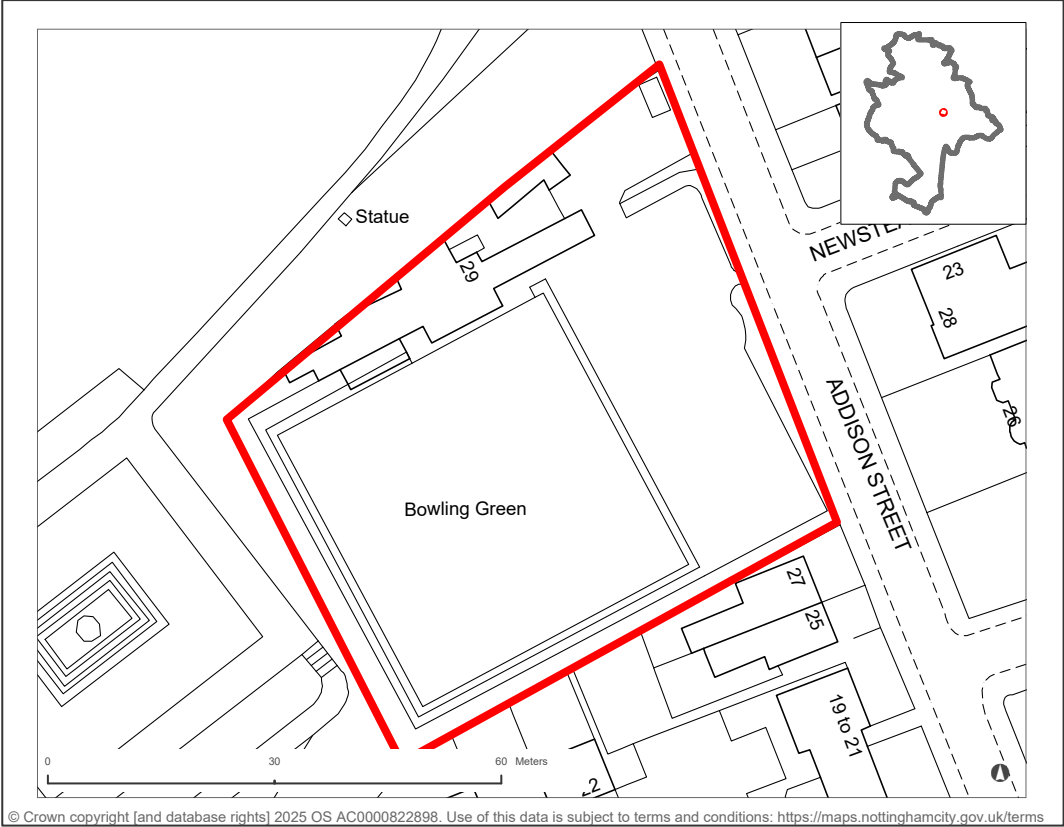
<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 11 dwelling/s <b>Proposed Yield 2024/29:</b> 11 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s  <b>Reasoned Justification:</b>	
<b>Date first added to SHLAA:</b> <b>Easting:</b> 456717 <b>Northing:</b> 342605 <b>Last updated date:</b>	

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



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Mapperley	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.02 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 2: Medium house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 23/00180/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 5 dwelling/s <b>Proposed Yield 2024/29:</b> 5 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s  <b>Reasoned Justification:</b>	
<b>Date first added to SHLAA:</b> <b>Easting:</b> 458368 <b>Northing:</b> 342863 <b>Last updated date:</b>	



**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:** 0.4 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/00779/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 29 dwelling/s  
**Proposed Yield 2024/29:** 29 dwelling/s  
**Proposed Yield Beyond 2029:** 0 dwelling/s

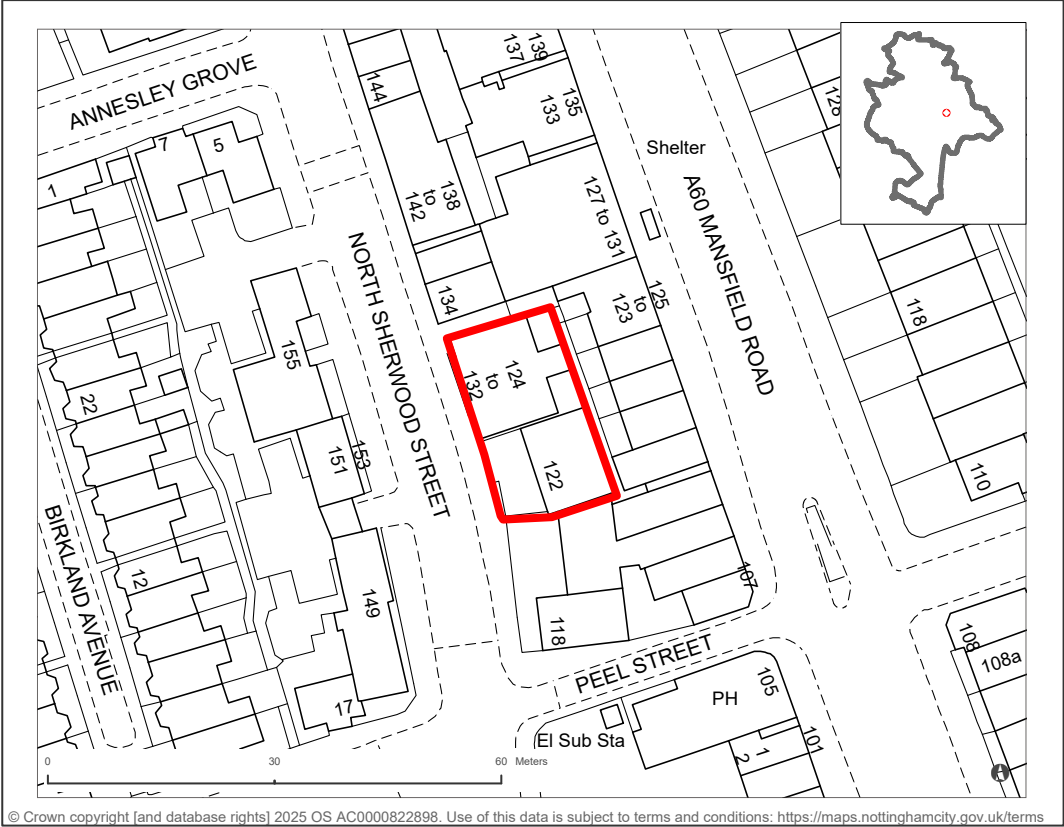
**Reasoned Justification:**

**Date first added to SHLAA:**

**Easting:** 456921 **Northing:** 340775

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/00214/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 3 dwelling/s

**Proposed Yield 2024/29:** 3 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

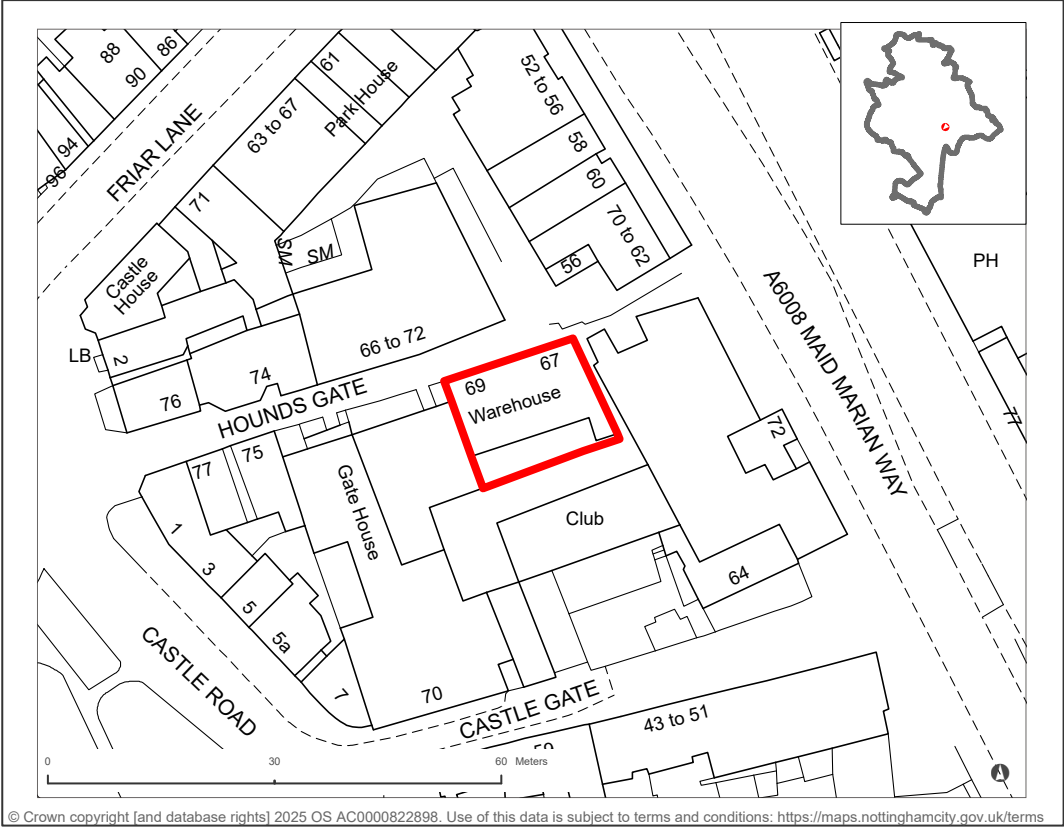
**Reasoned Justification:**

**Date first added to SHLAA:**

**Easting:** 457127 **Northing:** 340746

**Last updated date:**





**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 11 dwelling/s

**Proposed Yield 2024/29:** 11 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

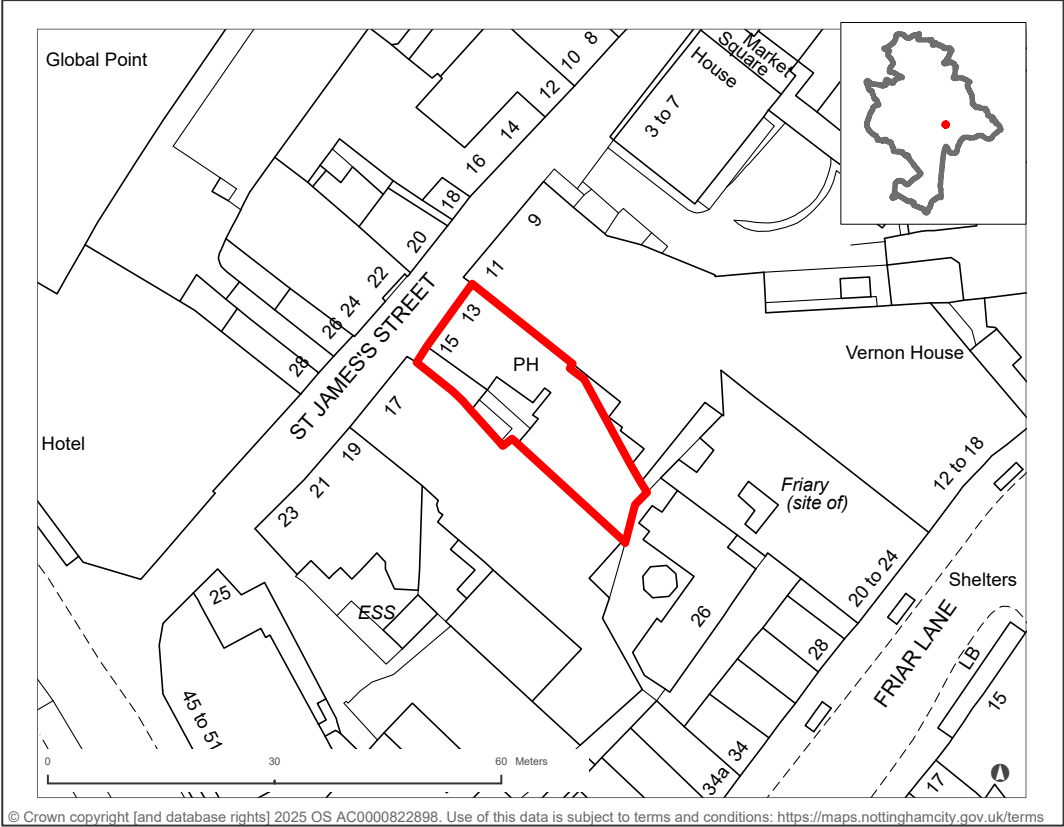
**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:**  
**Site Area:** 0.03 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**21/02448/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 457037 **Northing:** 339616

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 7 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**21/00088/PFUL3

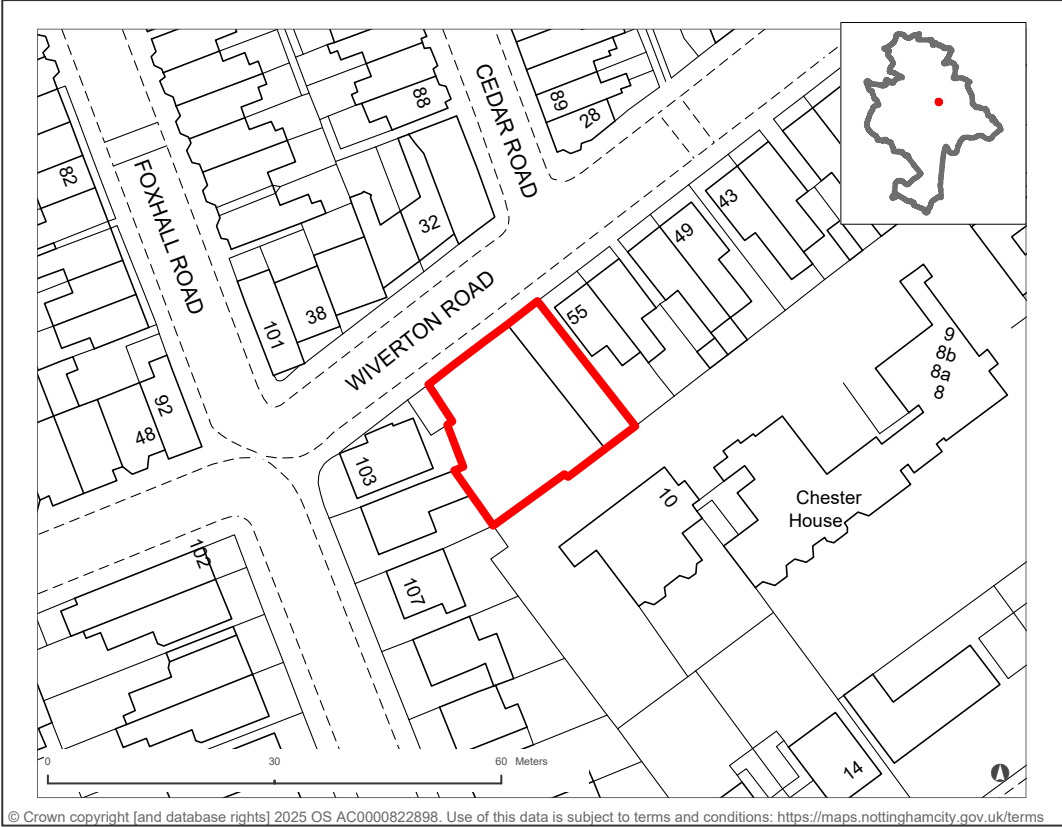
**LAPP Reference:**

**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 457056 **Northing:** 339828

**Last updated date:**



**Overall Conclusion:** Deliverable

**Ward:** Berridge

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/00502/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 6 dwelling/s

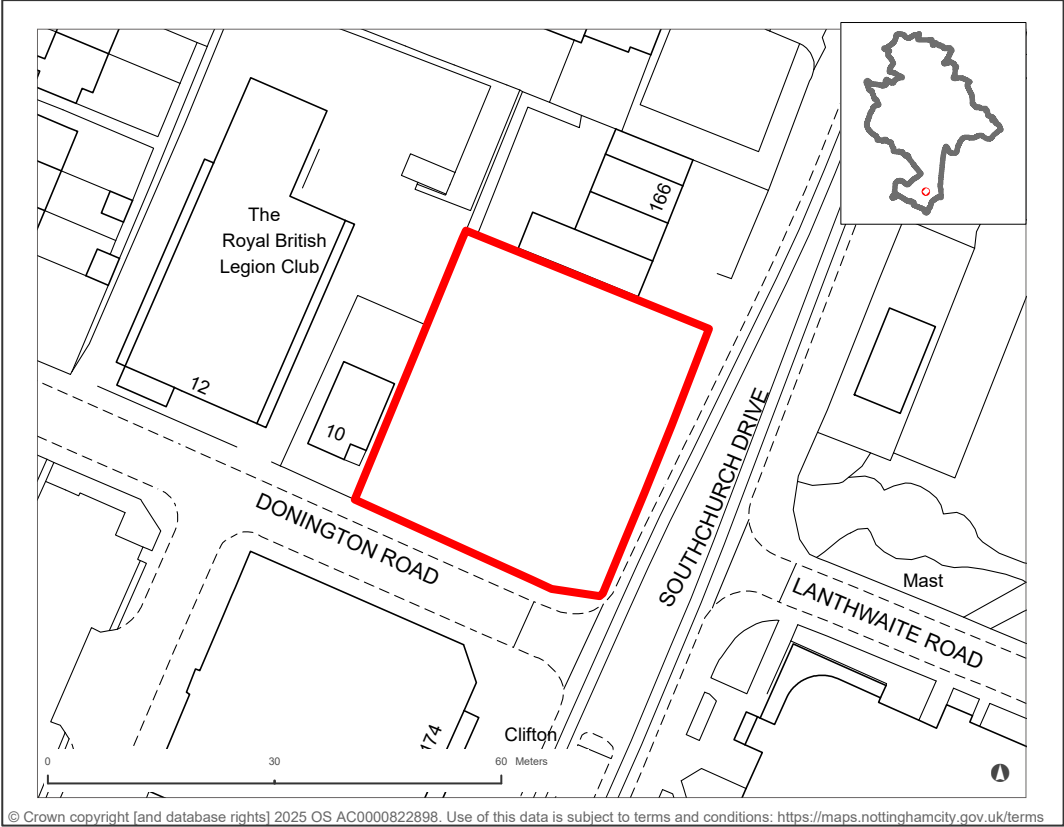
**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

**Easting:** 456514 **Northing:** 341621

**Last updated date:**



**Overall Conclusion:** Deliverable  
**Ward:** Clifton East  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.14 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**23/00997/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 6 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

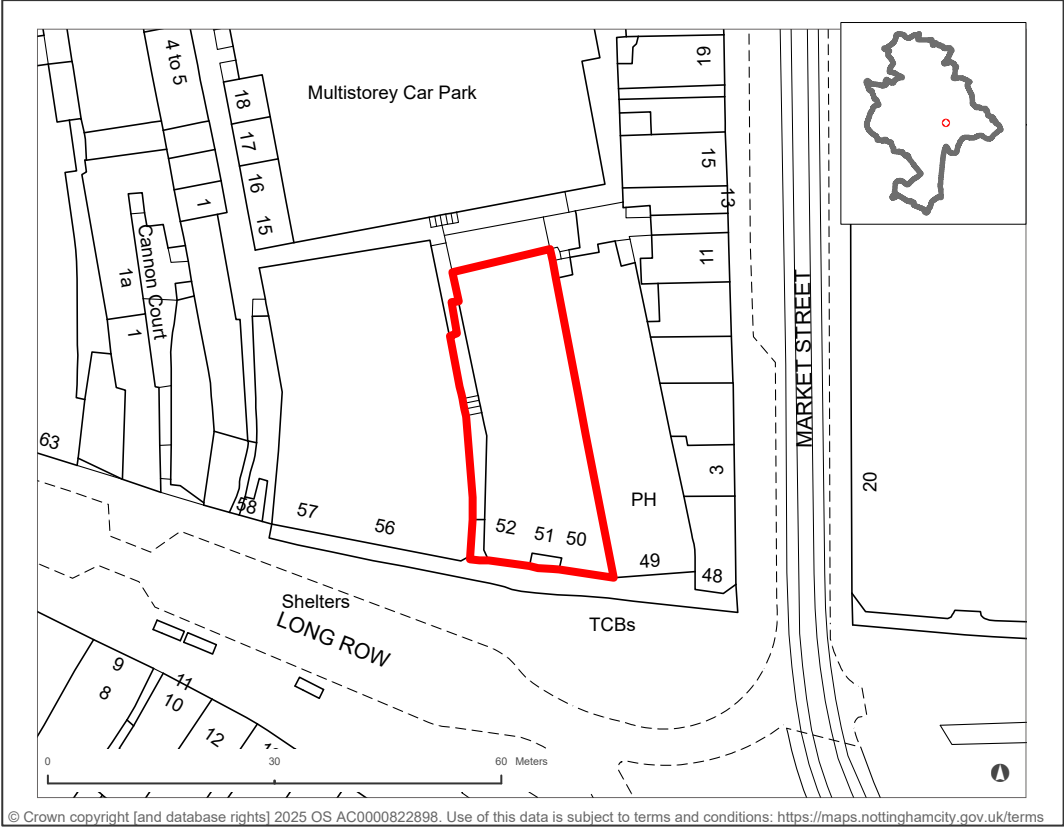
**Reasoned Justification:**

**Date first added to SHLAA:**

**Easting:** 455470 **Northing:** 334398

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 11 dwelling/s

**Proposed Yield 2024/29:** 11 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**22/00411/PFUL3

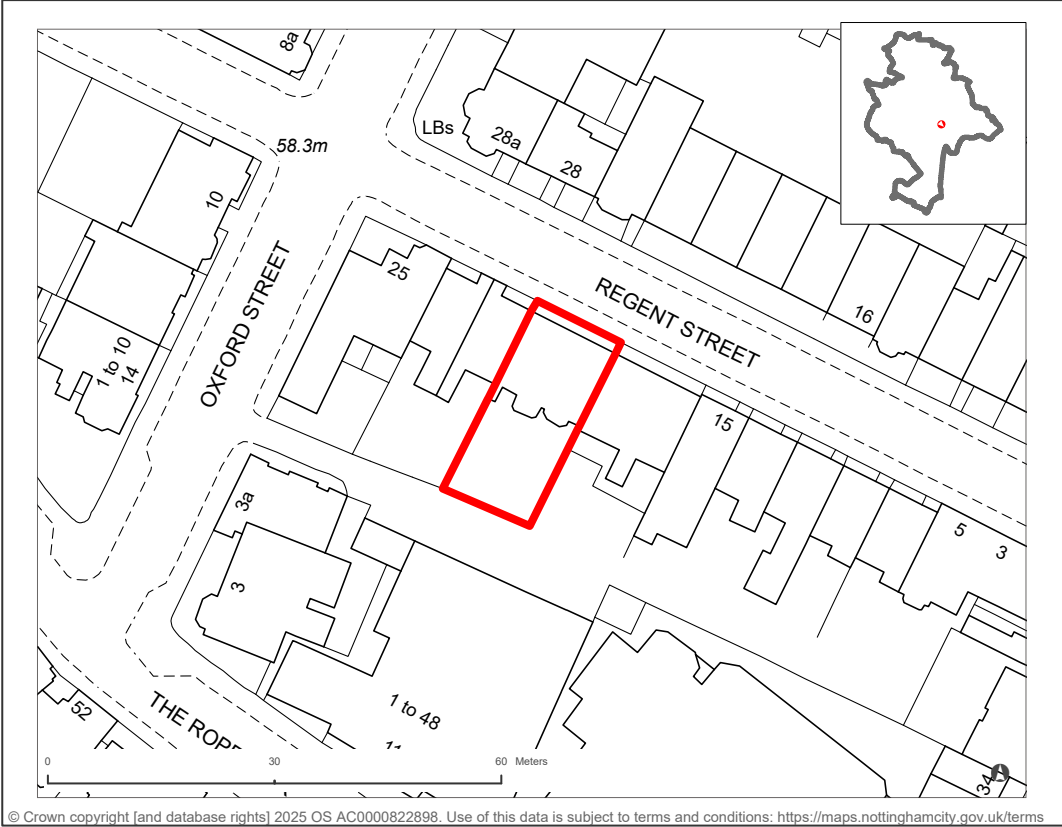
**LAPP Reference:**

**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 457087 **Northing:** 339959

**Last updated date:**



**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/01259/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 6 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

**Easting:** 456722 **Northing:** 339833

**Last updated date:**



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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 14 dwelling/s

**Proposed Yield 2024/29:** 14 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**23/01040/PFUL3

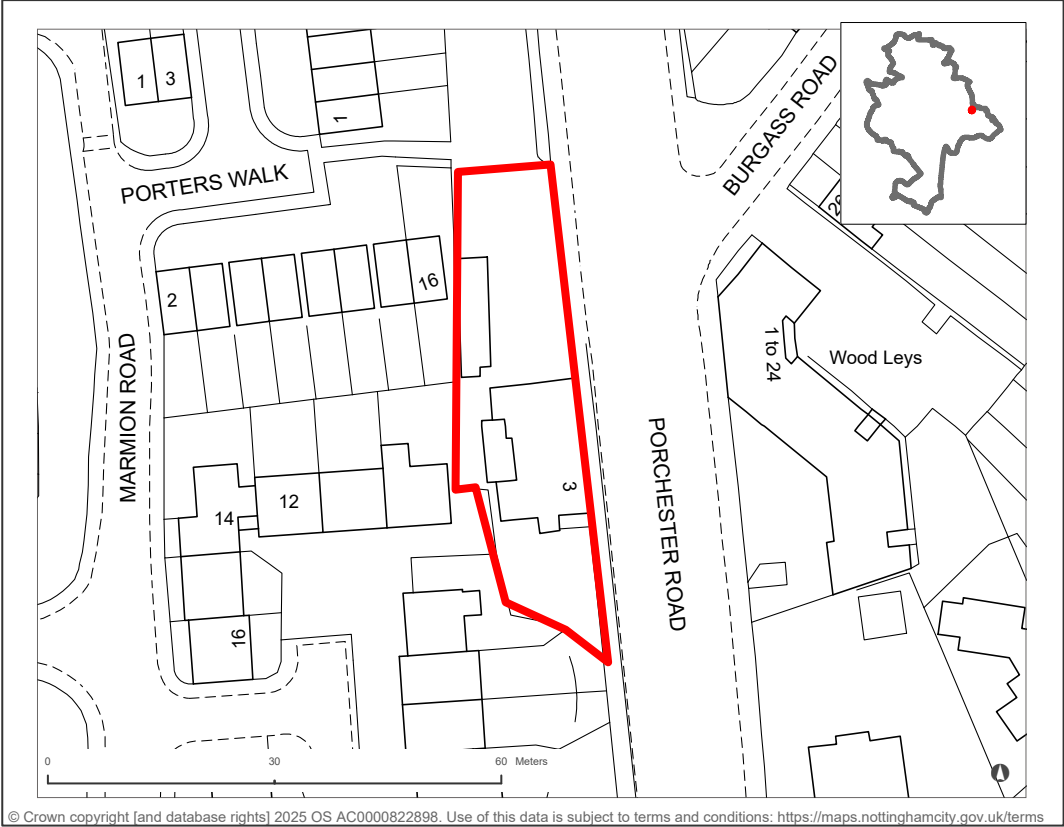
**LAPP Reference:**

**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 457282 **Northing:** 339606

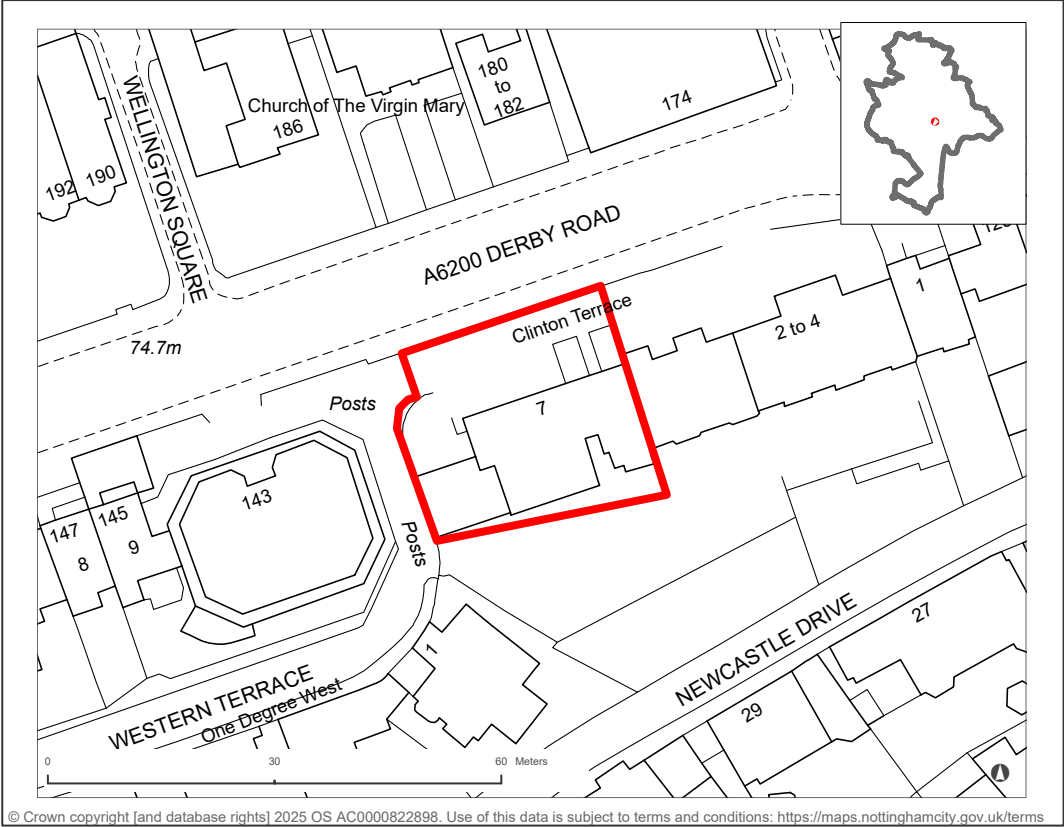
**Last updated date:**



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Mapperley	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.09 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 2: Medium house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 23/01654/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div> <b>Scheduled Ancient Monument:</b> No </div> <div> <b>Conservation Area:</b> No </div> <div> <b>Listed Building :</b> No </div> <div> <b>Historic Parks and Gardens :</b> No </div> <div> <b>Archaeological Sites: :</b> No </div> <div> <b>Local Interest Buildings:</b> No </div>	<b>Constraints (Ecology):</b> <div> <b>SSSI:</b> No </div> <div> <b>Open Space Network:</b> No </div> <div> <b>Ancient Woodland:</b> No </div> <div> <b>Local Nature Reserve:</b> No </div> <div> <b>Local Wildlife Sites:</b> No </div> <div> <b>TPOs:</b> No </div>
<b>Constraints (Flooding):</b> <div> <b>Flood Zone 3-1 in 100 years:</b> No </div>	<b>Constraints (Air Quality):</b> <div> <b>AQMA:</b> Yes </div>
<b>Constraints (Greenbelt):</b> <div> <b>Greenbelt:</b> No </div>	
<b>Net Dwellings:</b> 8 dwelling/s	
<b>Proposed Yield 2024/29:</b> 8 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<div> <b>Date first added to SHLAA:</b> </div> <div> <b>Easting:</b> 459174    <b>Northing:</b> 341035 </div> <div> <b>Last updated date:</b> </div>	

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 15 dwelling/s

**Proposed Yield 2024/29:** 15 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

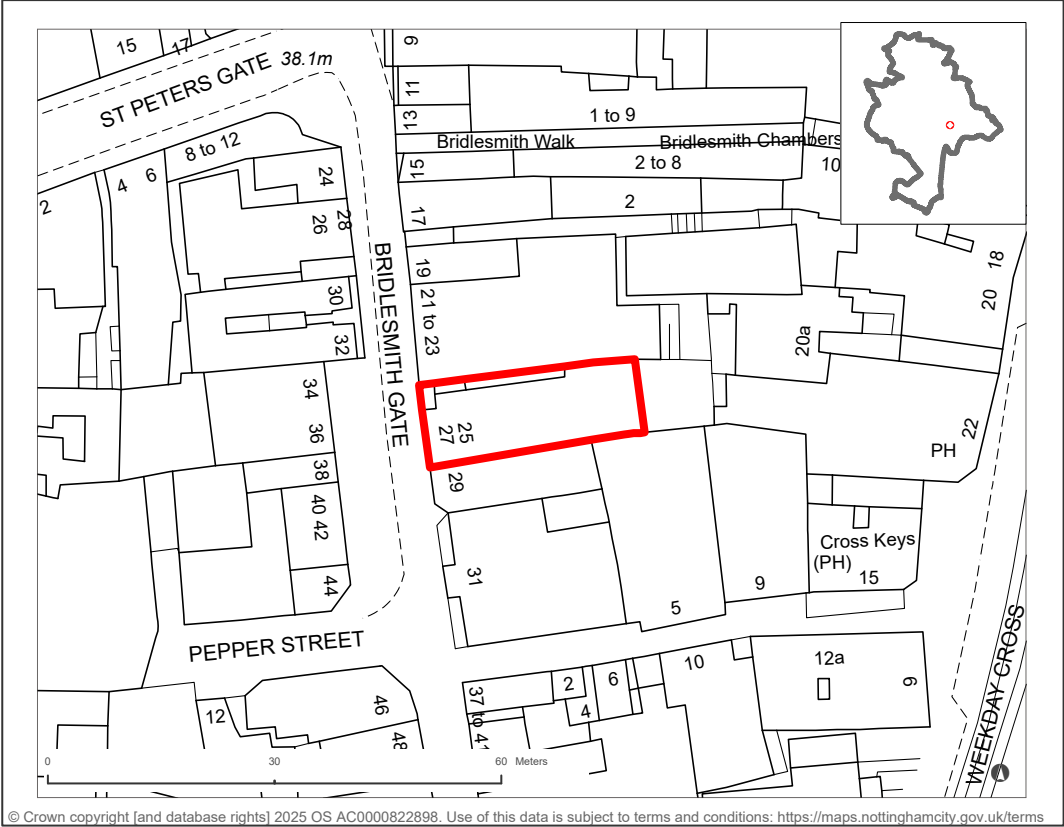
**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:**  
**Reporting Status:** Current full permission  
**Site Source:** Planning Application/ PREAPP  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Permissioned  
**Construction Status:** No  
**Site Area:** 0.08 (Hectares)  
**Site Viability Zone:** Zone 3: Low house prices  
**Is the site suitable?** Suitable  
**Current or Previous Application Ref:**22/00587/PFUL3  
**LAPP Reference:**  
**Overcoming non-standard constraints**

**Date first added to SHLAA:**

**Easting:** 456228 **Northing:** 340040

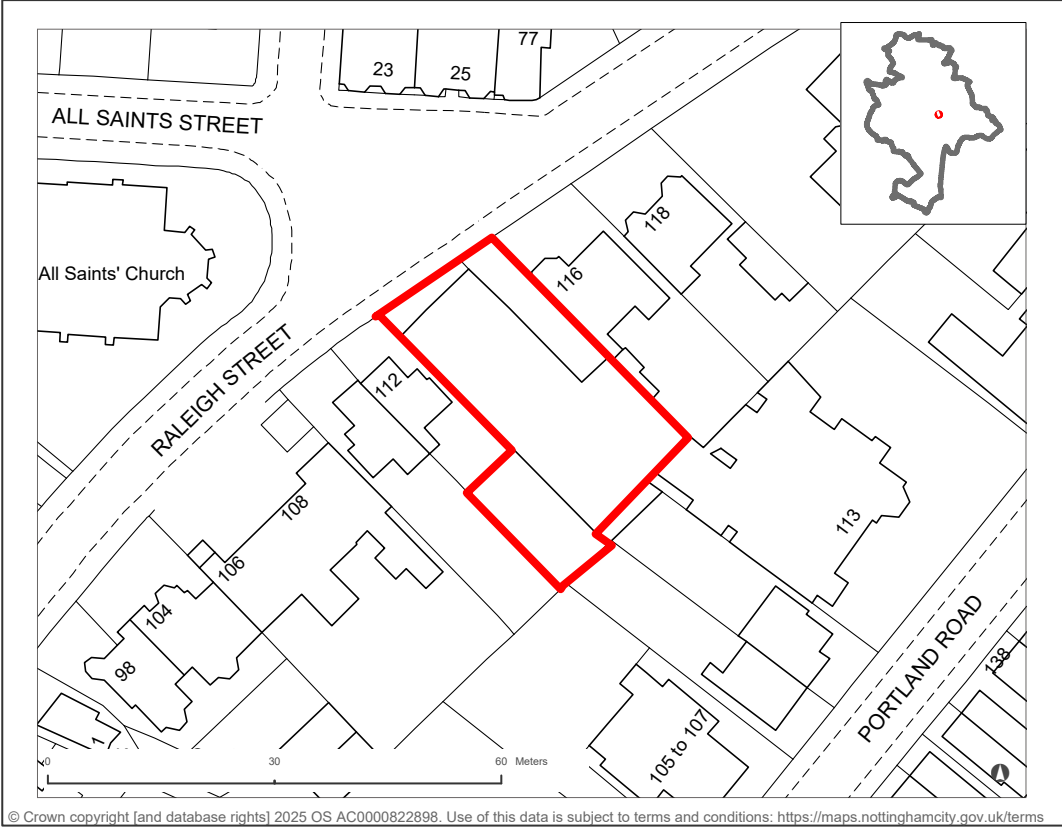
**Last updated date:**



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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Castle	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.03 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 23/00816/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

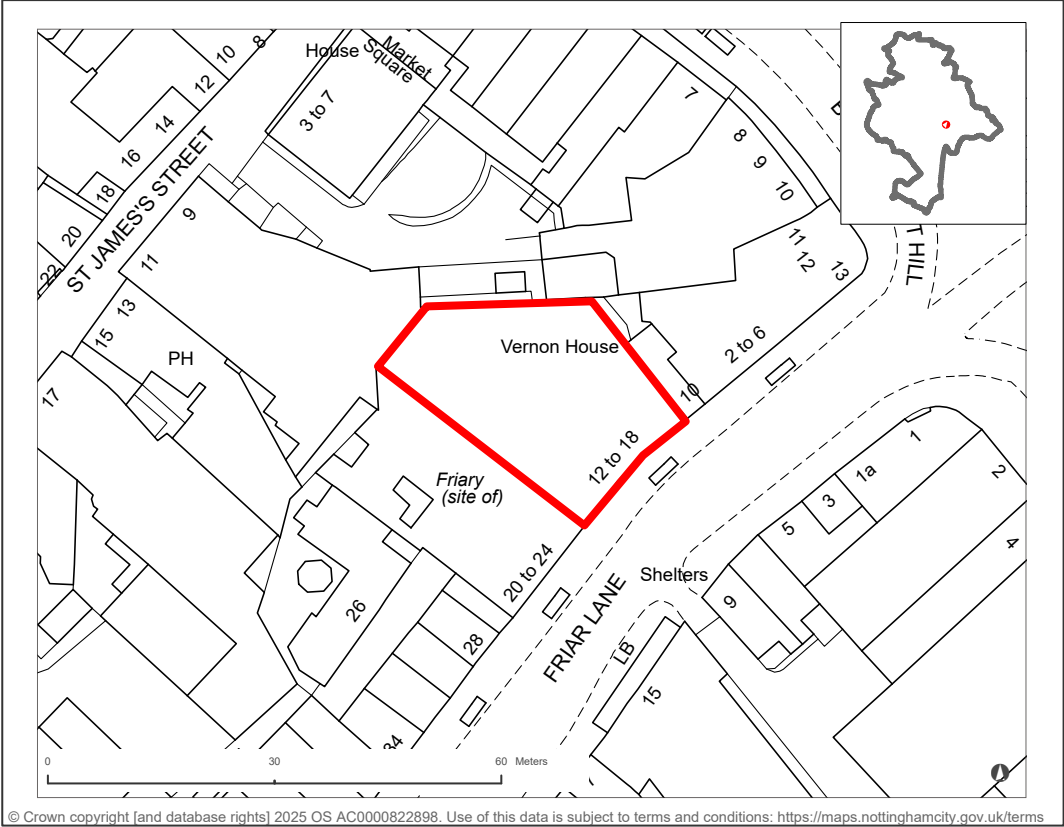
<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> Yes <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> Yes <b>Local Interest Buildings:</b> Yes	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 9 dwelling/s <b>Proposed Yield 2024/29:</b> 9 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s  <b>Reasoned Justification:</b>	
<b>Date first added to SHLAA:</b> <b>Easting:</b> 457419 <b>Northing:</b> 339768 <b>Last updated date:</b>	



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Hyson Green and Arboretum	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.08 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 21/00790/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div> <b>Scheduled Ancient Monument:</b> No </div> <div> <b>Conservation Area:</b> Yes </div> <div> <b>Listed Building :</b> No </div> <div> <b>Historic Parks and Gardens :</b> No </div> <div> <b>Archaeological Sites: :</b> No </div> <div> <b>Local Interest Buildings:</b> No </div>	<b>Constraints (Ecology):</b> <div> <b>SSSI:</b> No </div> <div> <b>Open Space Network:</b> No </div> <div> <b>Ancient Woodland:</b> No </div> <div> <b>Local Nature Reserve:</b> No </div> <div> <b>Local Wildlife Sites:</b> No </div> <div> <b>TPOs:</b> Yes </div>
<b>Constraints (Flooding):</b> <div> <b>Flood Zone 3-1 in 100 years:</b> No </div>	<b>Constraints (Air Quality):</b> <div> <b>AQMA:</b> Yes </div>
<b>Constraints (Greenbelt):</b> <div> <b>Greenbelt:</b> No </div>	
<b>Net Dwellings:</b> 17 dwelling/s	
<b>Proposed Yield 2024/29:</b> 17 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<div> <b>Easting:</b> 456498 <b>Northing:</b> 340642 </div> <div> <b>Date first added to SHLAA:</b> 26/09/2024 </div> <div> <b>Last updated date:</b> </div>	

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



**Overall Conclusion:** Deliverable  
**Ward:** Castle  
**Ownership Status:**  
**Reporting Status:** Prior Approval  
**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:**21/01752/PACPD  
**LAPP Reference:**  
**Overcoming non-standard**  
**constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 10 dwelling/s

**Proposed Yield 2024/29:** 10 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

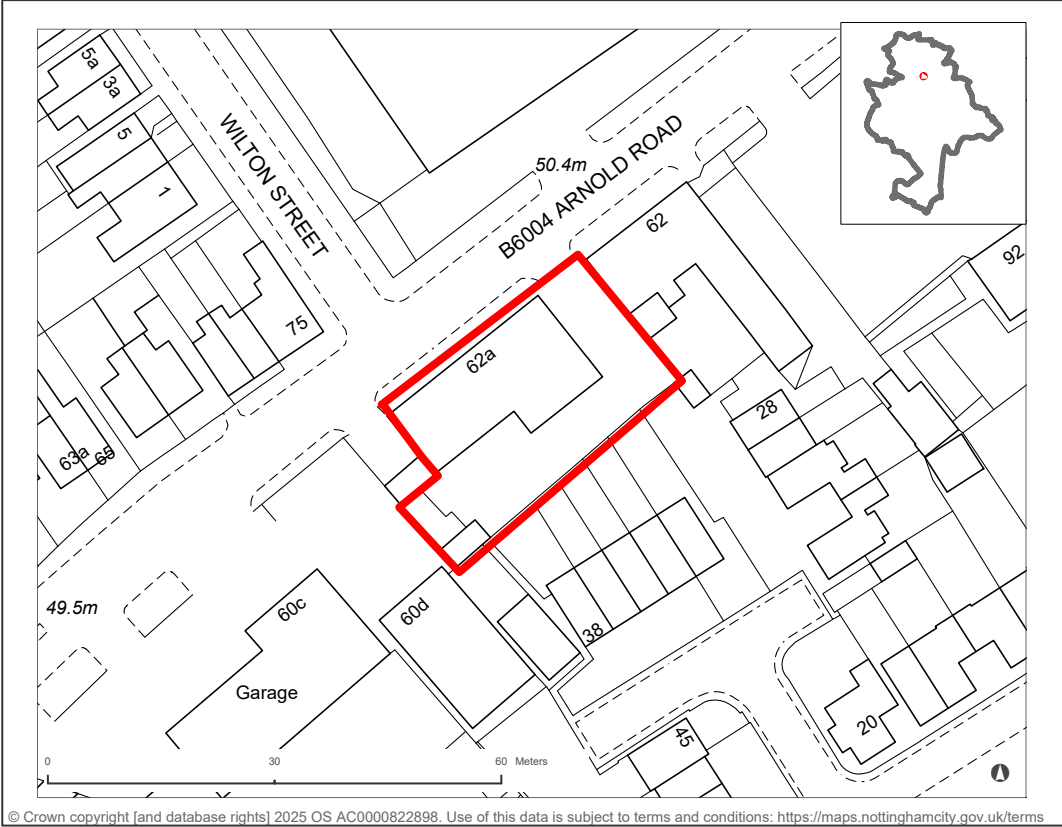
26/09/2024

**Easting:** 457109 **Northing:** 339817

**Last updated date:**



Site ID: 2650 62A Arnold Road, Nottingham



**Overall Conclusion:** Deliverable

**Ward:** Basford

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 7 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

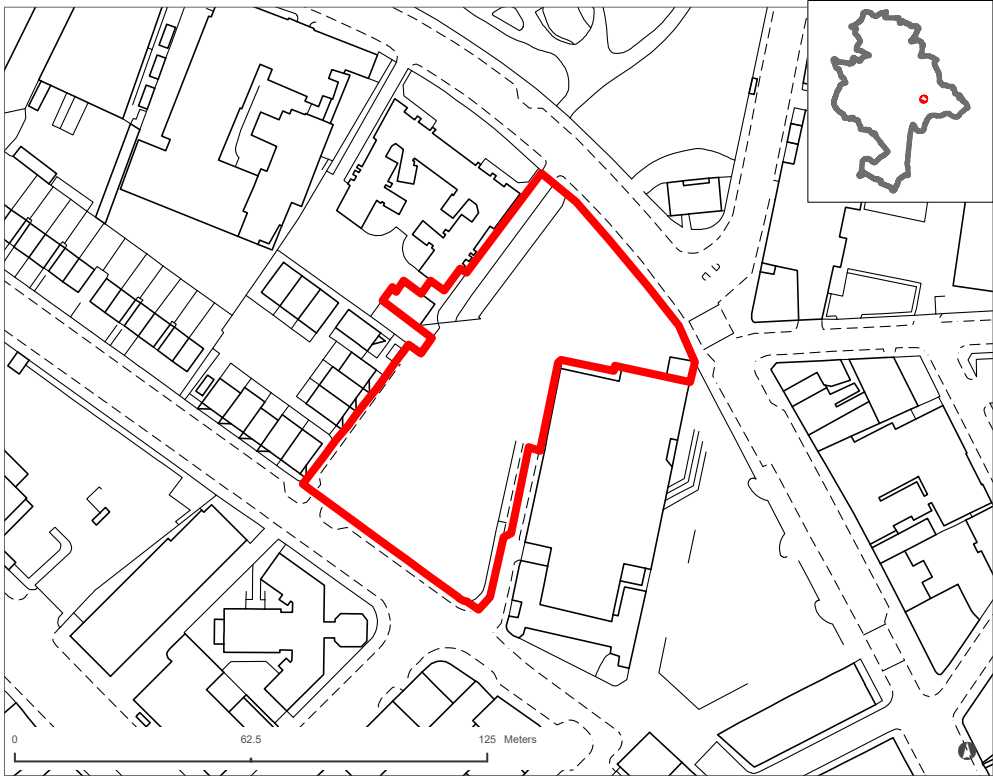
**Date first added to SHLAA:**

02/10/2024

**Easting:** 455302 **Northing:** 343724

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** St Ann's

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.5 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/01379/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 26 dwelling/s

**Proposed Yield 2024/29:** 26 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

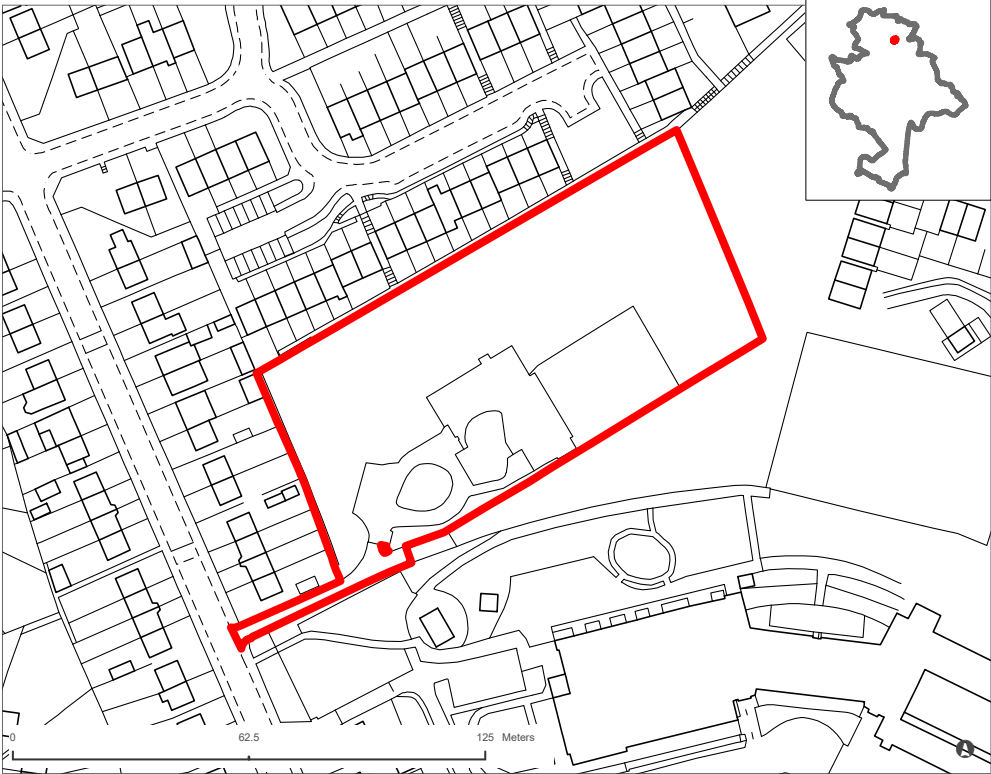
**Date first added to SHLAA:**

02/10/2024

**Easting:** 457979 **Northing:** 340138

**Last updated date:**

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



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**Overall Conclusion:** Deliverable

**Ward:** Bestwood

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.79 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/01745/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 15 dwelling/s

**Proposed Yield 2024/29:** 15 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

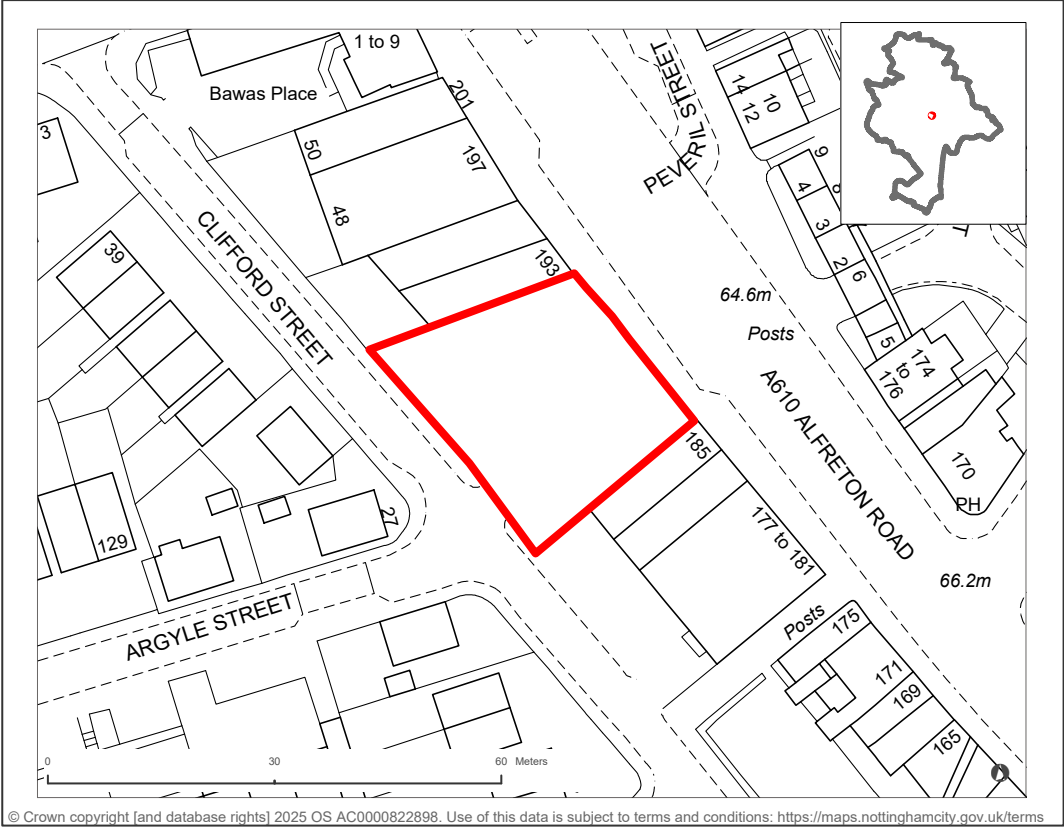
**Date first added to SHLAA:**

02/10/2024

**Easting:** 455764    **Northing:** 344662

**Last updated date:**

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

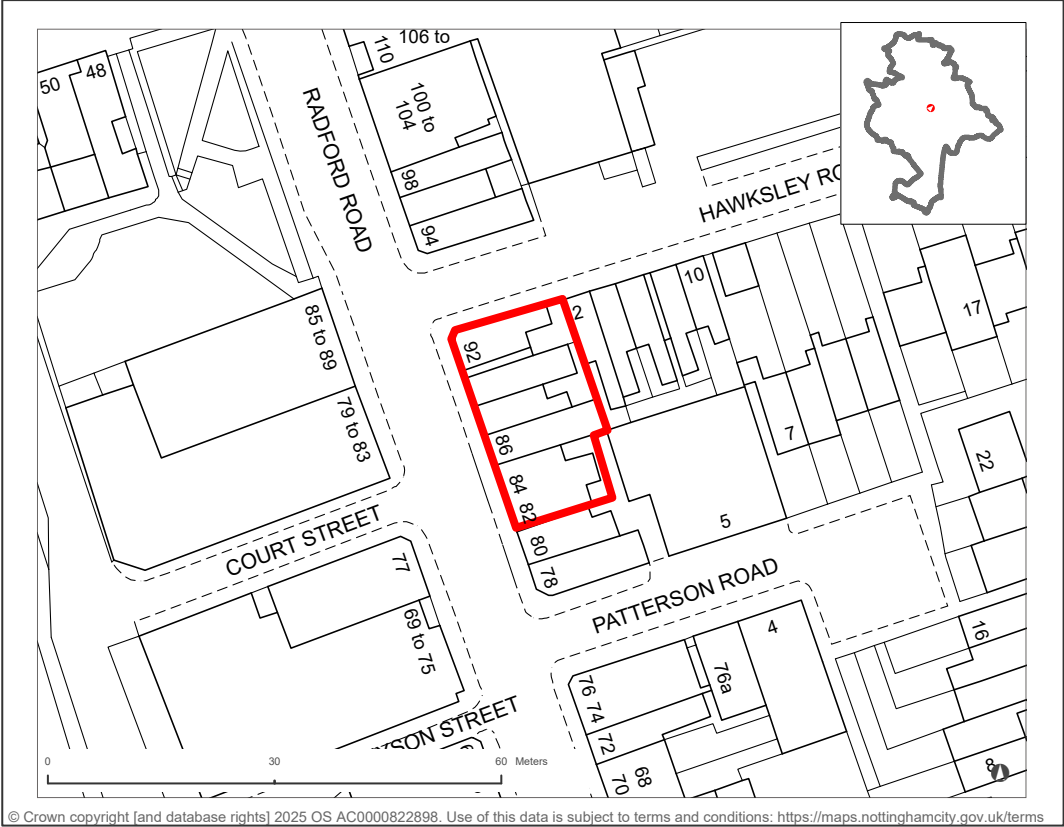


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<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Radford	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.08 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 22/01976/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 25 dwelling/s <b>Proposed Yield 2024/29:</b> 25 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Easting:</b> 455976 <b>Northing:</b> 340540	
<b>Date first added to SHLAA:</b> 02/10/2024 <b>Last updated date:</b>	

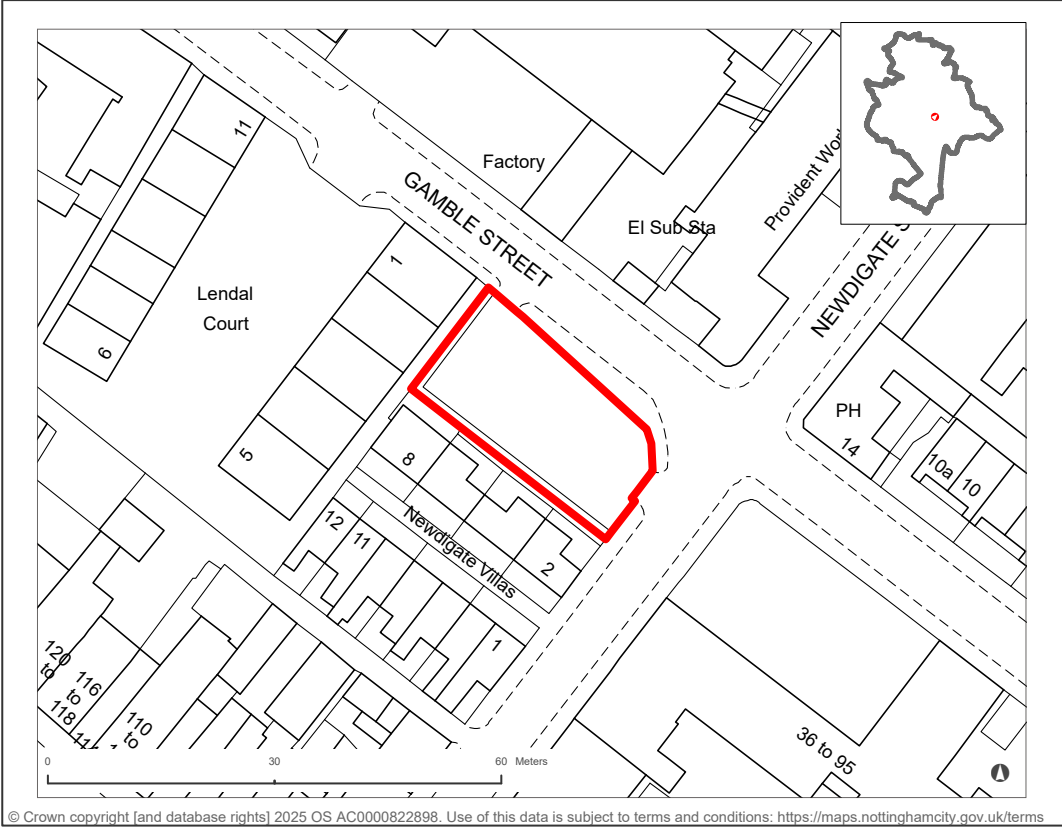
Site ID: 2654 86 And Flat Over Radford Road, Nottingham



<b>Overall Conclusion:</b> Deliverable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Hyson Green and Arboretum	<b>Planning Status:</b> Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> Current full permission	<b>Site Area:</b> 0.04 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 22/00964/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites: :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 11 dwelling/s <b>Proposed Yield 2024/29:</b> 11 dwelling/s <b>Proposed Yield Beyond 2029:</b> 0 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Easting:</b> 455872 <b>Northing:</b> 341133	
<b>Date first added to SHLAA:</b> 02/10/2024 <b>Last updated date:</b>	

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

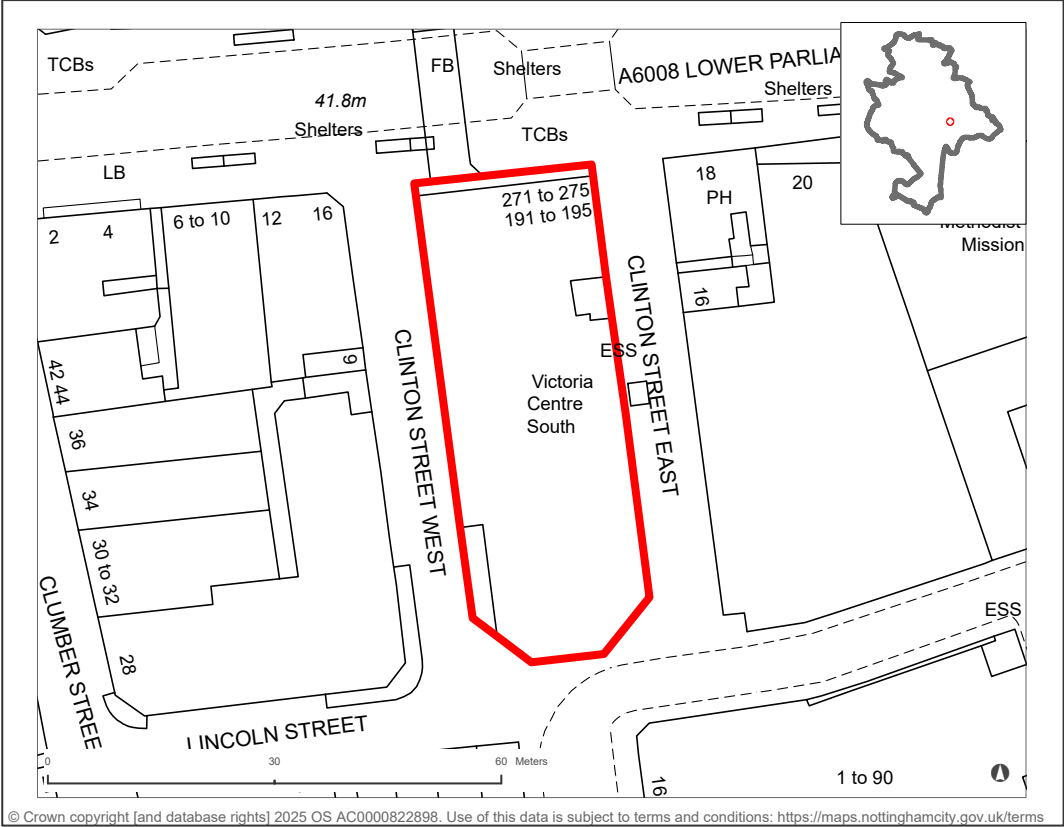


<p><b>Overall Conclusion:</b> Deliverable</p> <p><b>Ward:</b> Hyson Green and Arboretum</p> <p><b>Ownership Status:</b></p> <p><b>Reporting Status:</b> Current full permission</p> <p><b>Site Source:</b> Planning Application/ PREAPP</p> <p><b>Existing Use:</b></p>	<p><b>Land Type:</b> Brownfield</p> <p><b>Planning Status:</b> Permissioned</p> <p><b>Construction Status:</b> No</p> <p><b>Site Area:</b> 0.05 (Hectares)</p> <p><b>Site Viability Zone:</b> Zone 3: Low house prices</p> <p><b>Is the site suitable?</b> Suitable</p> <p><b>Current or Previous Application Ref:</b>22/02435/PFUL3</p> <p><b>LAPP Reference:</b></p> <p><b>Overcoming non-standard constraints</b></p>
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<p><b>Constraints (Heritage Assets):</b></p> <p><b>Scheduled Ancient Monument:</b> No</p> <p><b>Conservation Area:</b> Yes</p> <p><b>Listed Building :</b> No</p> <p><b>Historic Parks and Gardens :</b> No</p> <p><b>Archaeological Sites: :</b> No</p> <p><b>Local Interest Buildings:</b> No</p>	<p><b>Constraints (Ecology):</b></p> <p><b>SSSI:</b> No</p> <p><b>Open Space Network:</b> No</p> <p><b>Ancient Woodland:</b> No</p> <p><b>Local Nature Reserve:</b> No</p> <p><b>Local Wildlife Sites:</b> No</p> <p><b>TPOs:</b> No</p>
<p><b>Constraints (Flooding):</b></p> <p><b>Flood Zone 3-1 in 100 years:</b> No</p> <p><b>Constraints (Greenbelt):</b></p> <p><b>Greenbelt:</b> No</p>	<p><b>Constraints (Air Quality):</b></p> <p><b>AQMA:</b> Yes</p>
<p><b>Net Dwellings:</b> 10 dwelling/s</p> <p><b>Proposed Yield 2024/29:</b> 10 dwelling/s</p> <p><b>Proposed Yield Beyond 2029:</b> 0 dwelling/s</p> <p><b>Reasoned Justification:</b></p>	
<p><b>Easting:</b> 456207    <b>Northing:</b> 340428</p> <p><b>Date first added to SHLAA:</b> 02/10/2024</p> <p><b>Last updated date:</b></p>	



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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 72 dwelling/s

**Proposed Yield 2024/29:** 72 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

Reasoned Justification:

**Overall Conclusion:** Deliverable

**Ward:** Castle

**Ownership Status:**

**Reporting Status:** Current full permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** 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:**

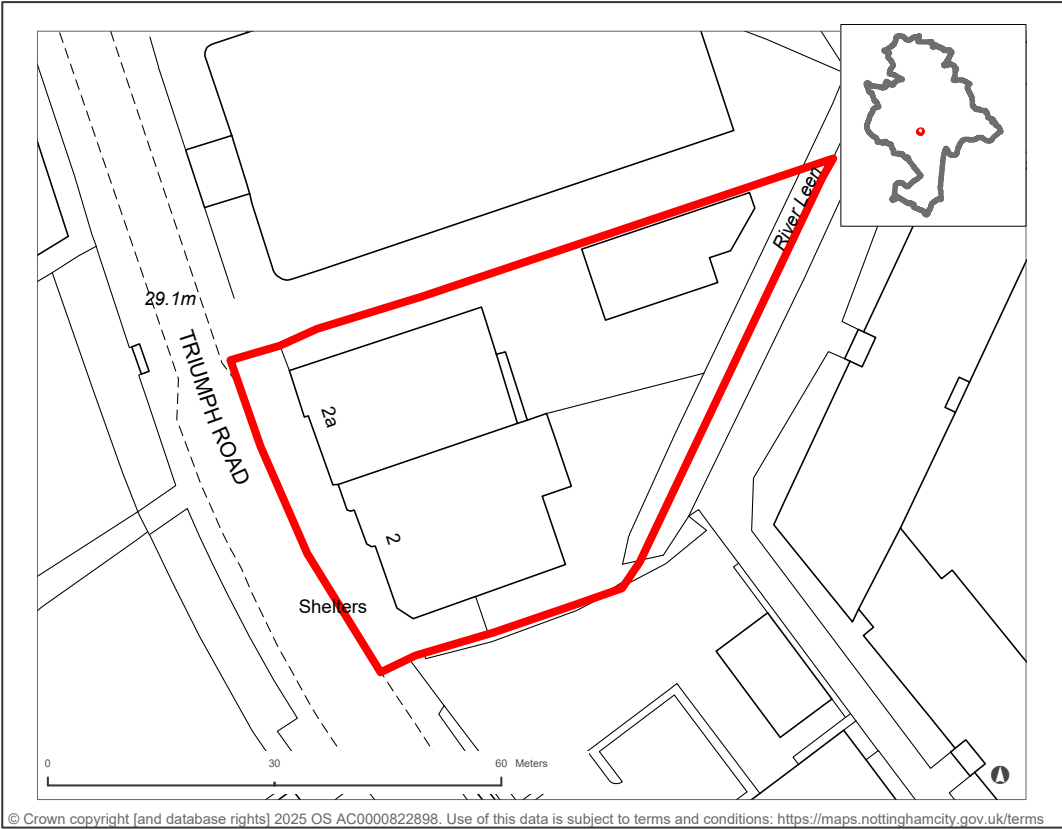
**Overcoming non-standard constraints**

**Easting:** 457431 **Northing:** 340024

**Date first added to SHLAA:**  
02/10/2024

**Last updated date:**

Site ID: 2657 2A Triumph Road, Nottingham



**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:**  
**Overcoming non-standard constraints**

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 88 dwelling/s

**Proposed Yield 2024/29:** 88 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

**Easting:** 455022 **Northing:** 339380

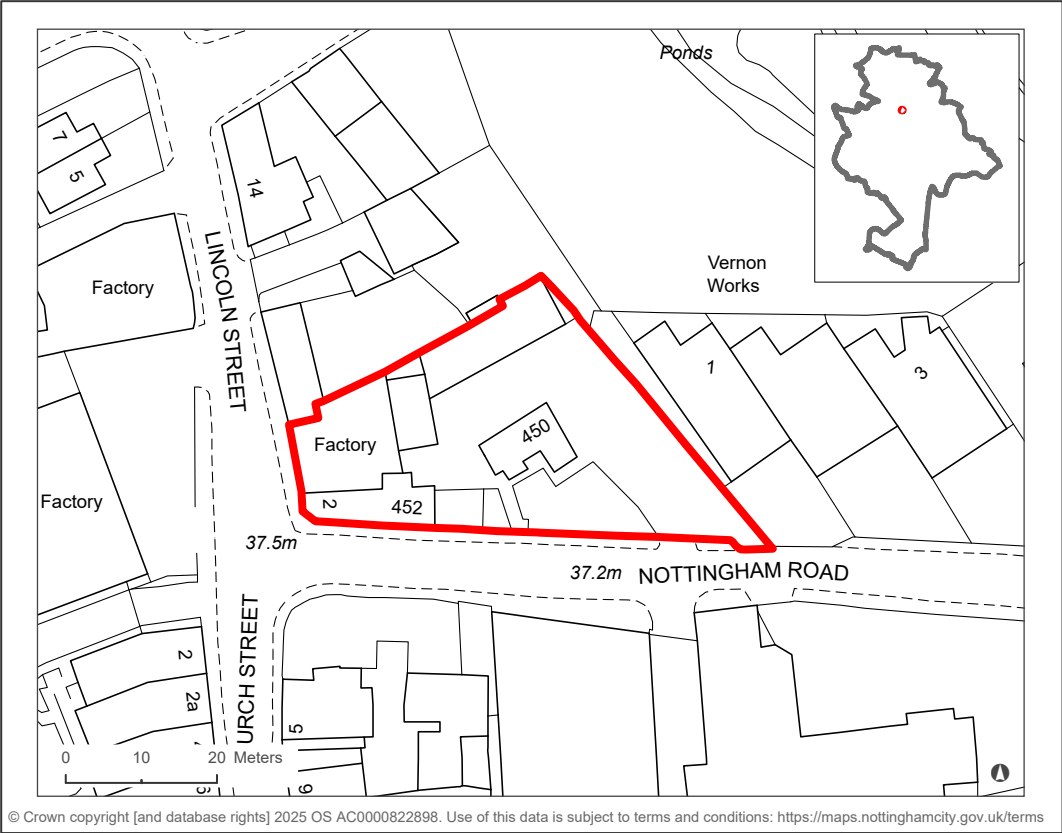
**Date first added to SHLAA:**

02/10/2024

**Last updated date:**

# **Developable Sites**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 30 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 30 dwelling/s

Reasoned Justification:

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

Overall Conclusion: **Developable**

Ward: Basford

Ownership Status: Unknown  
Ownership

Reporting Status: 10 or more  
dwellings without planning permission

Site Source: Disposal of Council asset

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

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low  
house prices

Is the site suitable? Suitable

Current or Previous Application  
Ref:18/01382/PFUL3

LAPP Reference:

Overcoming non-standard  
constraints

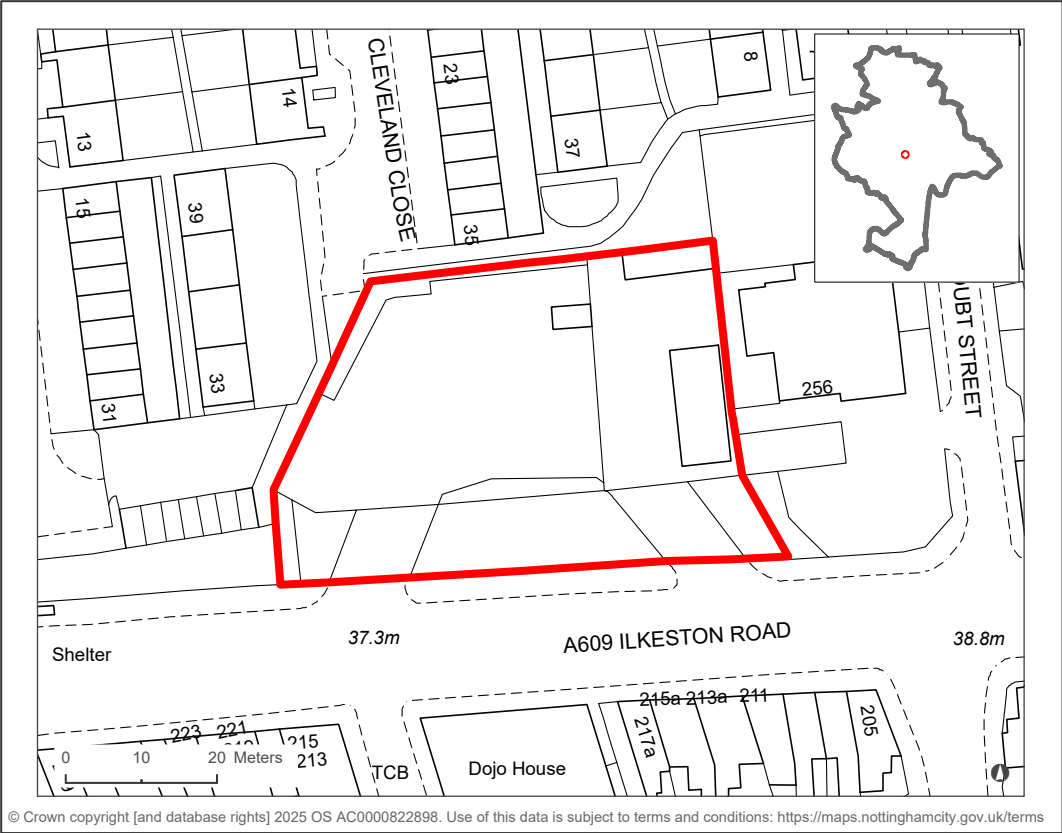
Easting: 455157 Northing: 343028

Date first added to SHLAA:

14/12/2017

Last updated date: 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Radford

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Disposal of Council asset

**Existing Use:** Vacant site cleared - former pfs

**Land Type:** Brownfield

**Planning Status:** Not permitted

**Construction Status:** No

**Site Area:** 0.23 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 30 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 30 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

14/12/2017

**Easting:** 455298

**Northing:** 340123

**Last updated date:** 31/03/2023

Maville House

Gladstone Mews

1 to 16  
179 to 191

177

217

225

68.8m GLADSTONE STREET

210

230

232

234

236

38

128

132

124

0 10 20 Meters

HARCOURT ROAD

LESLIE ROAD

68.5m

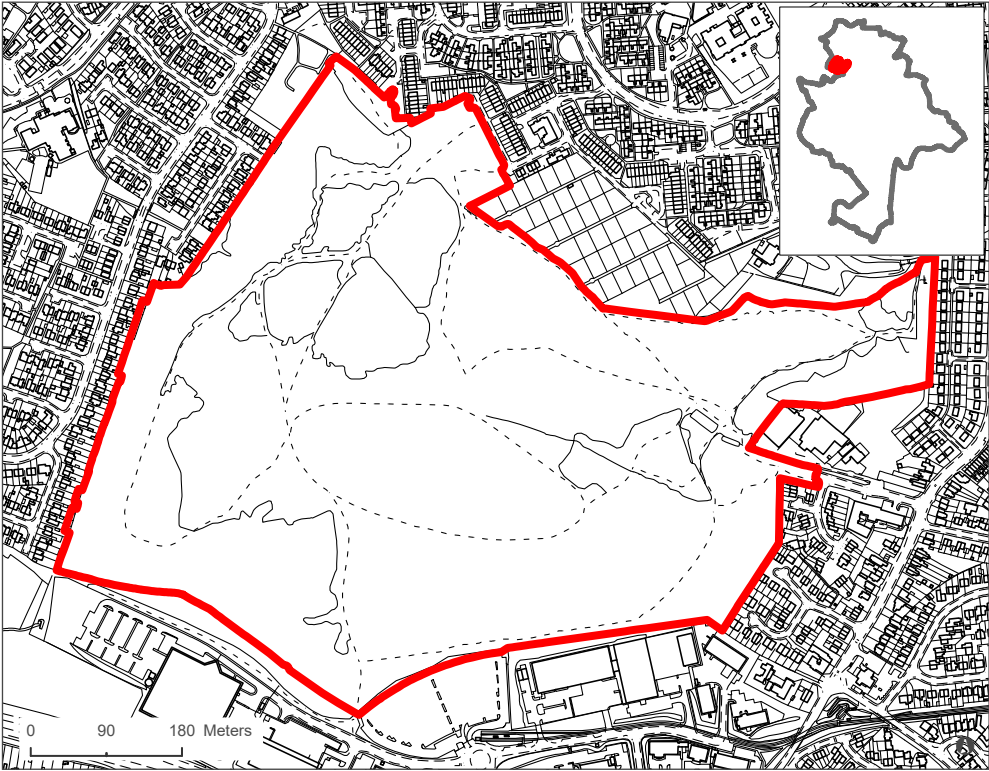
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**Last updated date:** 31/03/2023



Site ID: 254    Stanton Tip - Hemphill Vale



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**Overall Conclusion:** Developable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

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

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 42.62 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR11

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 500 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 500 dwelling/s

**Reasoned Justification:**

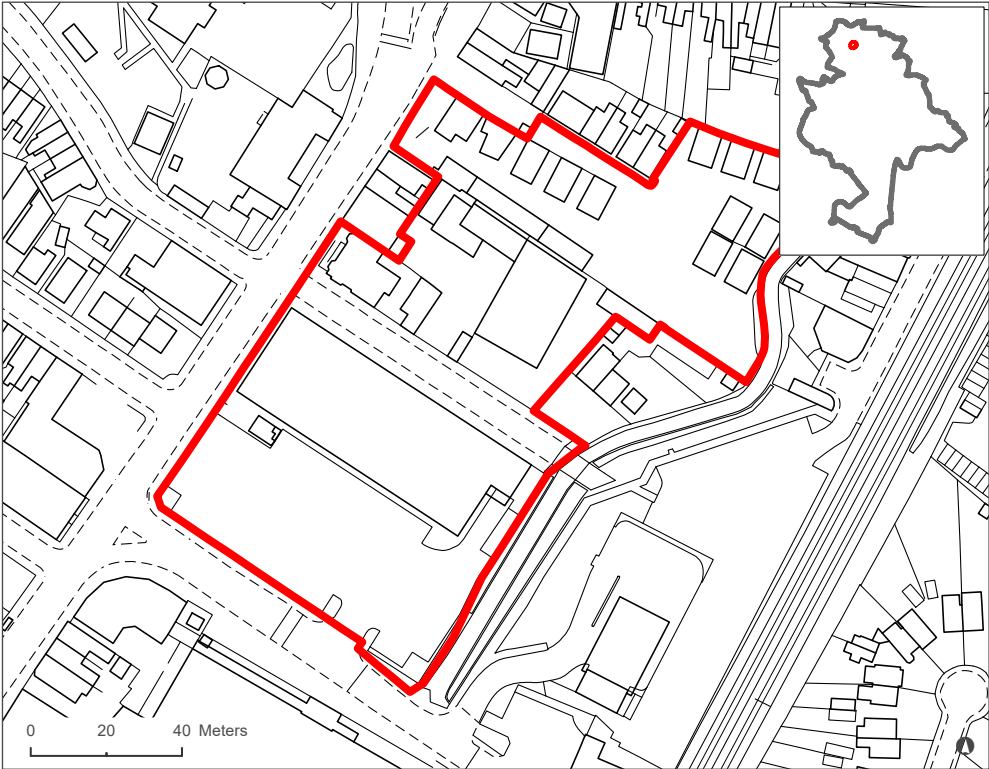
Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City Council. Development likely to start in the next 6 years. due to contamination and profile of the site. Met with Development Management, Property & Regeneration

**Date first added to SHLAA:**  
14/12/2017

**Easting:** 453607    **Northing:** 344296

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** VACANT LAND

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 1.27 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR04

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 13 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 0 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

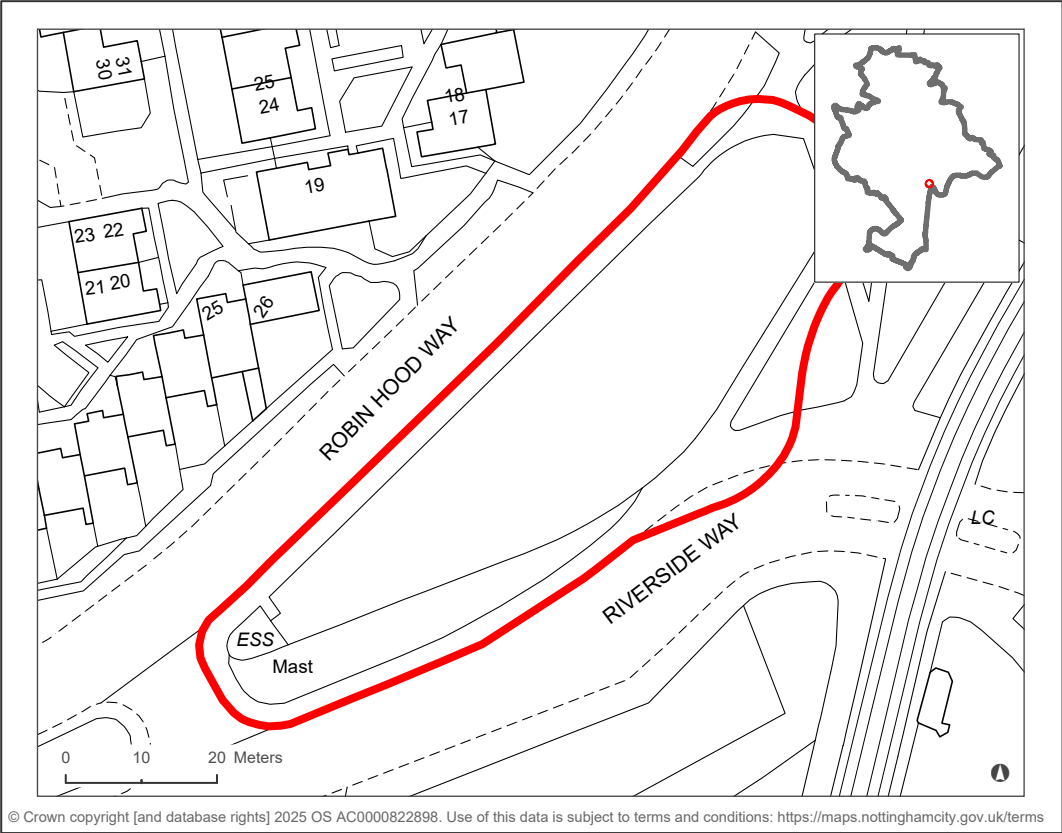
14/12/2017

**Easting:** 454306

**Northing:** 345528

**Last updated date:**

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



**Overall Conclusion:** Developable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** Vacant print works

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.31 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/00937/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 42 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 42 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

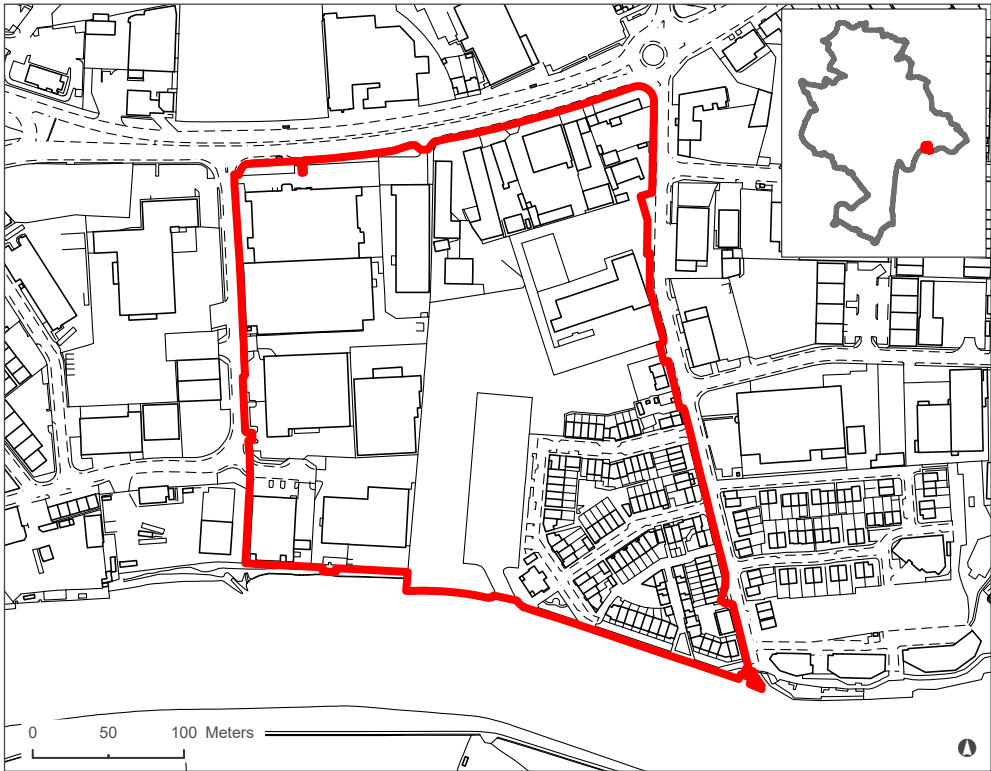
14/12/2017

**Easting:** 456905

**Northing:** 338237

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Dales

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Local Plan allocation

**Existing Use:** under construction

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 8.99 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**16/01542/PRES4

**LAPP Reference:**SR73

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Net Dwellings:** 350 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 350 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

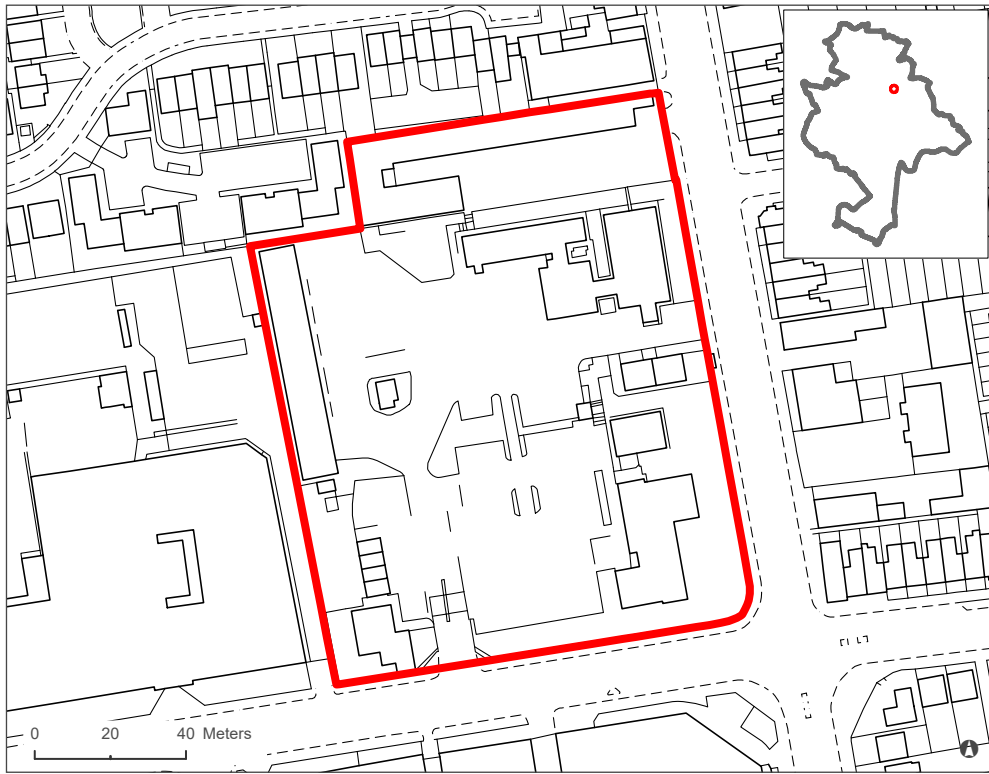
14/12/2017

**Easting:** 459002

**Northing:** 339130

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** severn trent offices/depot

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 1.53 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR17

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 70 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 70 dwelling/s

## Reasoned Justification:

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

**Date first added to SHLAA:**

14/12/2017

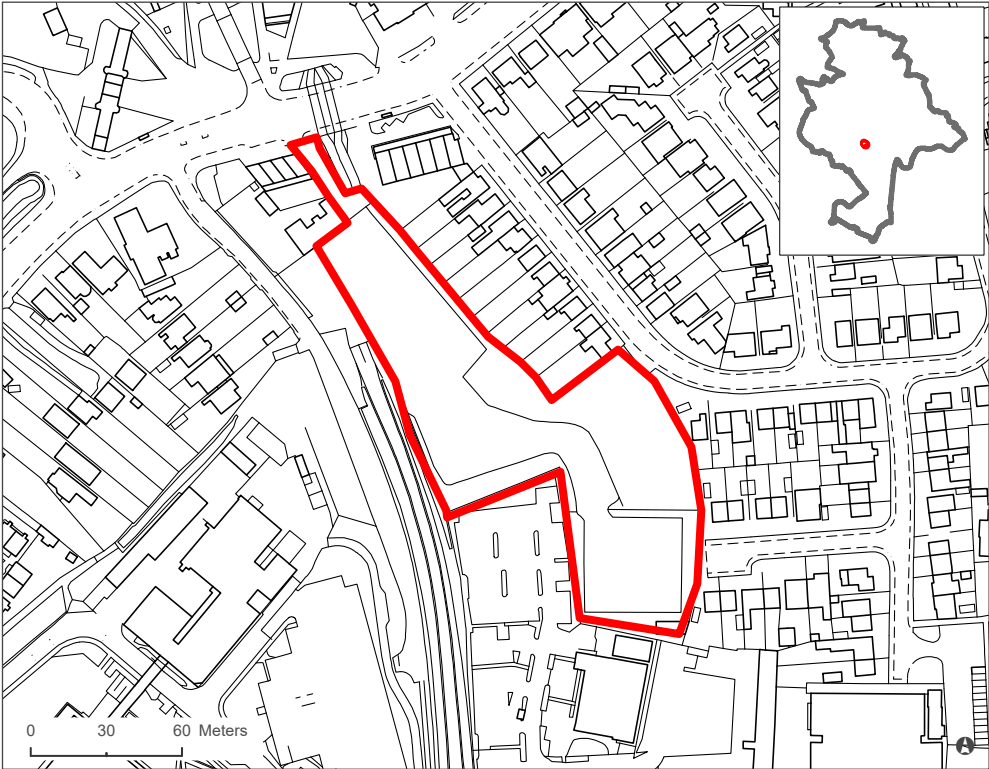
**Easting:** 456658

**Northing:** 342931

**Last updated date:** 31/03/2023



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



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**Overall Conclusion:** Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

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

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 1.06 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR39

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 40 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 40 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

14/12/2017

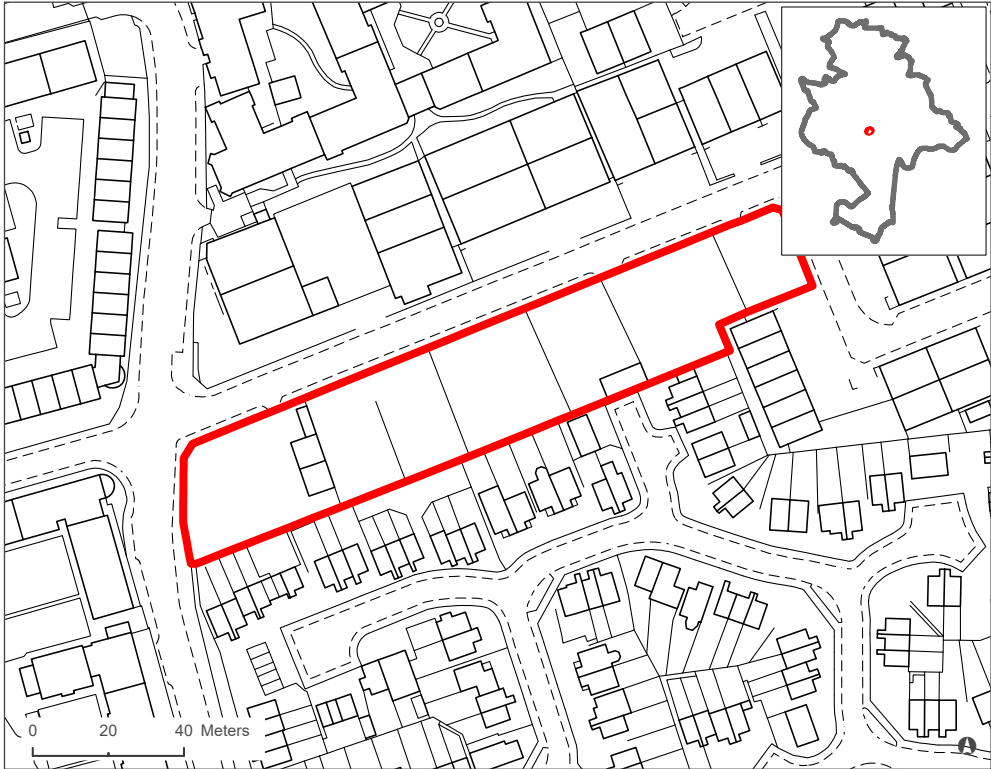
**Easting:** 454920

**Northing:** 339165

**Last updated date:** 31/03/2023



Site ID: 390 Salisbury Street



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**Overall Conclusion:** Developable

**Ward:** Radford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local plan allocation

**Site Source:** Local Plan allocation

**Existing Use:** Vacant car park

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.52 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**16/00815/POUT

**LAPP Reference:**SR36

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 21 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 21 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

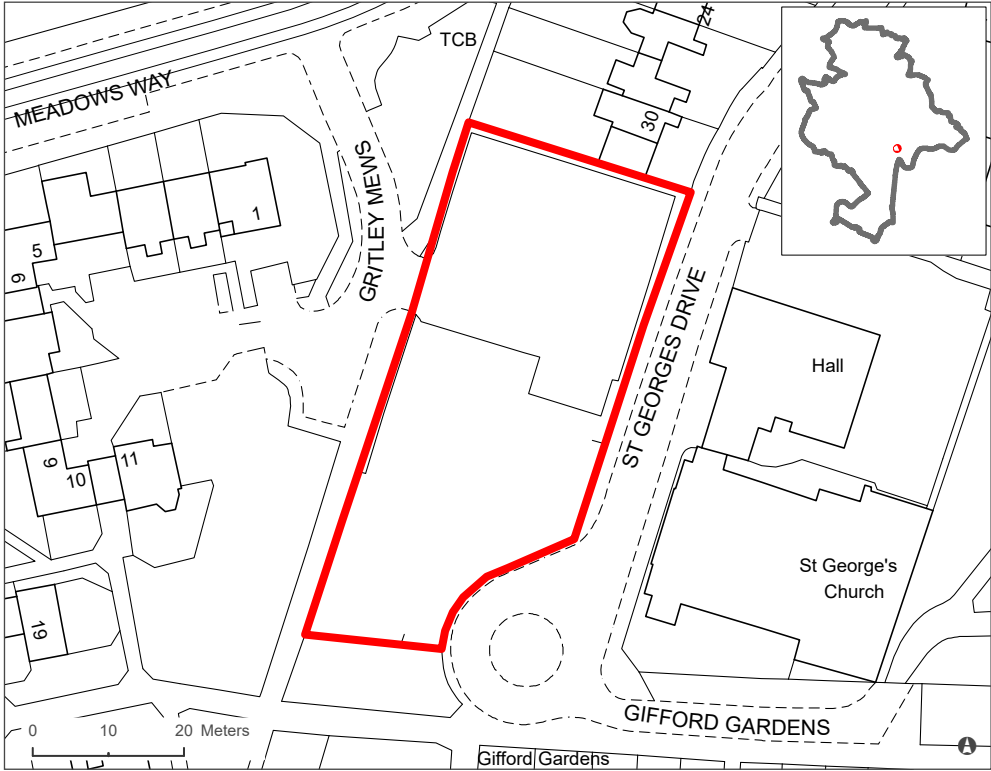
14/12/2017

**Easting:** 455061

**Northing:** 339877

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** Vacant pub and car park

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.19 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 15 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 15 dwelling/s

**Reasoned Justification:**

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

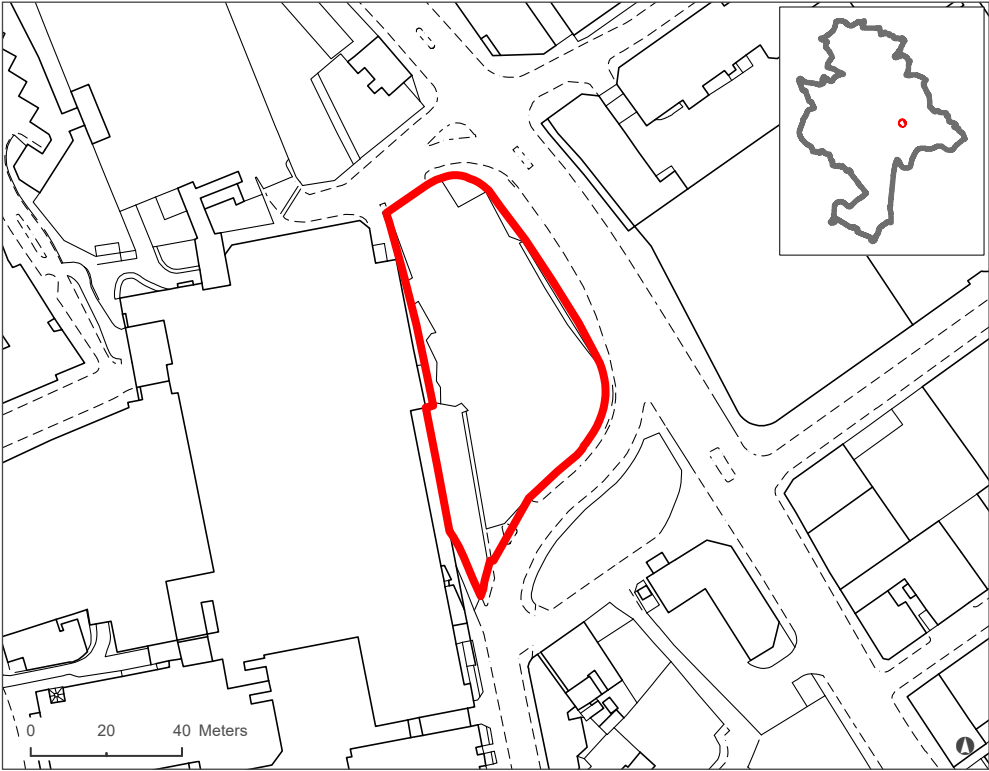
**Easting:** 456958

**Northing:** 338744

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:** 31/03/2023

Site ID: 429 Victoria Works, Cairns Street



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**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Site / SHLAA Survey

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

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.35 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**23/02062/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 350 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 350 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

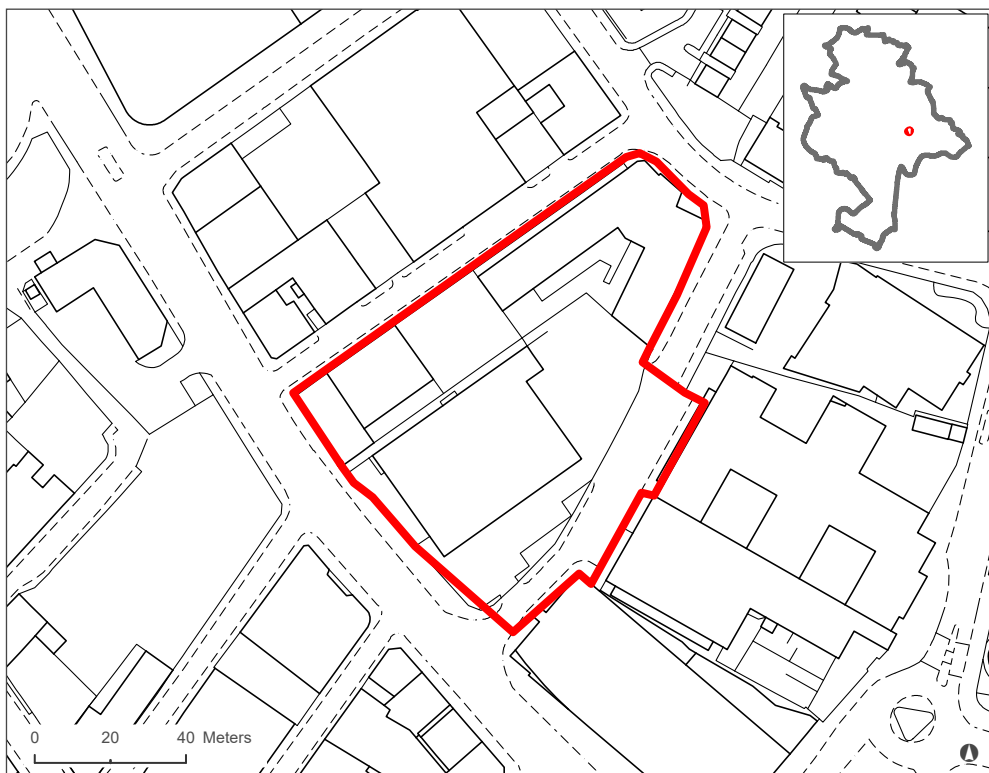
14/12/2017

**Easting:** 457417

**Northing:** 340380

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/PREAPP

**Existing Use:** Retail and a number of industrial units

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.76 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 19/02337/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 58 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 58 dwelling/s

## Reasoned Justification:

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

**Date first added to SHLAA:**

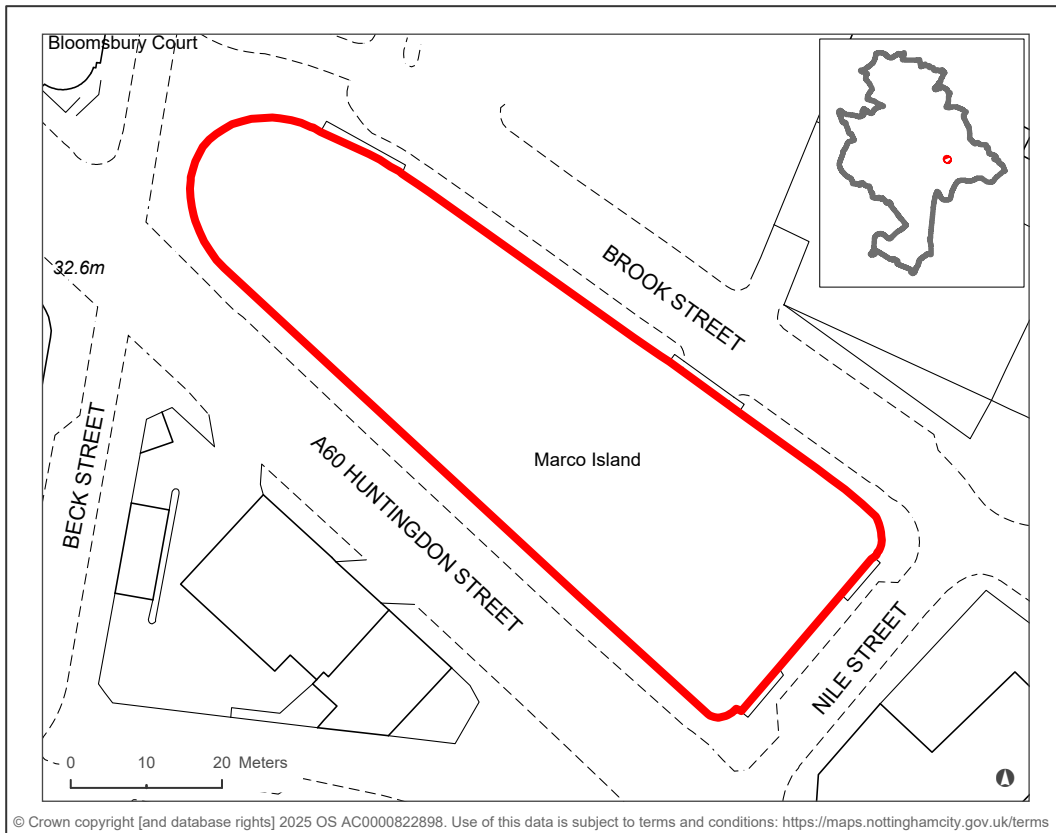
14/12/2017

**Easting:** 457638

**Northing:** 340349

**Last updated date:** 31/03/2023

## Site ID: 431 Marco Island, Huntingdon Street



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**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Perm. awaiting Sect. 106

**Site Source:** Site / SHLAA Survey

**Existing Use:** active residential, floor currently used for storage

**Land Type:** Brownfield

**Planning Status:** Pending Decision

**Construction Status:** No

**Site Area:** 0.29 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 17/00893/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 25 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 25 dwelling/s

### Reasoned Justification:

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

**Date first added to SHLAA:**

14/12/2017

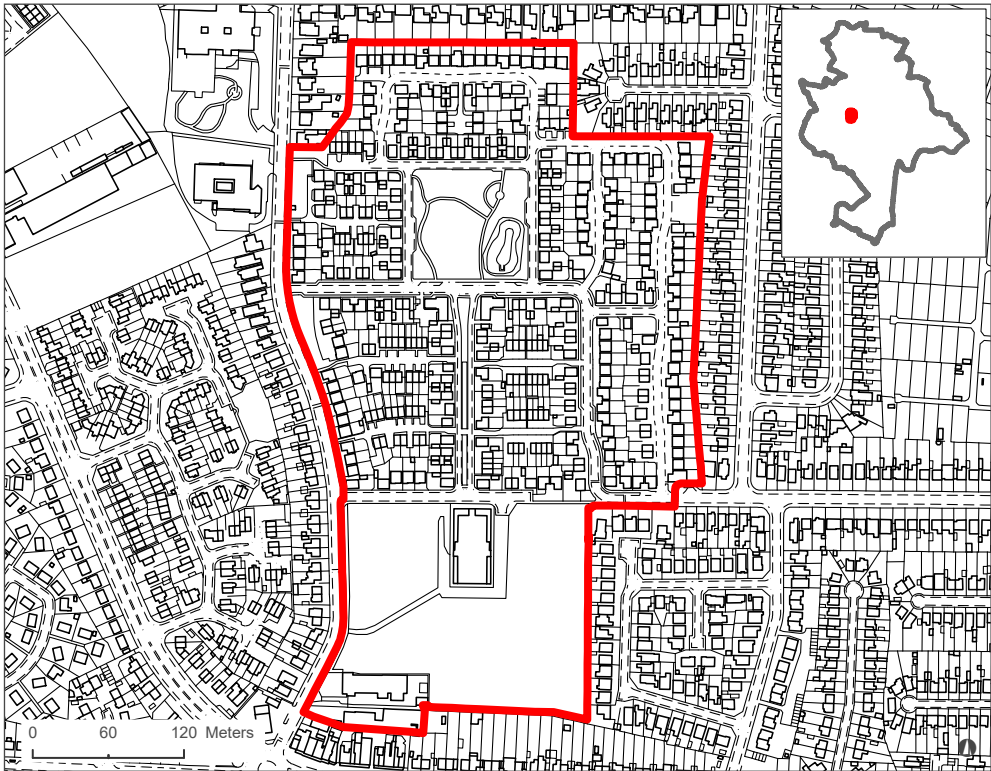
**Easting:** 457708

**Northing:** 340188

**Last updated date:** 31/03/2023



Site ID: 507   Chalfont Drive - Former Government Buildings



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**Overall Conclusion:** Developable

**Ward:** Leen Valley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Current outline permission

**Site Source:** Local Plan allocation

**Existing Use:** under construction

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 13.79 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**09/02049/POUT

**LAPP Reference:**SR27

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 104 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 104 dwelling/s

**Reasoned Justification:**

south of chalfont dr still available

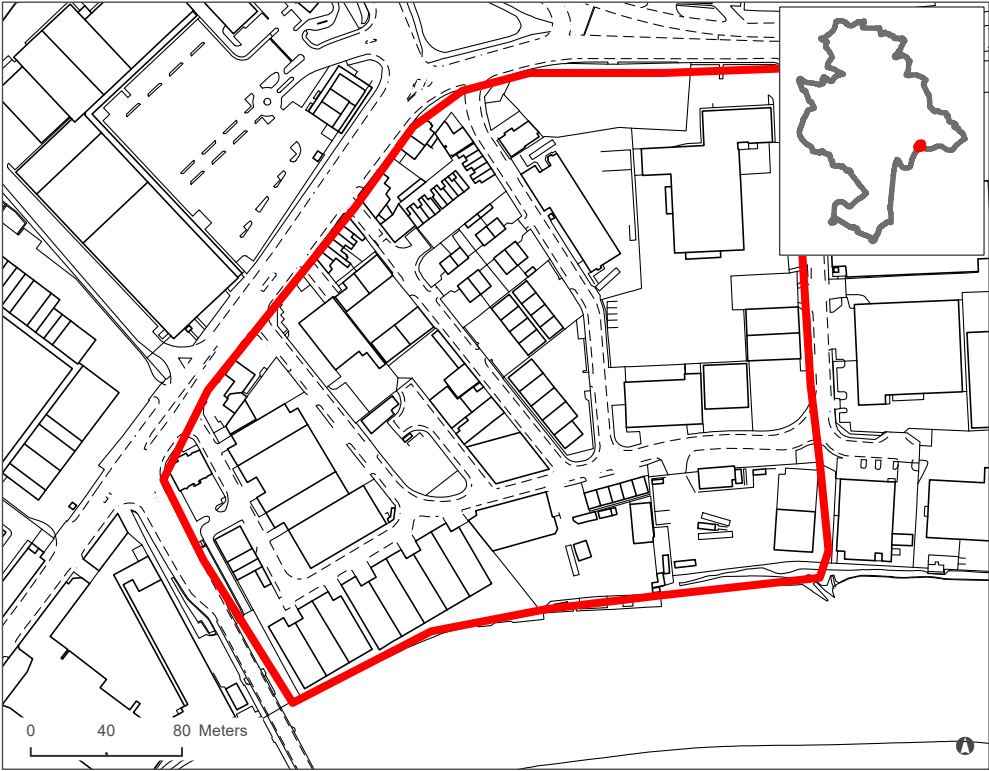
**Date first added to SHLAA:**  
14/12/2017

**Easting:** 453871    **Northing:** 341331

**Last updated date:** 31/03/2023



Site ID: 516    Waterside - Freeth Street



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**Overall Conclusion:** Developable

**Ward:** Dales

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

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

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 8.17 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR72

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Net Dwellings:** 425 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 425 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

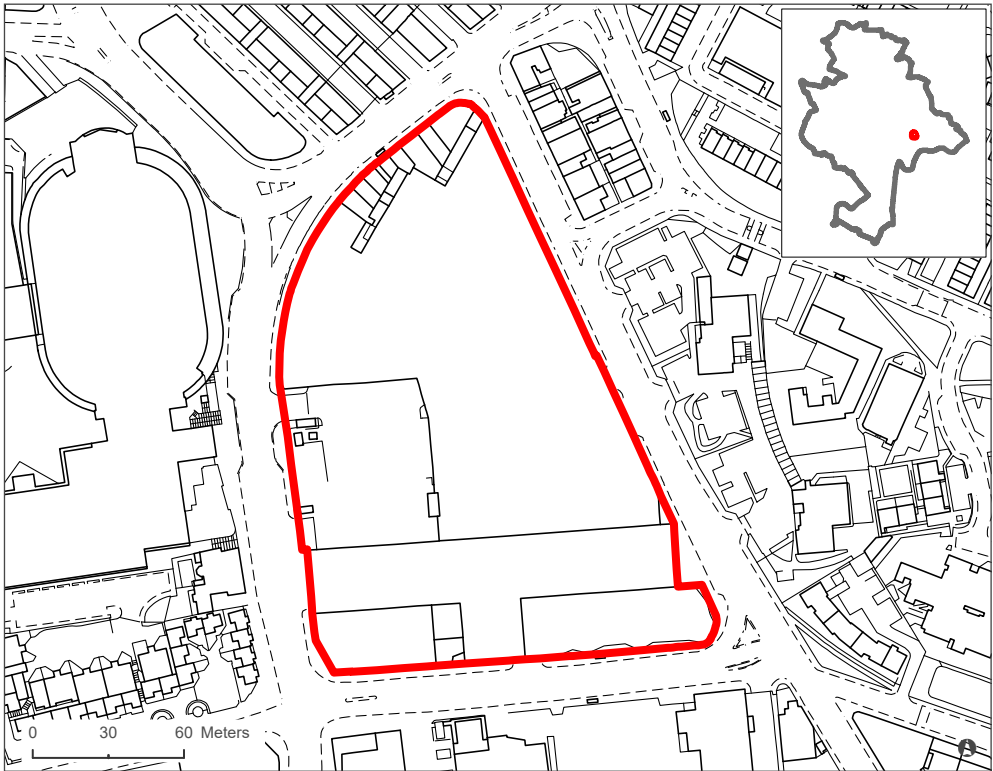
14/12/2017

**Easting:** 458520

**Northing:** 338810

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** active - bus depot

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 2.54 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR56

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 135 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 135 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

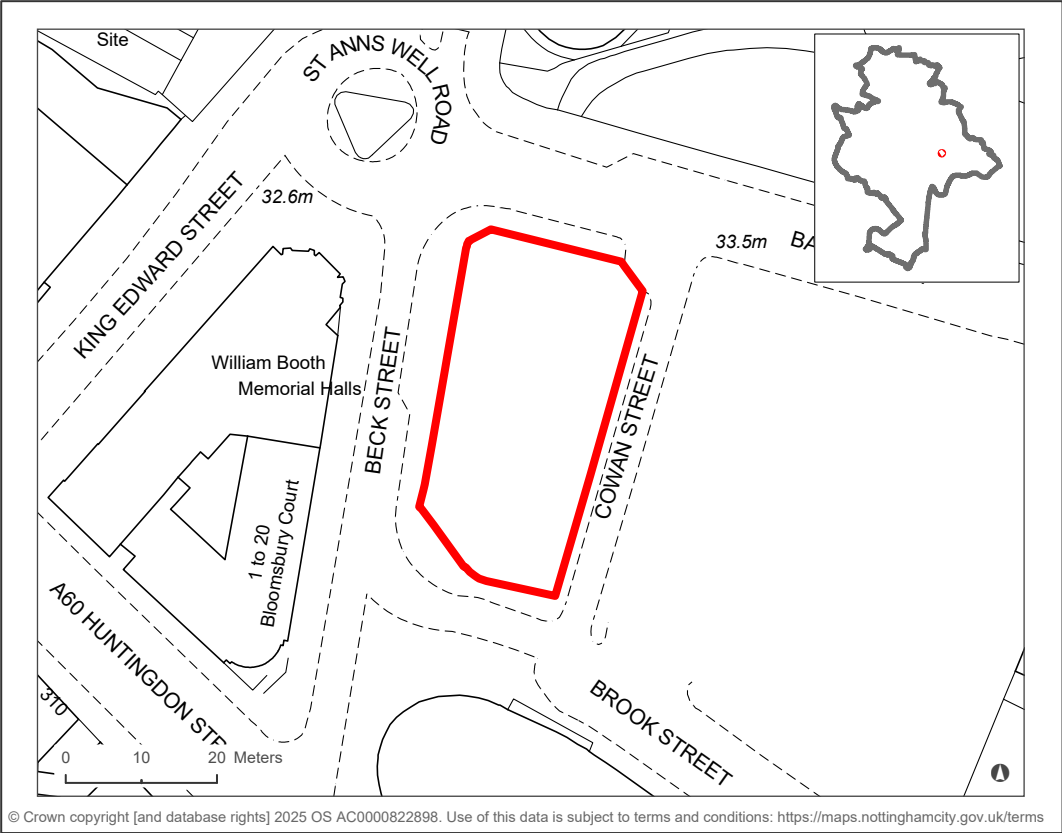
14/12/2017

**Easting:** 458043

**Northing:** 339908

**Last updated date:**

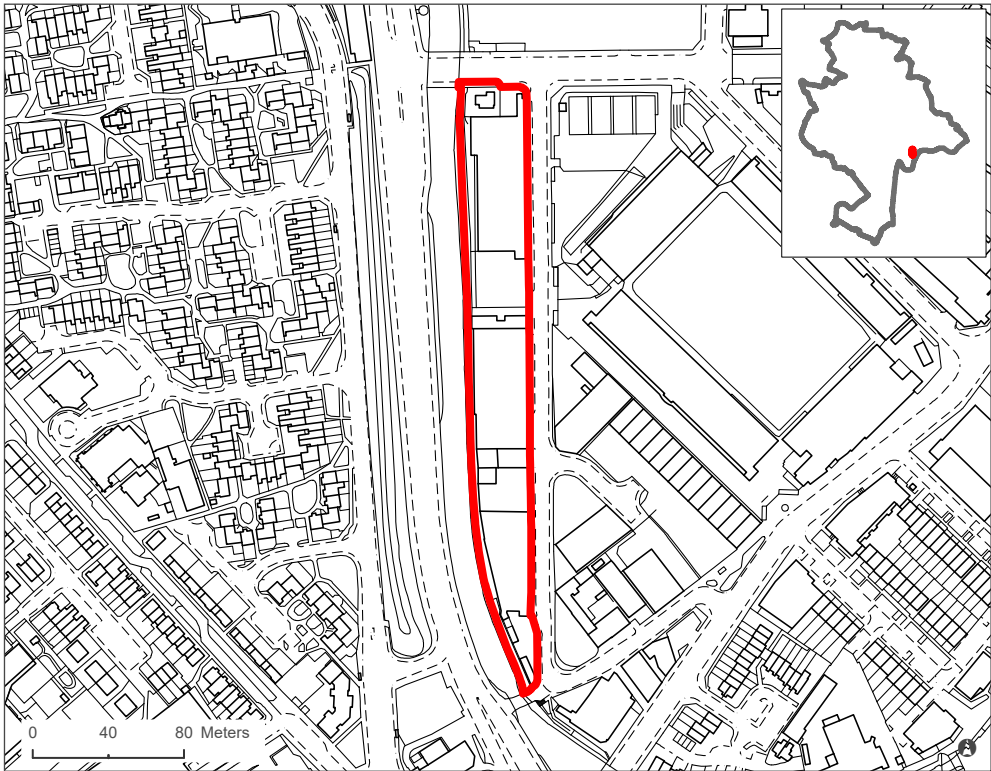
Site ID: 543 Between Cowan Street and Beck Street



<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> St Ann's	<b>Planning Status:</b> Not Permitted
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.1 (Hectares)
<b>Site Source:</b> Site / SHLAA Survey	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> low level use as car parking	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 18/00565/POUT
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div><b>Scheduled Ancient Monument:</b> No</div> <div><b>Conservation Area:</b> Yes</div> <div><b>Listed Building :</b> No</div> <div><b>Historic Parks and Gardens :</b> No</div> <div><b>Archaeological Sites :</b> Yes</div> <div><b>Local Interest Buildings:</b> No</div>	<b>Constraints (Ecology):</b> <div><b>SSSI:</b> No</div> <div><b>Open Space Network:</b> No</div> <div><b>Ancient Woodland:</b> No</div> <div><b>Local Nature Reserve:</b> No</div> <div><b>Local Wildlife Sites:</b> No</div> <div><b>TPOs:</b> No</div>
<b>Constraints (Flooding):</b> <div><b>Flood Zone 3-1 in 100 years:</b> No</div>	<b>Constraints (Air Quality):</b> <div><b>AQMA:</b> Yes</div>
<b>Constraints (Greenbelt):</b> <div><b>Greenbelt:</b> No</div>	
<b>Net Dwellings:</b> 36 dwelling/s	
<b>Proposed Yield 2024/29:</b> 0 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 36 dwelling/s	
<b>Reasoned Justification:</b> <p>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</p>	
<div><div><b>Easting:</b> 457722</div><div><b>Northing:</b> 340218</div></div> <div><b>Date first added to SHLAA:</b> 14/12/2017</div> <div><b>Last updated date:</b> 31/03/2023</div>	

Site ID: 545    Waterside - Iremonger Road, London Road



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**Overall Conclusion:** Developable

**Ward:** Meadows

**Ownership Status:** Mixed ownership

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Wholesale and ind/retail/wholesale businesses

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 0.95 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR69

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 125 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 125 dwelling/s

**Reasoned Justification:**

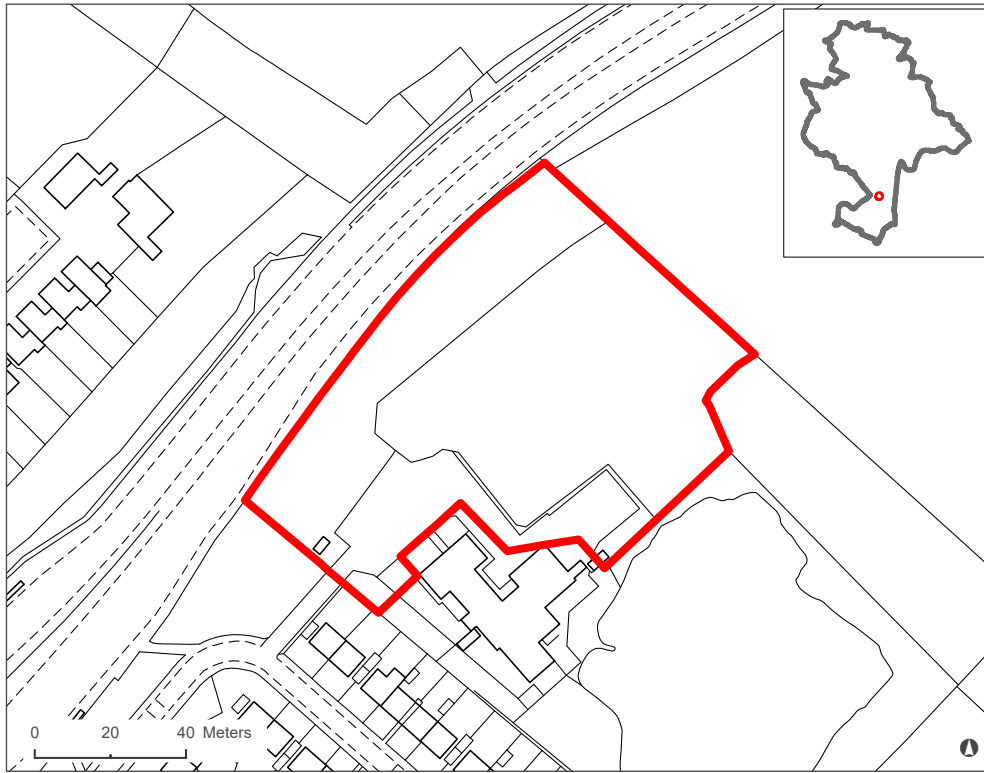
Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development

**Date first added to SHLAA:**  
14/12/2017

**Easting:** 457947    **Northing:** 338829

**Last updated date:** 31/03/2023

## Site ID: 702 Sturgeon Avenue - The Spinney



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**Overall Conclusion:** Developable

**Ward:** Clifton West

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Vacant land

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.85 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR48

**Overcoming non-standard constraints**

### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** Yes

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** Yes

**Net Dwellings:** 36 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 36 dwelling/s

### Reasoned Justification:

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

**Date first added to SHLAA:**

14/12/2017

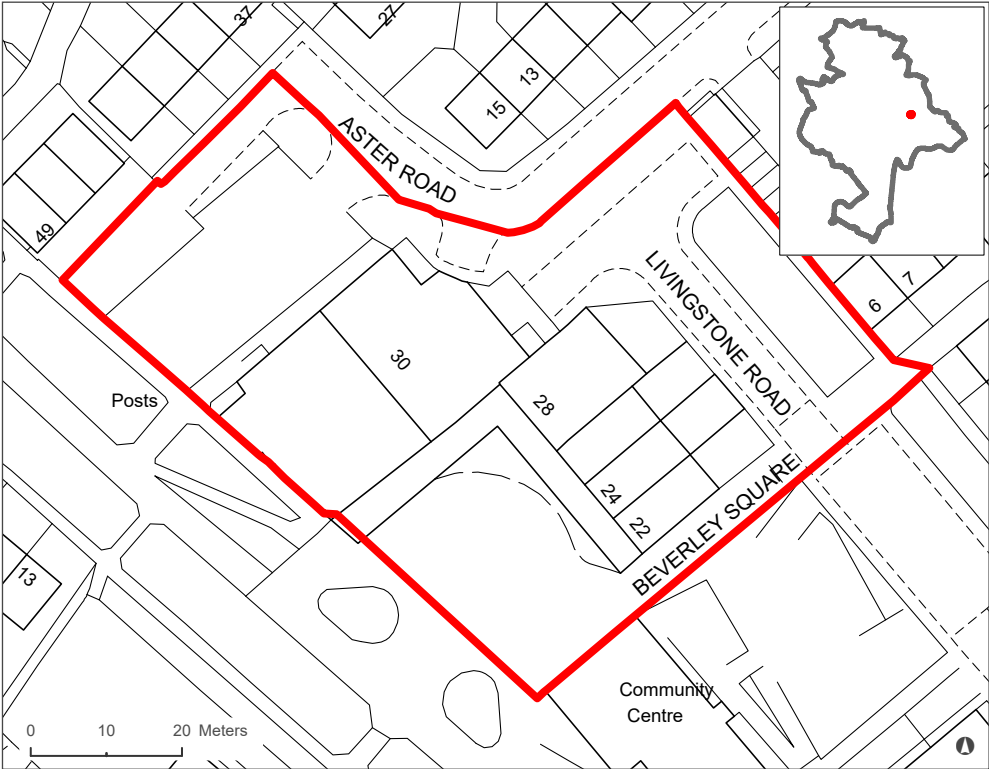
**Easting:** 455638

**Northing:** 335759

**Last updated date:** 31/03/2023



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



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**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Mixed ownership

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.47 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR31

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 14 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 14 dwelling/s

**Reasoned Justification:**

Annual update from Development Management, Property & Regeneration

**Date first added to SHLAA:**

14/12/2017

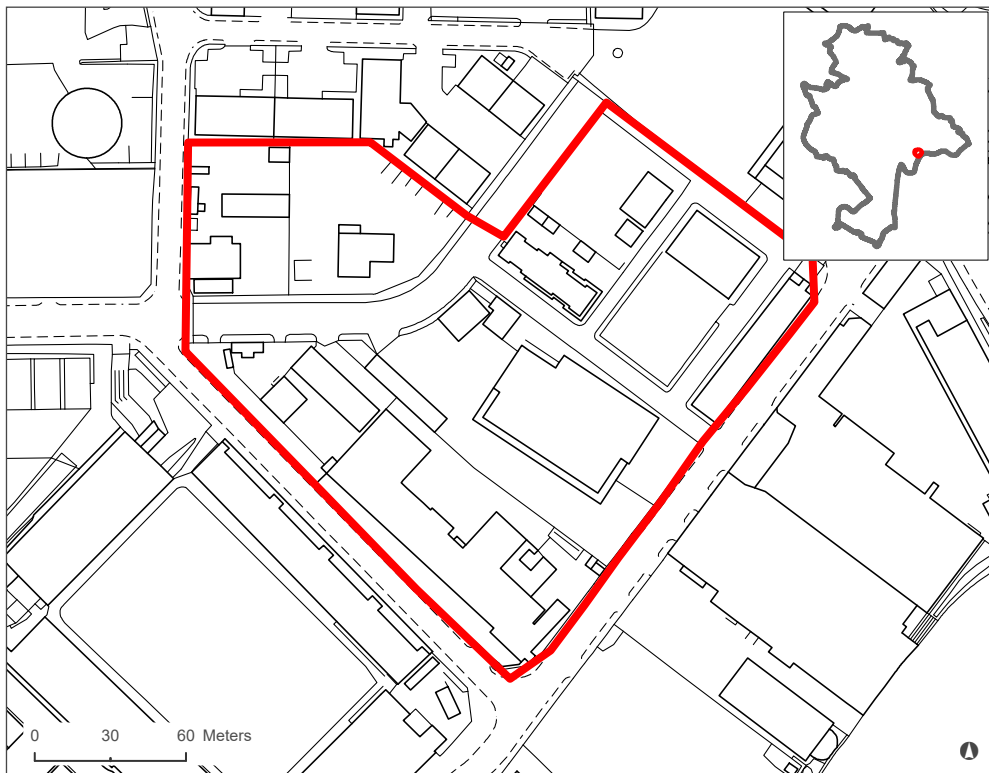
**Easting:** 457996

**Northing:** 340942

**Last updated date:** 31/03/2023



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



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**Overall Conclusion:** Developable

**Ward:** Meadows

**Ownership Status:** Mixed ownership

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** auction area and ind uses

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 3.34 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR70

**Overcoming non-standard constraints**

## Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

## Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 65 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 65 dwelling/s

## Reasoned Justification:

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

**Date first added to SHLAA:**

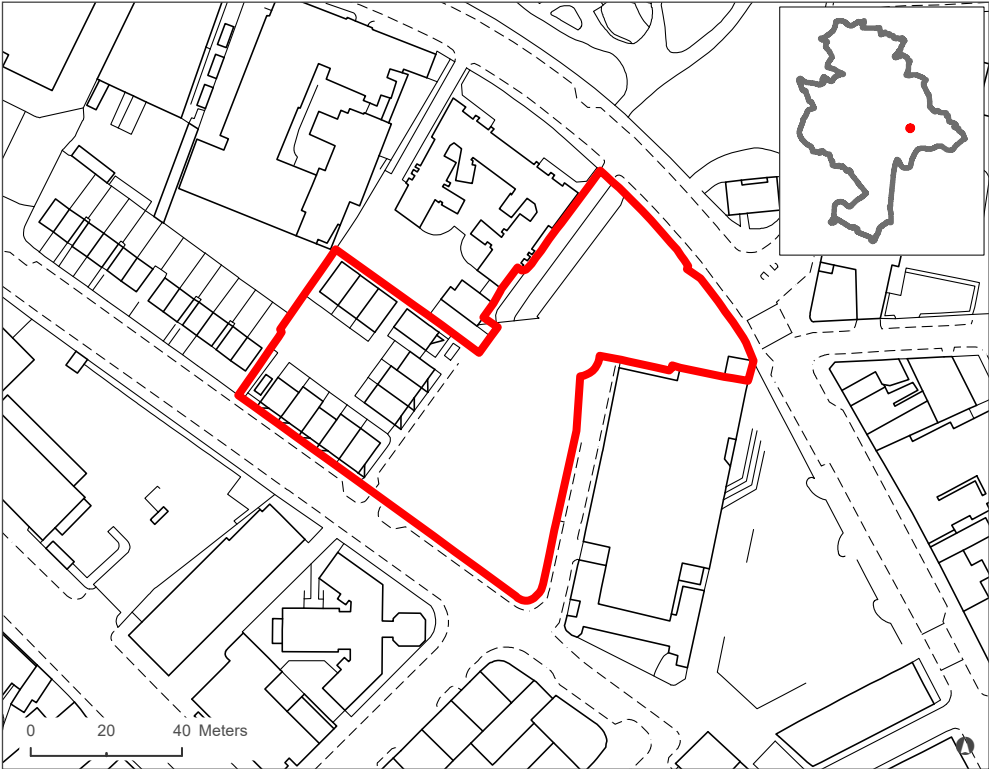
14/12/2017

**Easting:** 458068

**Northing:** 338908

**Last updated date:** 31/03/2023

Site ID: 1961 Creative Quarter - Brook Street East



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**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local plan allocation

**Site Source:** Local Plan allocation

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.65 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/00018/PRES4

**LAPP Reference:**SR54

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 41 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 41 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

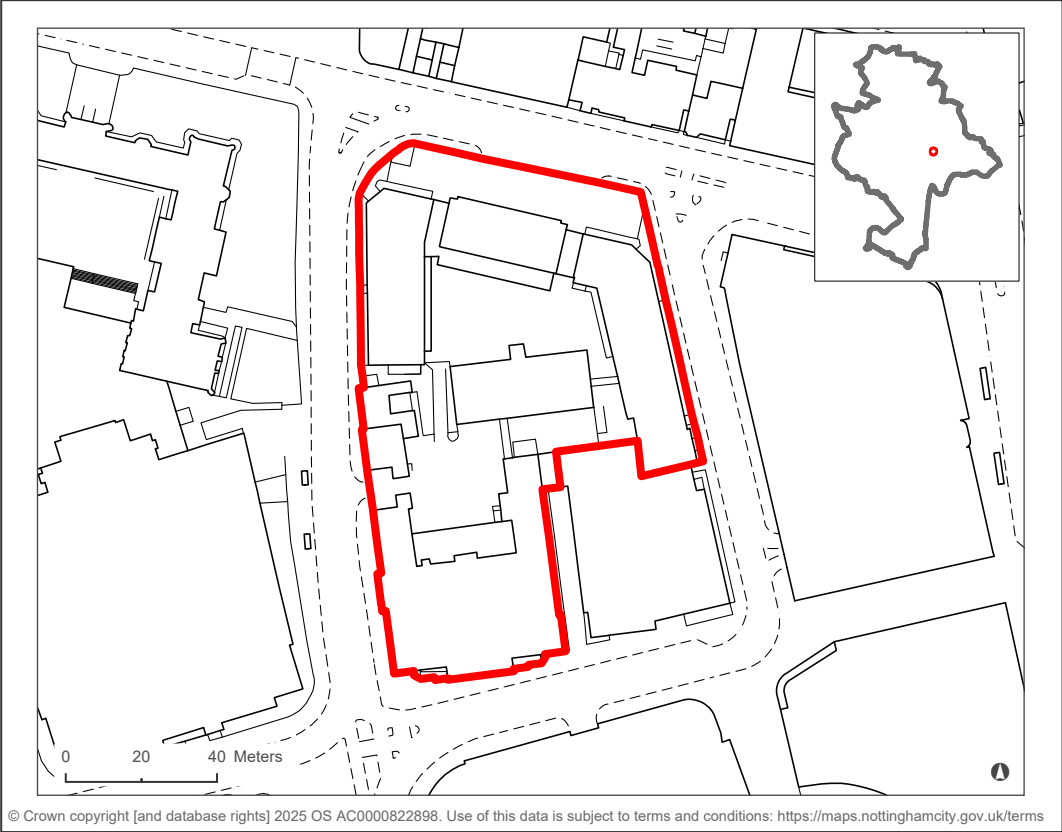
14/12/2017

**Easting:** 457891

**Northing:** 340136

**Last updated date:** 31/03/2023

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Net Dwellings:** 400 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 400 dwelling/s

Reasoned Justification:

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

**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Vacant offices /police station / fire station

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.89 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**24/00826/PREAPP

**LAPP Reference:**SR53

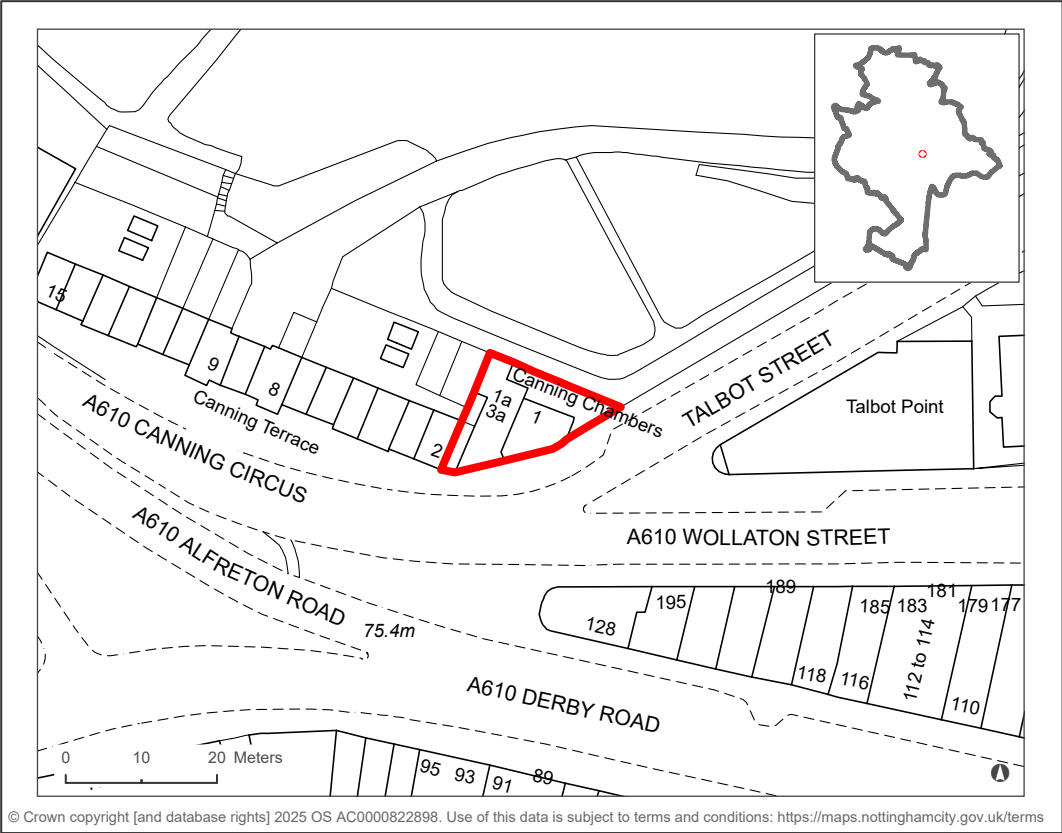
**Overcoming non-standard constraints**

**Easting:** 457127    **Northing:** 340231

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

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



**Overall Conclusion:** Developable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Site / SHLAA Survey

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.02 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 10 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 10 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

14/12/2017

**Easting:** 456450

**Northing:** 340179

**Last updated date:** 31/03/2023

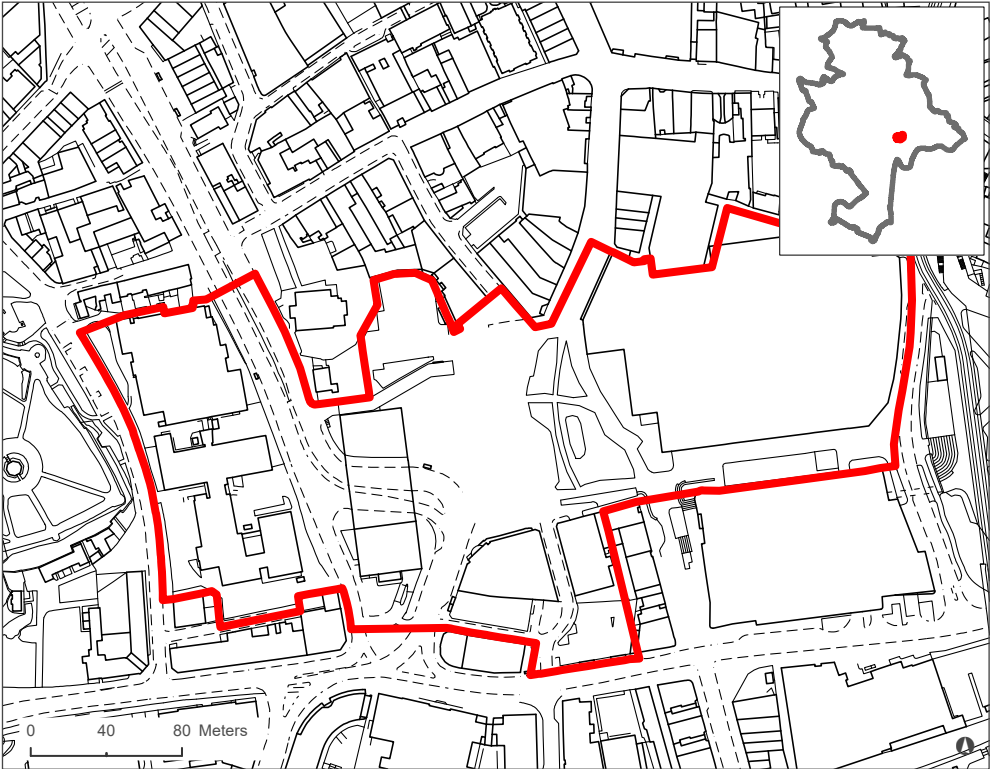
Site ID: 2154    The Irwin Business Centre, Church St, Old Basford



<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Basford	<b>Planning Status:</b> Permitted
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.11 (Hectares)
<b>Site Source:</b> Planning Application / pre application	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> unknown	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 19/00558/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> Yes <b>TPOs:</b> Yes
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> Yes	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 24 dwelling/s <b>Proposed Yield 2024/29:</b> 0 dwelling/s <b>Proposed Yield Beyond 2029:</b> 24 dwelling/s	
<b>Reasoned Justification:</b> Scheme won't be going ahead but developable. No significant constraints, site is regarded as suitable, achievable and available. Agent confirmed completion timescales	
<b>Easting:</b> 455386 <b>Northing:</b> 342834	<b>Date first added to SHLAA:</b> 14/12/2017 <b>Last updated date:</b> 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Owned by a public authority

**Reporting Status:** Local Plan Allocation

**Site Source:** Local Plan allocation

**Existing Use:** Retail , offices, car park

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 6.6 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR58

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** Yes

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 1000 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 1000 dwelling/s

**Reasoned Justification:**

Considered that Broadmarsh could deliver residential

**Date first added to SHLAA:**

14/12/2017

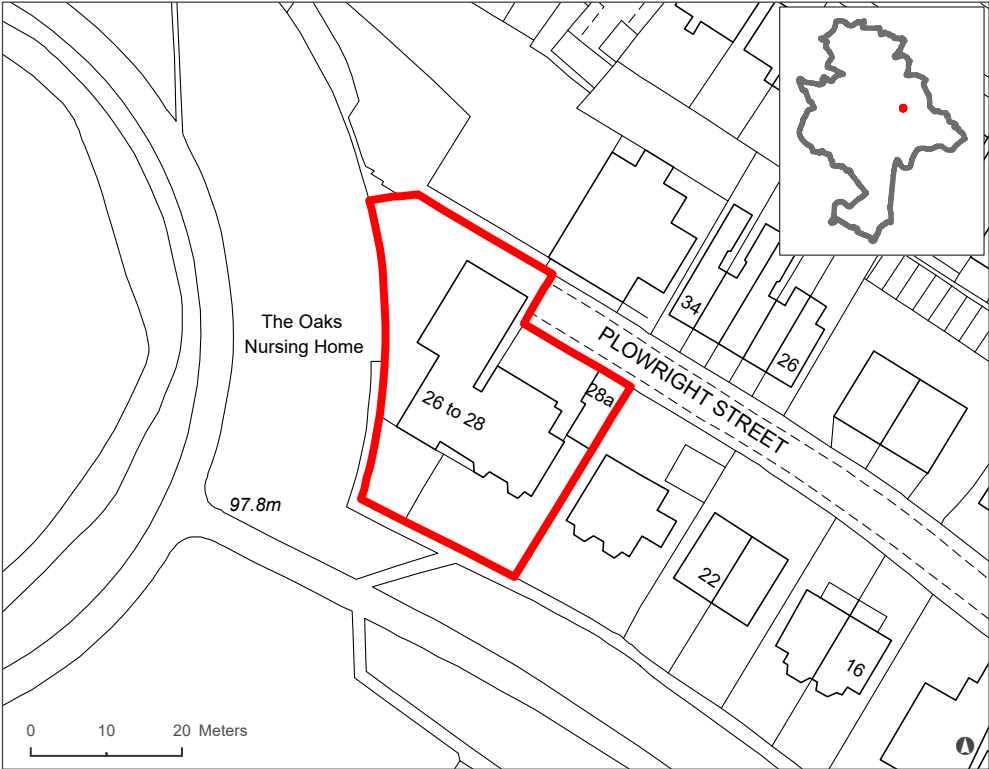
**Easting:** 457019

**Northing:** 339553

**Last updated date:**



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



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**Overall Conclusion:** Developable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning application / pre application

**Existing Use:** Nursing Home

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01129/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 3 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 3 dwelling/s

**Reasoned Justification:**

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

**Date first added to SHLAA:**

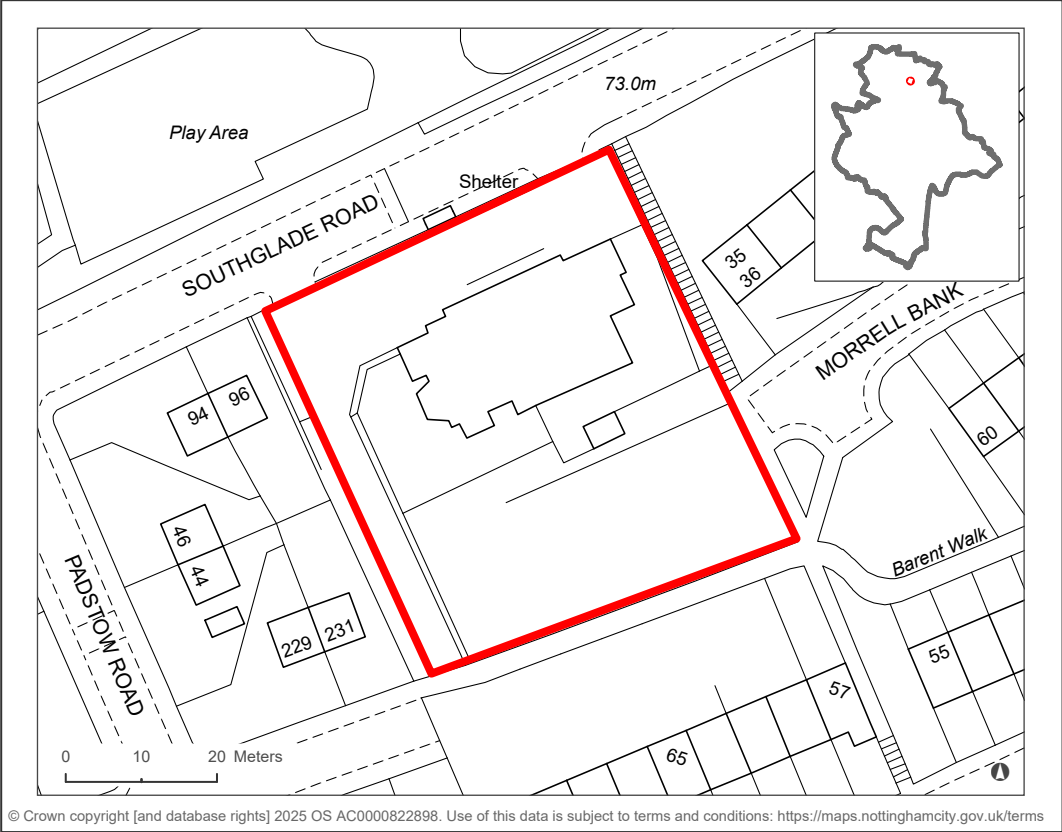
14/12/2018

**Easting:** 457483

**Northing:** 341383

**Last updated date:** 31/03/2023

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 23 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 23 dwelling/s

Reasoned Justification:

Pending Planning Permssion

Overall Conclusion: Developable

Ward: Bestwood

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01215/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Easting: 455707

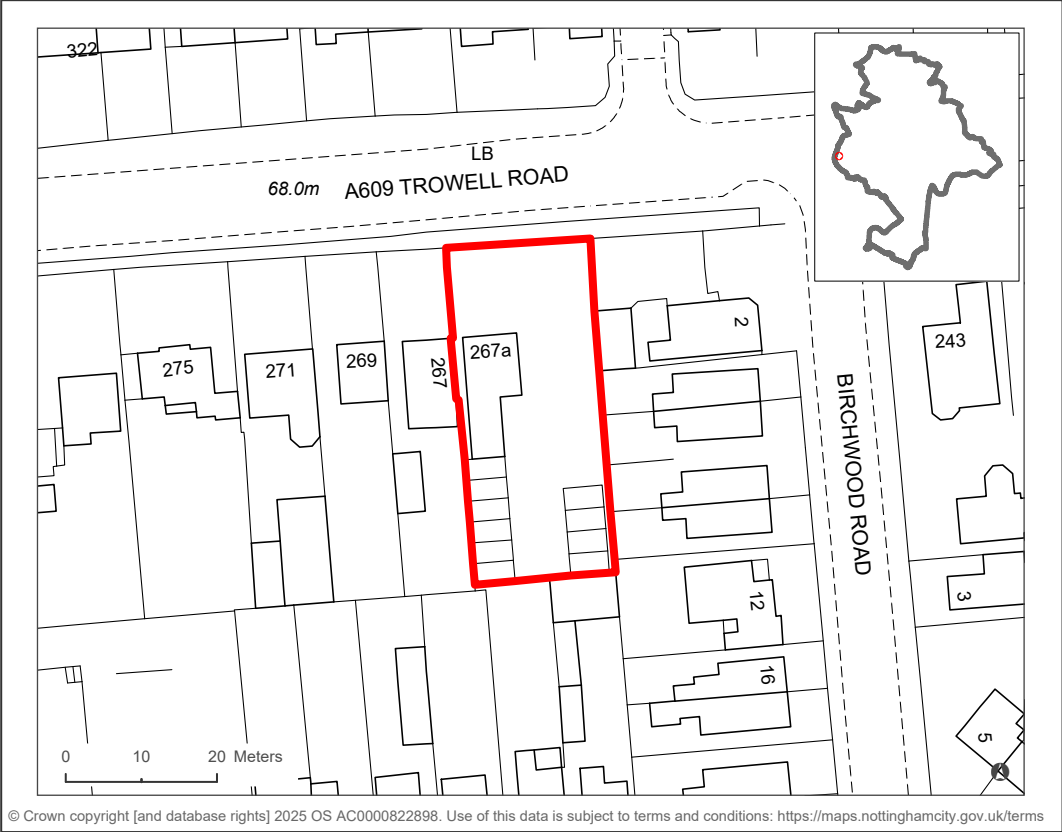
Northing: 344856

Date first added to SHLAA:

26/03/2019

Last updated date: 31/03/2023

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



**Overall Conclusion:** Developable

**Ward:** Bilborough

**Ownership Status:**

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 18/02221/PREAPP

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 10 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 10 dwelling/s

**Reasoned Justification:**

Awaiting Decision. Development Mangement confirmed timescales.

**Date first added to SHLAA:**  
03/04/2019

**Easting:** 451003 **Northing:** 340003

**Last updated date:** 31/03/2023

Site ID: 2452 Site Of John Barleycorn,



**Overall Conclusion:** Developable

**Ward:** Aspley

**Ownership Status:**

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.14 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/01905/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 15 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 15 dwelling/s

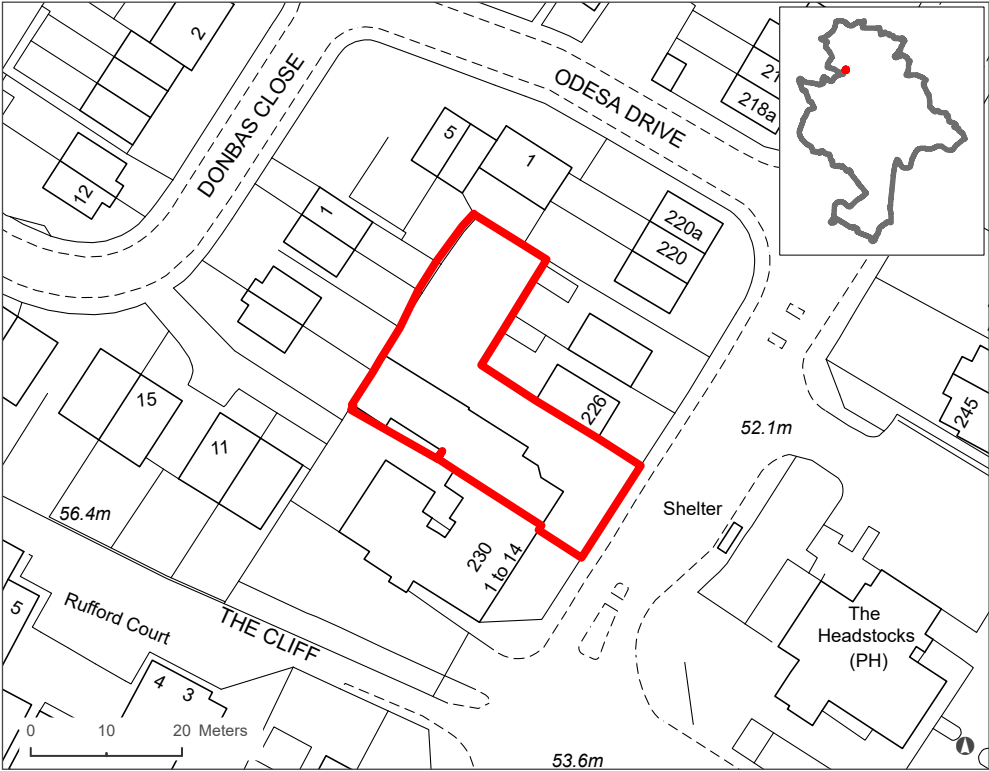
**Reasoned Justification:**

permission lapsed

**Date first added to SHLAA:**  
01/09/2021

**Easting:** 454132 **Northing:** 342988

**Last updated date:** 31/03/2023



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Overall Conclusion: Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Less than 10 dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use: Dwellings

Land Type: Brownfield

Planning Status: Not Permitted

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01367/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 6 dwelling/s

Reasoned Justification:

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

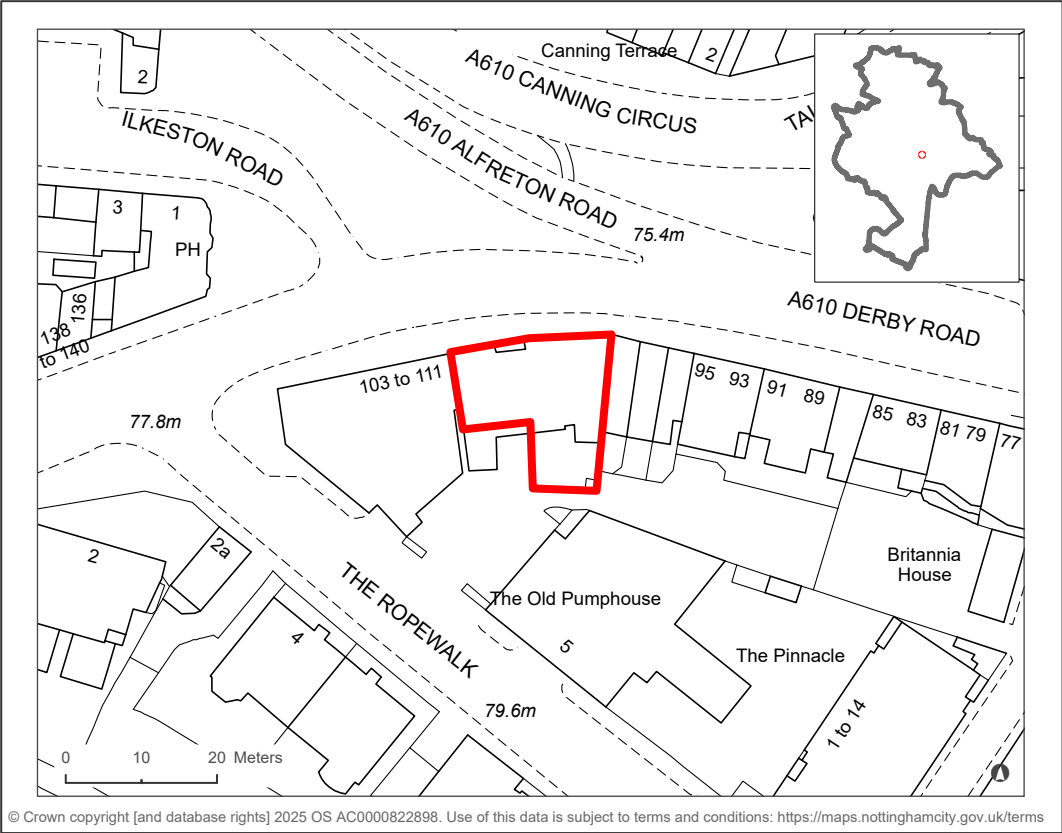
Easting: 453746      Northing: 343894

Date first added to SHLAA:

29/05/2019

Last updated date: 31/03/2023

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

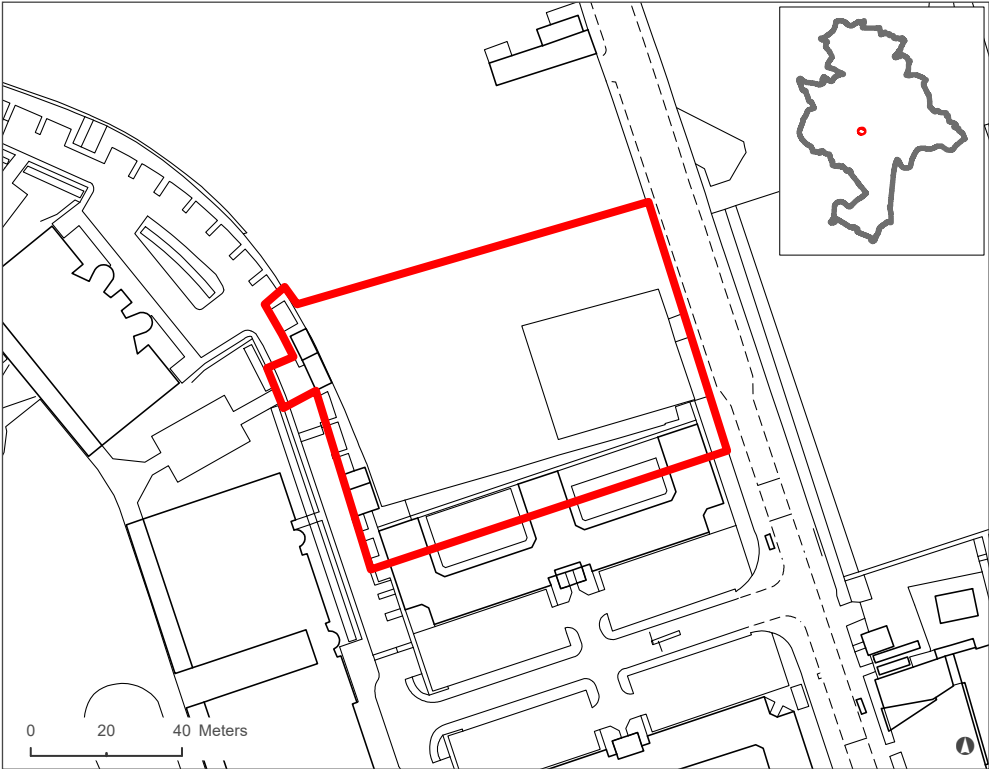


<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Castle	<b>Planning Status:</b> Not Permitted
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> Less than 10 dwellings without planning permission	<b>Site Area:</b> 0.03 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b> Restaurant	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 19/01081/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites :</b> No <b>Local Interest Buildings:</b> Yes	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 6 dwelling/s <b>Proposed Yield 2024/29:</b> 0 dwelling/s <b>Proposed Yield Beyond 2029:</b> 6 dwelling/s	
<b>Reasoned Justification:</b> Lapsed permission, but principle of residential establishedDevelopment Mangement confirmed timescales.	
<b>Date first added to SHLAA:</b> 27/09/2021 <b>Last updated date:</b> 31/03/2023	
<b>Easting:</b> 456434 <b>Northing:</b> 340138	



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



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**Overall Conclusion:** Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.72 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 19/02650/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 112 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 112 dwelling/s

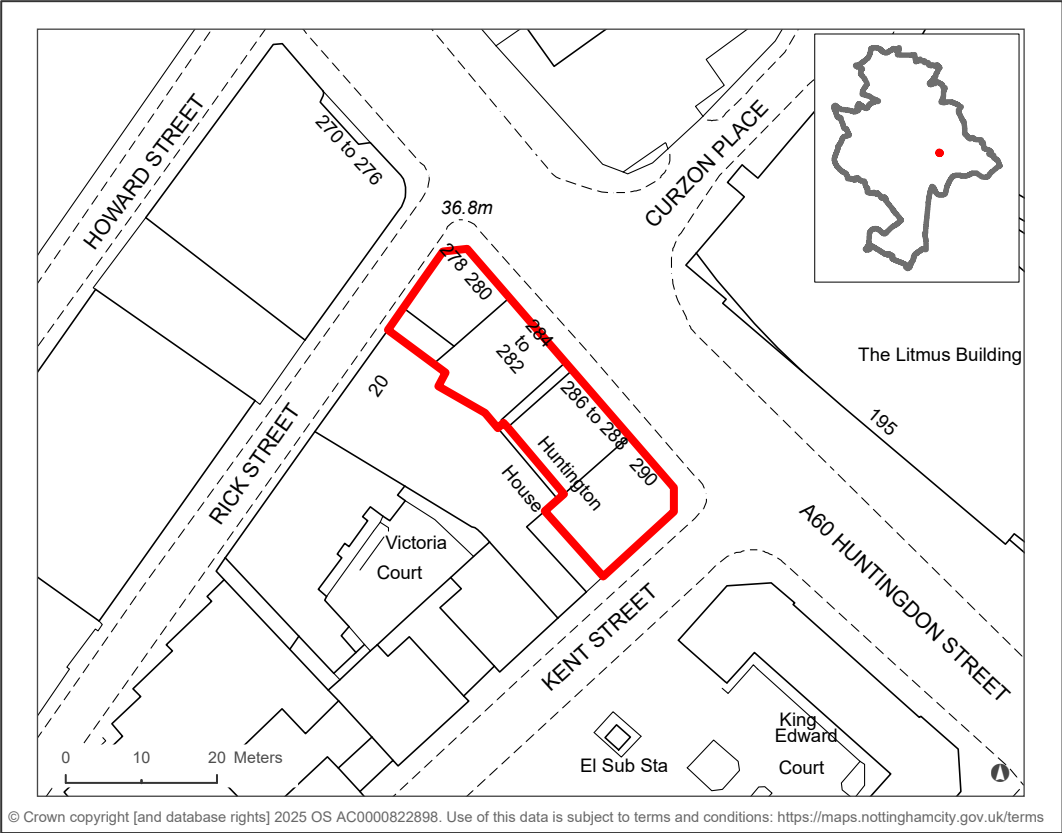
**Reasoned Justification:**

**Date first added to SHLAA:**  
01/10/2021

**Easting:** 454806 **Northing:** 339957

**Last updated date:** 31/03/2023

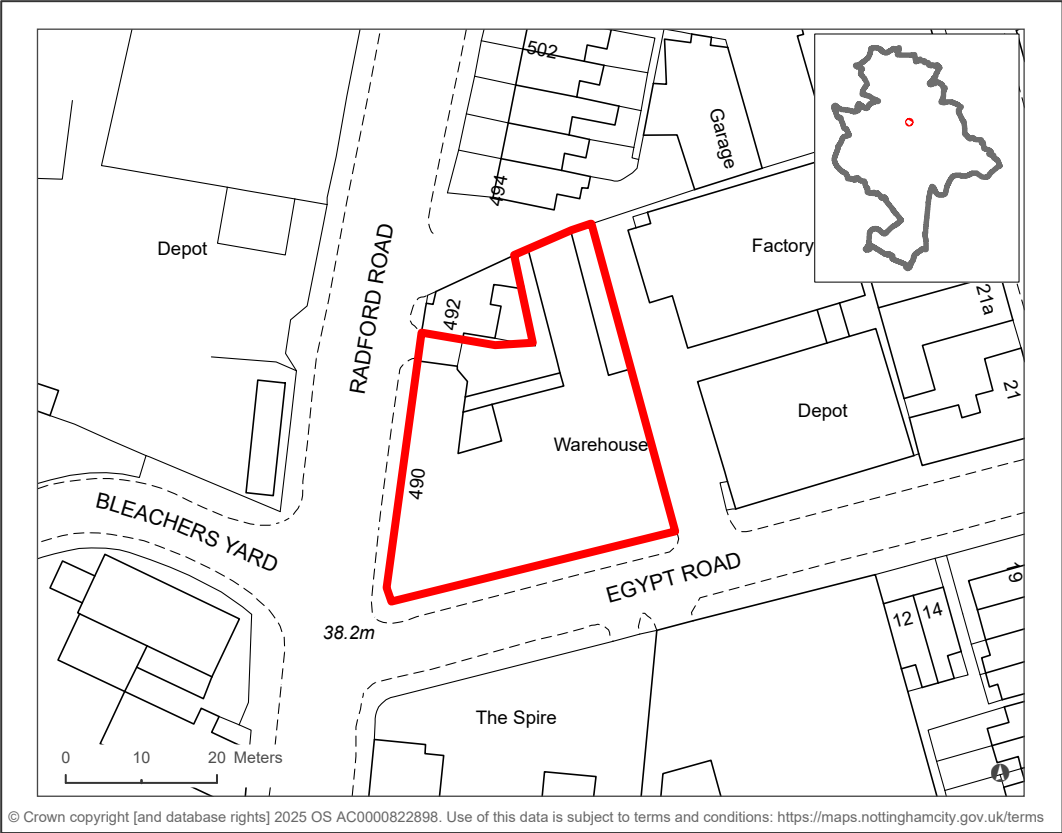
Site ID: 2525    Huntingdon House, 278-290 Huntingdon Street



<p><b>Overall Conclusion:</b> Developable</p> <p><b>Ward:</b> St Ann's</p> <p><b>Ownership Status:</b> Owned by a public authority</p> <p><b>Reporting Status:</b> 10 or more dwellings without planning permission</p> <p><b>Site Source:</b> Site/SHLAA Survey</p> <p><b>Existing Use:</b></p>	<p><b>Land Type:</b> Brownfield</p> <p><b>Planning Status:</b> Not Permitted</p> <p><b>Construction Status:</b> No</p> <p><b>Site Area:</b> 0.06 (Hectares)</p> <p><b>Site Viability Zone:</b> Zone 3: Low house prices</p> <p><b>Is the site suitable?</b> Suitable</p> <p><b>Current or Previous Application Ref:</b>18/02277/PREAPP</p> <p><b>LAPP Reference:</b></p> <p><b>Overcoming non-standard constraints</b></p>
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<p><b>Constraints (Heritage Assets):</b></p> <p><b>Scheduled Ancient Monument:</b> No</p> <p><b>Conservation Area:</b> No</p> <p><b>Listed Building :</b> No</p> <p><b>Historic Parks and Gardens :</b> No</p> <p><b>Archaeological Sites :</b> Yes</p> <p><b>Local Interest Buildings:</b> Yes</p>	<p><b>Constraints (Ecology):</b></p> <p><b>SSSI:</b> No</p> <p><b>Open Space Network:</b> No</p> <p><b>Ancient Woodland:</b> No</p> <p><b>Local Nature Reserve:</b> No</p> <p><b>Local Wildlife Sites:</b> No</p> <p><b>TPOs:</b> No</p>
<p><b>Constraints (Flooding):</b></p> <p><b>Flood Zone 3-1 in 100 years:</b> No</p> <p><b>Constraints (Greenbelt):</b></p> <p><b>Greenbelt:</b> No</p>	<p><b>Constraints (Air Quality):</b></p> <p><b>AQMA:</b> Yes</p>
<p><b>Net Dwellings:</b> 100 dwelling/s</p> <p><b>Proposed Yield 2024/29:</b> 0 dwelling/s</p> <p><b>Proposed Yield Beyond 2029:</b> 100 dwelling/s</p> <p><b>Reasoned Justification:</b></p> <p>NCC Development Management confirmed timescales.</p>	
<p><b>Easting:</b> 457557    <b>Northing:</b> 340284</p> <p><b>Date first added to SHLAA:</b> 03/07/2020</p> <p><b>Last updated date:</b> 31/03/2023</p>	

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

**Net Dwellings:** 29 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 29 dwelling/s

Reasoned Justification:

Stalled

**Overall Conclusion:** Developable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:** 18/00426/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Easting:** 455604

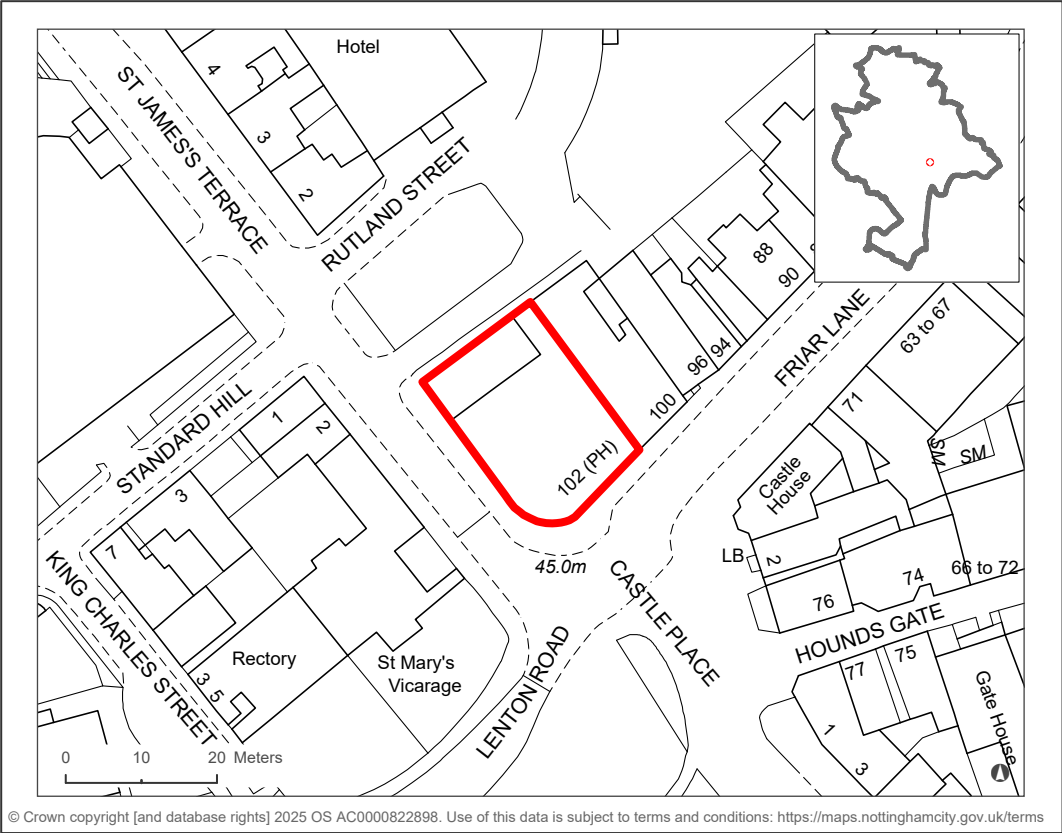
**Northing:** 342281

**Date first added to SHLAA:**

28/09/2021

**Last updated date:** 31/03/2023

Site ID: 2529 St James Hotel Conference Centre



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**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/01957/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** Yes

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 12 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 12 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

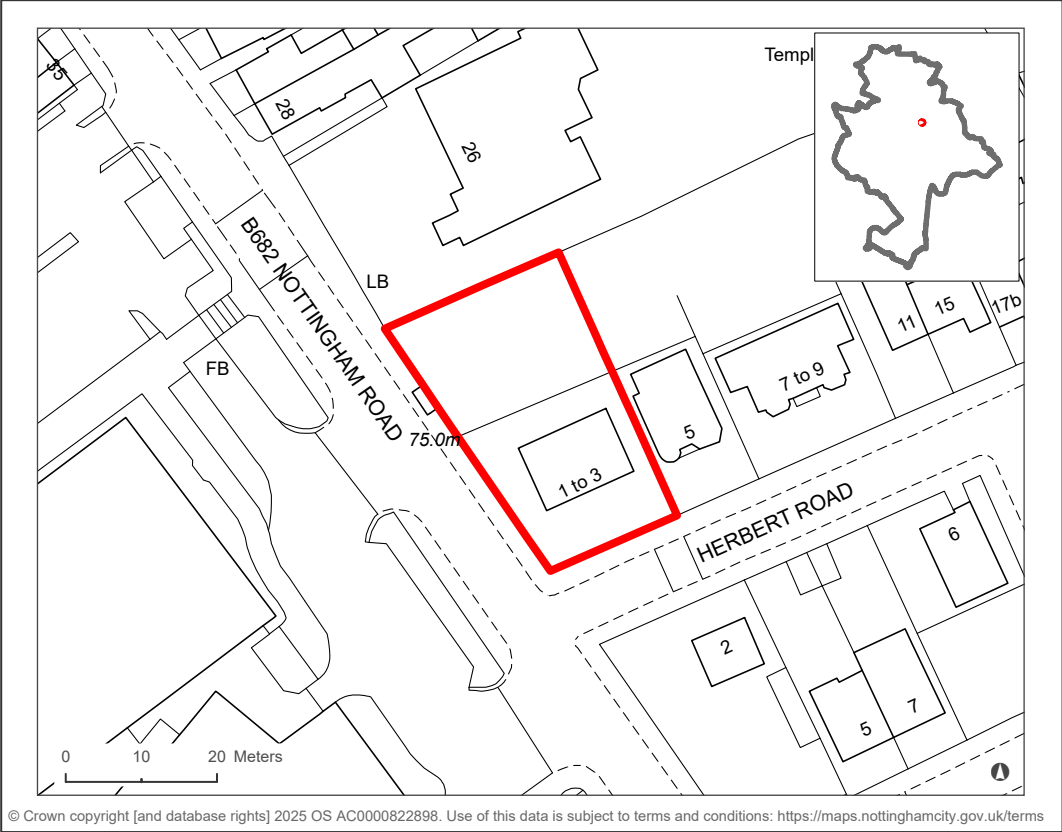
27/09/2021

**Easting:** 456947

**Northing:** 339633

**Last updated date:** 31/03/2023

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



**Overall Conclusion:** Developable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**19/02125/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 6 dwelling/s

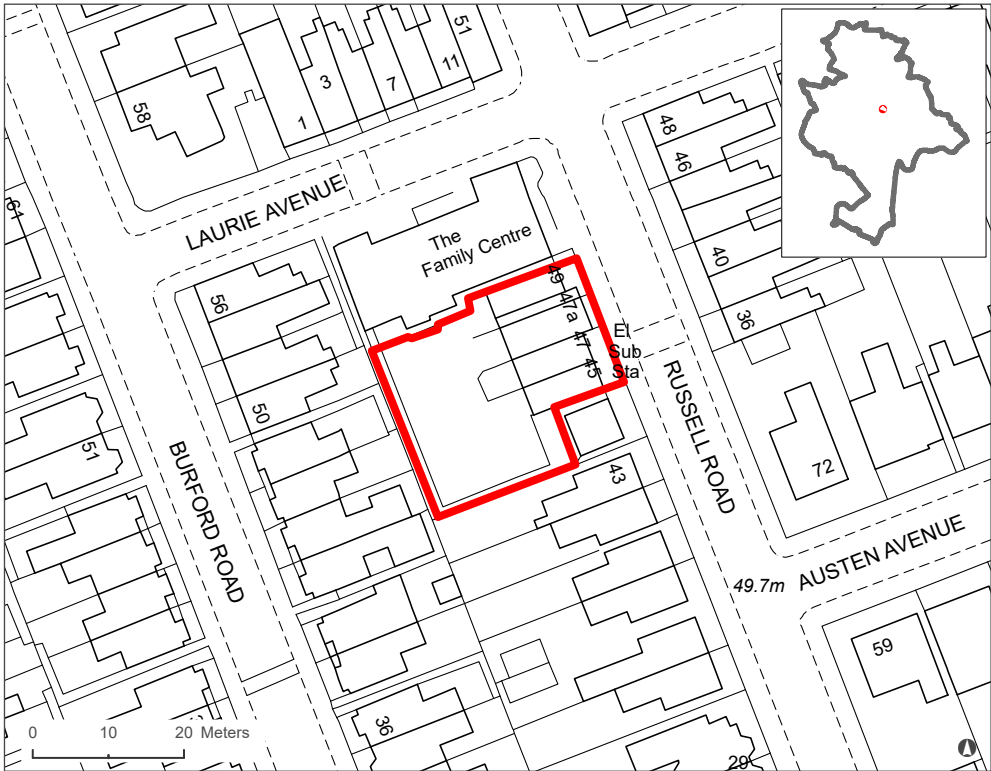
**Reasoned Justification:**

**Date first added to SHLAA:**  
28/09/2021

**Easting:** 456453 **Northing:** 342151

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Developable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/00715/POUT

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 6 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 6 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

28/09/2021

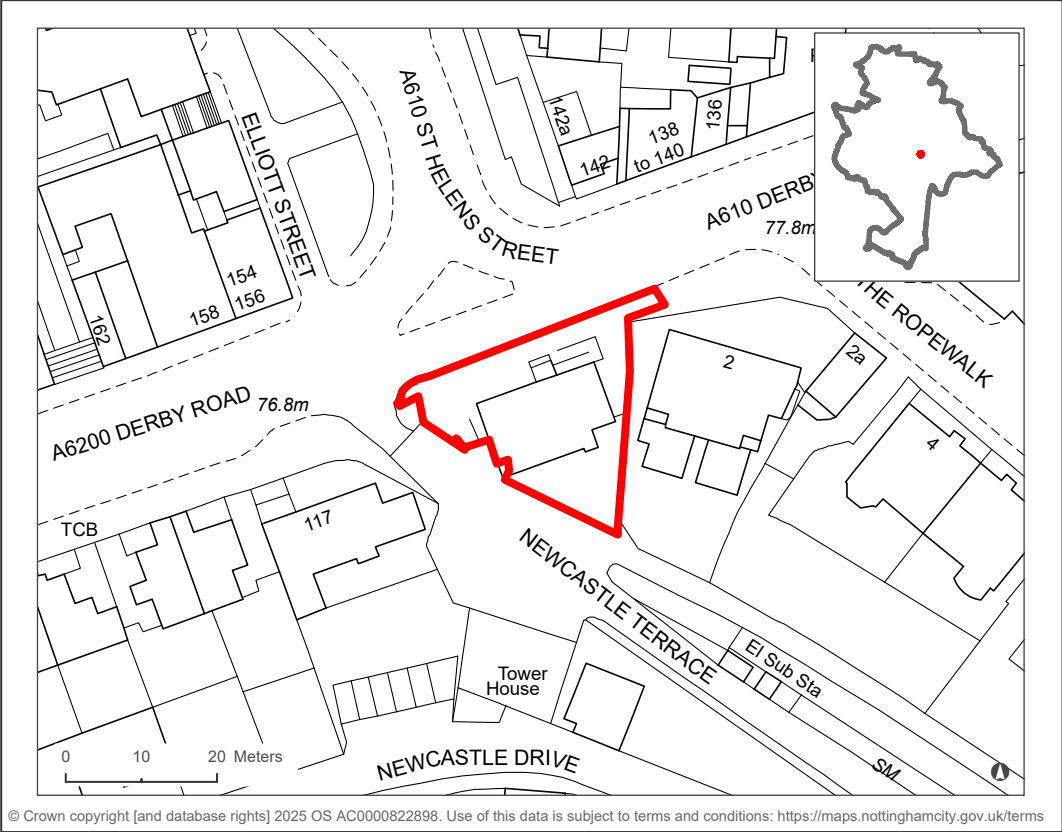
**Easting:** 456031

**Northing:** 341492

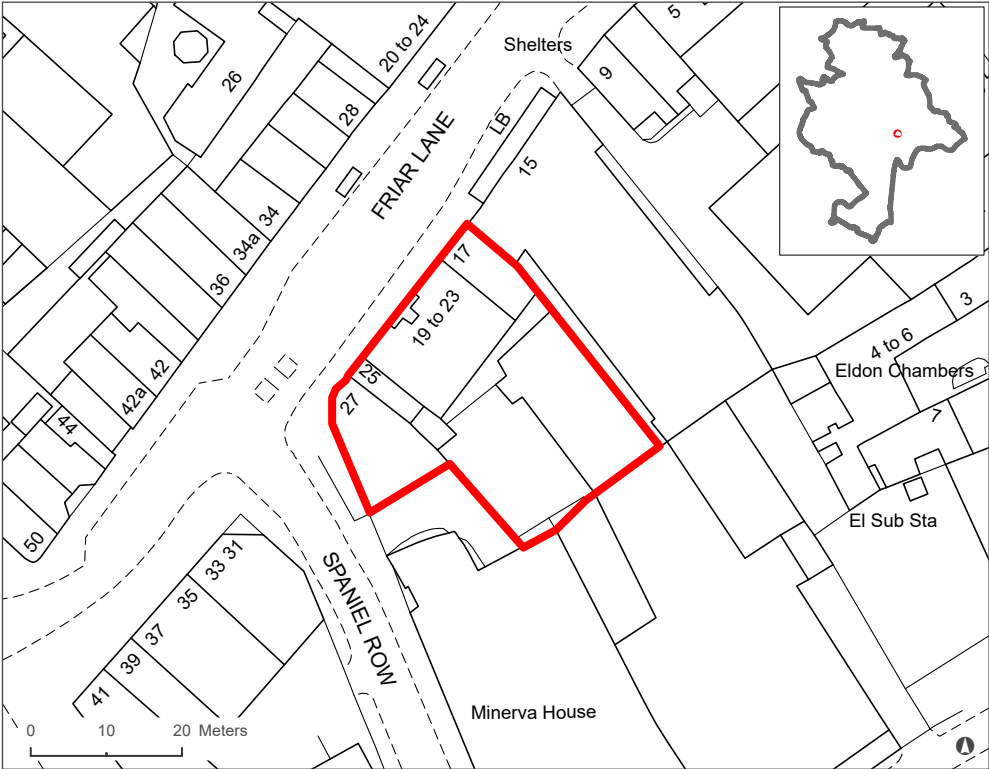
**Last updated date:** 31/03/2023



Site ID: 2541 1 Newcastle Terrace Nottingham NG7 1LS



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



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**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.1 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/00798/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 7 dwelling/s

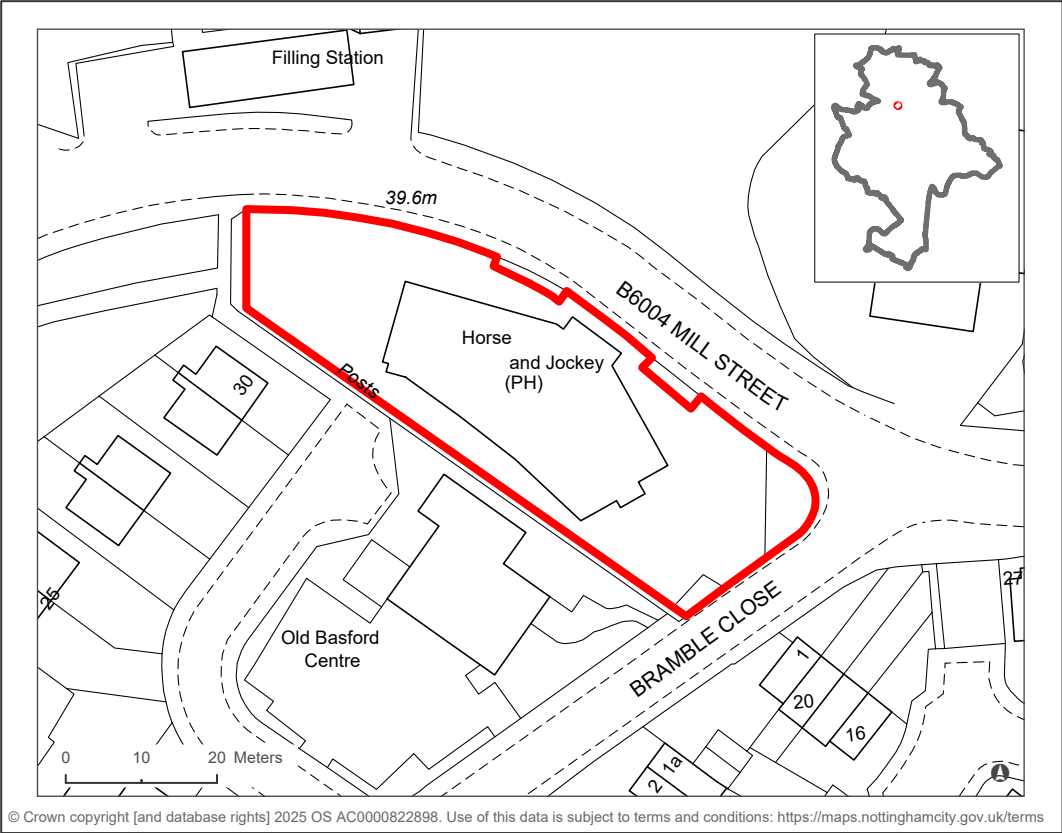
**Reasoned Justification:**

**Date first added to SHLAA:**  
29/09/2021

**Easting:** 457128 **Northing:** 339749

**Last updated date:** 31/03/2023

Site ID: 2555 Horse And Jockey Public House



**Overall Conclusion:** Developable

**Ward:** Basford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.18 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01889/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 5 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 5 dwelling/s

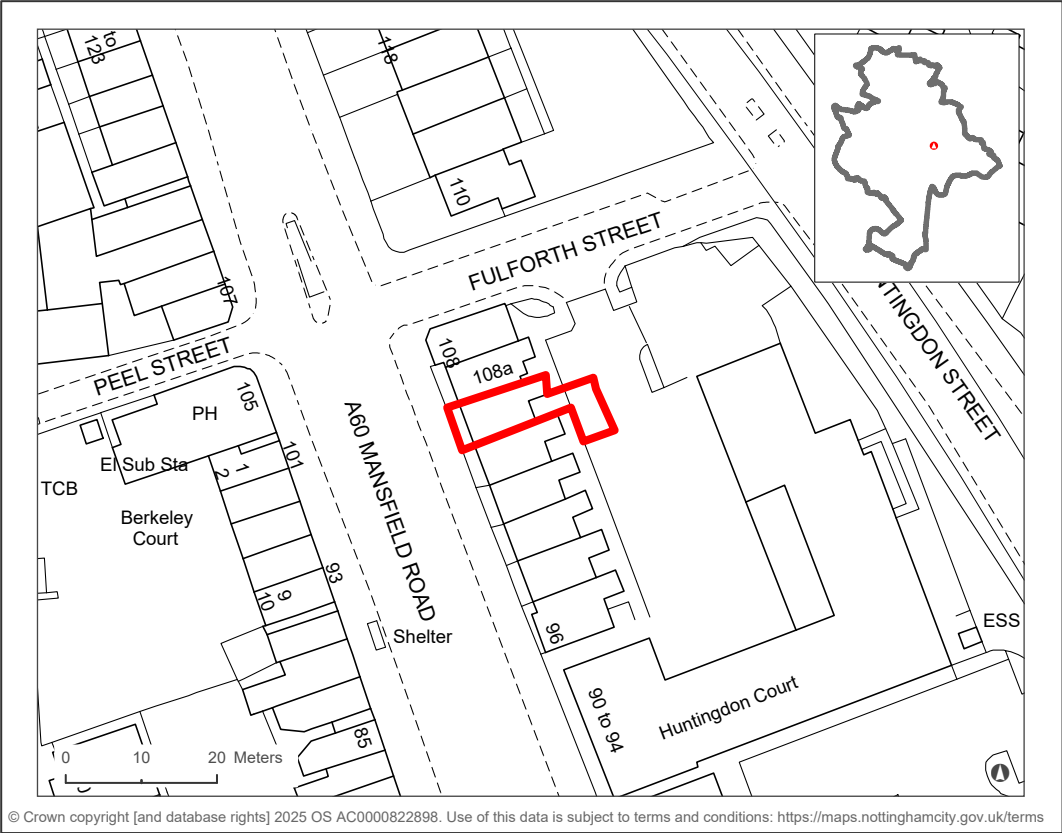
**Reasoned Justification:**

**Date first added to SHLAA:**  
25/05/2021

**Easting:** 454851 **Northing:** 343350

**Last updated date:** 31/03/2023

Site ID: 2556 106 Mansfield Road



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**Overall Conclusion:** Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.01 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/02369/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 7 dwelling/s

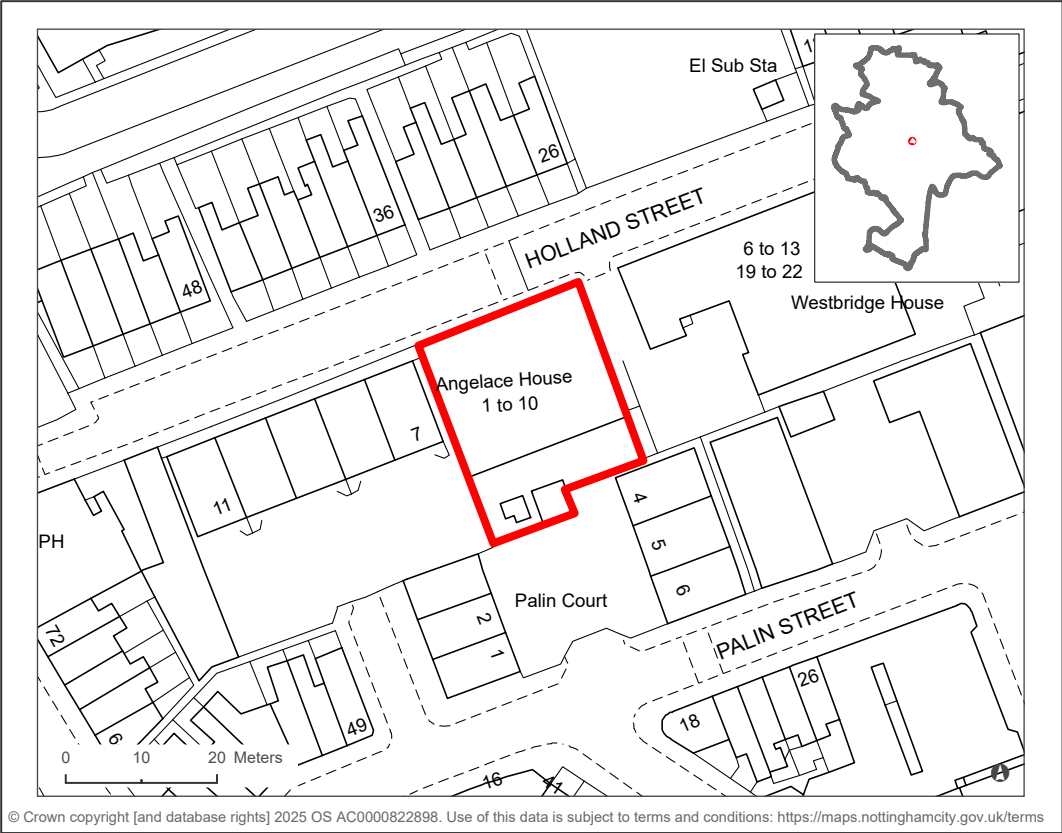
**Reasoned Justification:**

**Date first added to SHLAA:**  
25/05/2021

**Easting:** 457195 **Northing:** 340727

**Last updated date:** 31/03/2023

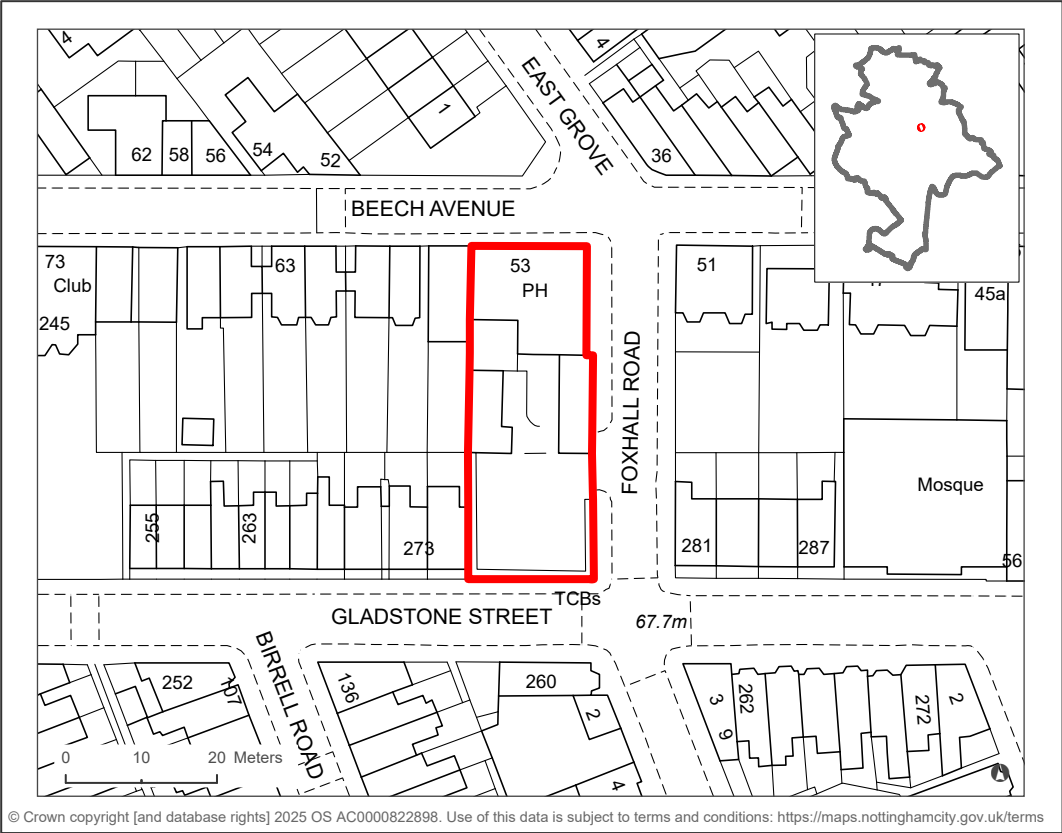
Site ID: 2557    Angelace House



<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Hyson Green and Arboretum	<b>Planning Status:</b> Not Permitted
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.06 (Hectares)
<b>Site Source:</b> Planning Application/PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b> 20/00746/PFUL3
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> No <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites :</b> No <b>Local Interest Buildings:</b> No	<b>Constraints (Ecology):</b> <b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> No <b>TPOs:</b> No
<b>Constraints (Flooding):</b> <b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b> <b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b> <b>Greenbelt:</b> No	
<b>Net Dwellings:</b> 14 dwelling/s <b>Proposed Yield 2024/29:</b> 0 dwelling/s <b>Proposed Yield Beyond 2029:</b> 14 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Date first added to SHLAA:</b> 25/05/2021 <b>Last updated date:</b> 31/03/2023	
<b>Easting:</b> 455787 <b>Northing:</b> 341008	

Site ID: 2559    The Elm Tree



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**Overall Conclusion:** Developable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01505/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 8 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 8 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

28/06/2021

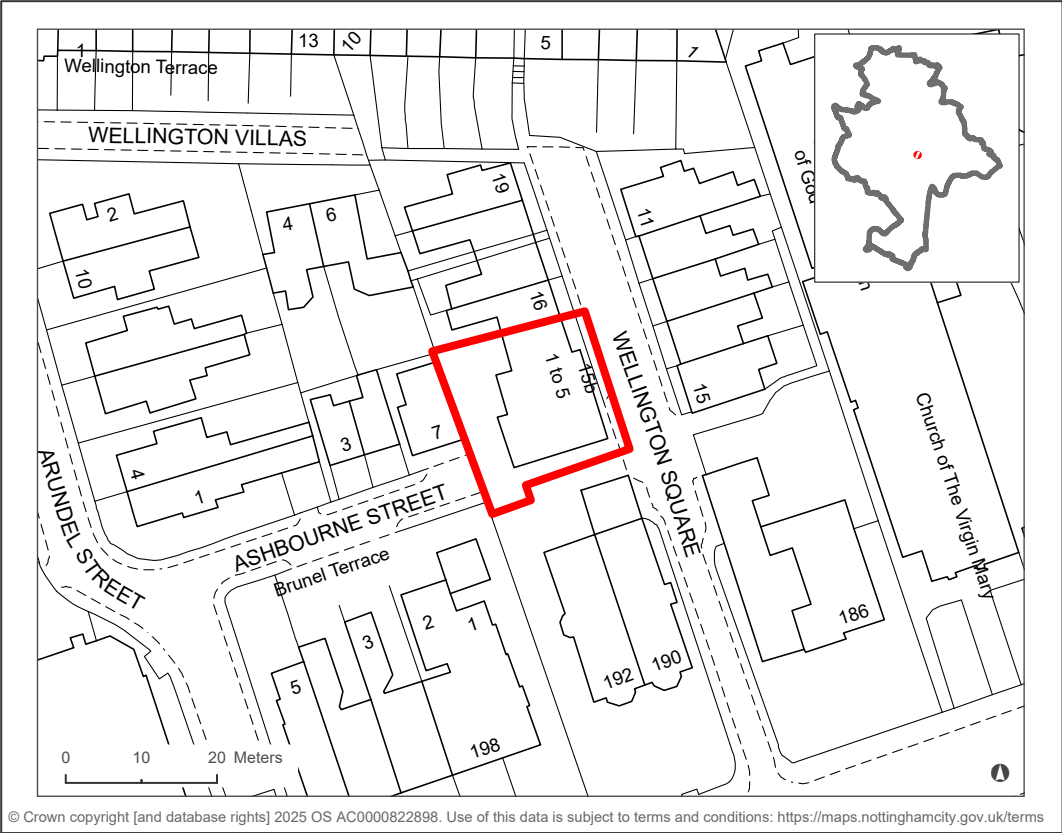
**Easting:** 456369

**Northing:** 341929

**Last updated date:** 31/03/2023



Site ID: 2560 190 Derby Road



**Overall Conclusion:** Developable

**Ward:** Radford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Less than 10 dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**20/01950/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 7 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 7 dwelling/s

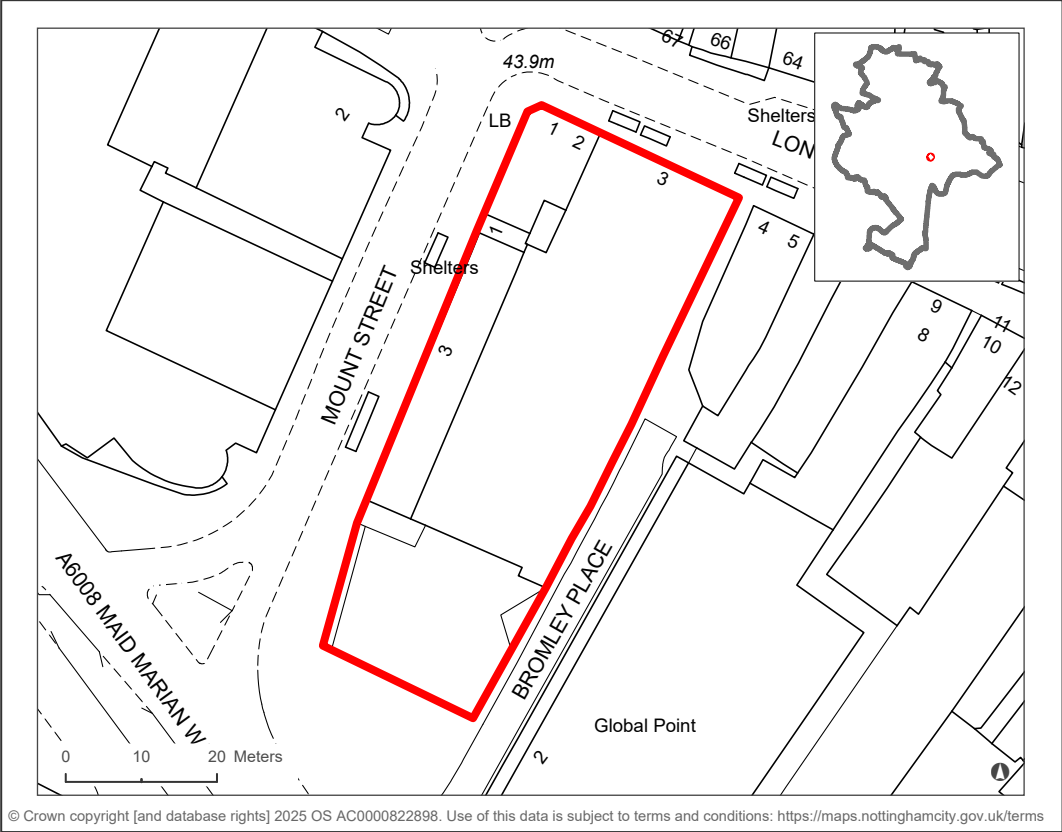
**Reasoned Justification:**

**Date first added to SHLAA:**  
28/06/2021

**Easting:** 456135 **Northing:** 340103

**Last updated date:** 31/03/2023

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 97 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 97 dwelling/s

Reasoned Justification:

Co-living scheme. NCC Development Management confirmed timescales.

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:24/01329/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Easting: 456973

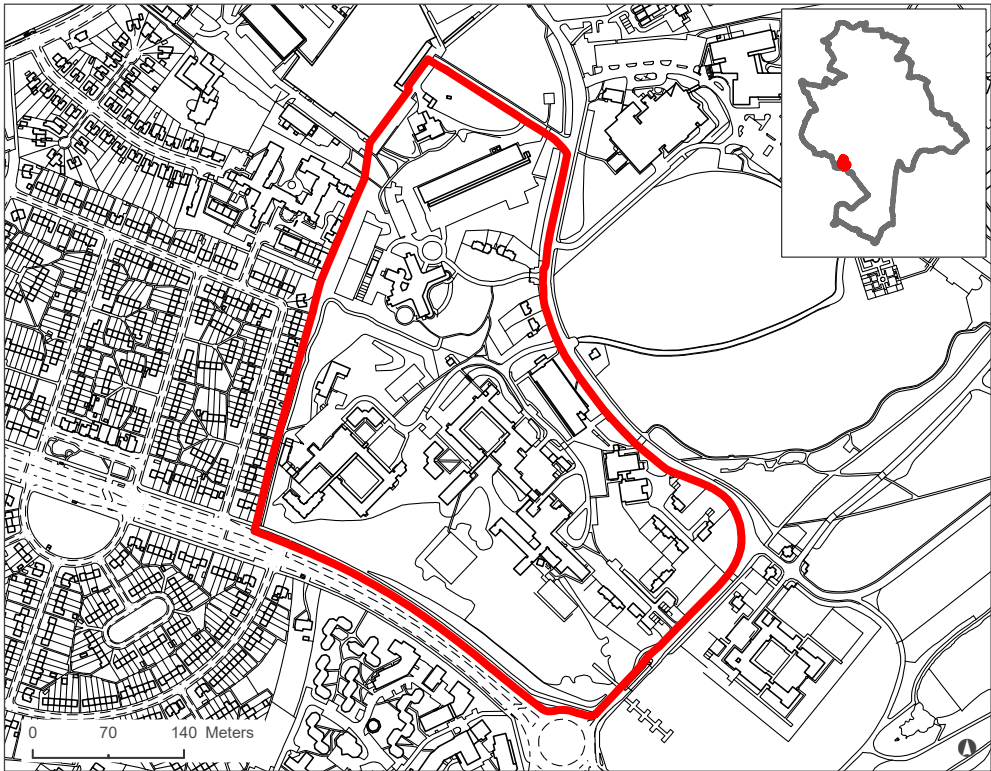
Northing: 339955

Date first added to SHLAA:

22/02/2022

Last updated date: 31/03/2023

Site ID: 2593 Western Village, University of Nottingham Campus



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**Overall Conclusion:** Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** 3rd Party Submission

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 14.26 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 200 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 200 dwelling/s

**Reasoned Justification:**

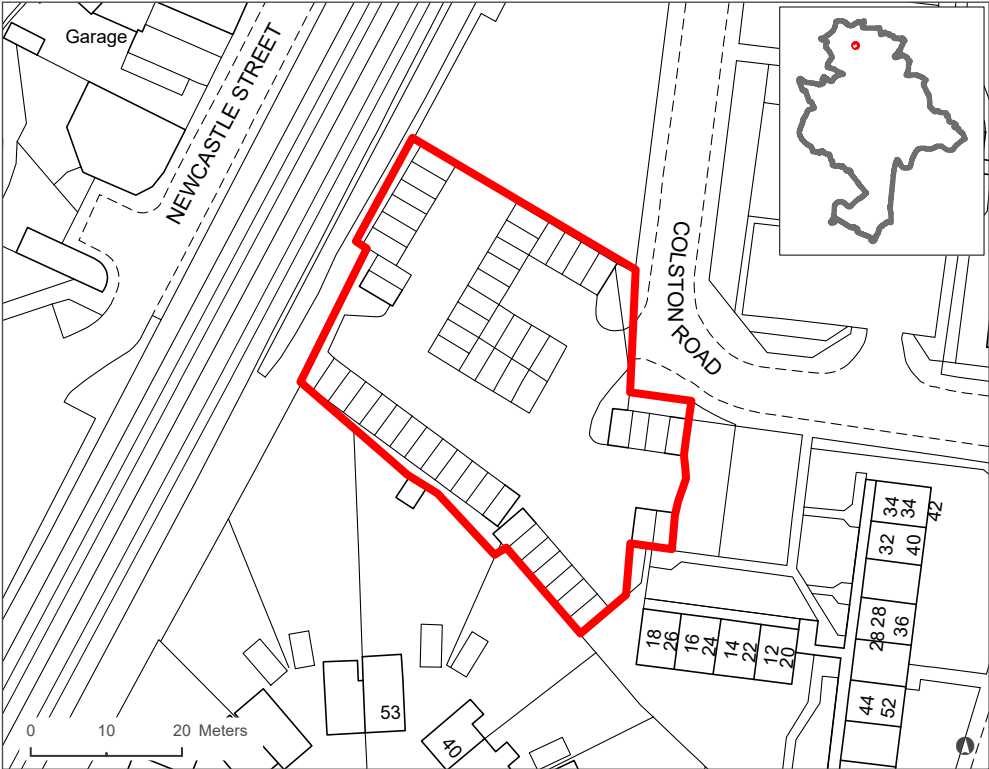
The University of Nottingham have plans to develop dwellings at the 'Western Village' on the University of Nottingham Campus

**Date first added to SHLAA:**

**Easting:** 453530

**Northing:** 337689

**Last updated date:**



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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 Permitted

Construction Status:

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 30 dwelling/s

Proposed Yield 2024/29: 0 dwelling/s

Proposed Yield Beyond 2029: 30 dwelling/s

Reasoned Justification:

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

Date first added to SHLAA:

Easting: 454365    Northing: 345532

Last updated date:

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



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**Overall Conclusion:** Developable

**Ward:** Clifton East

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Disposal of Council Asset

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:**

**Site Area:** 0.41 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 48 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 48 dwelling/s

**Reasoned Justification:**

Timescales confirmed by Development Management

**Date first added to SHLAA:**

19/07/2023

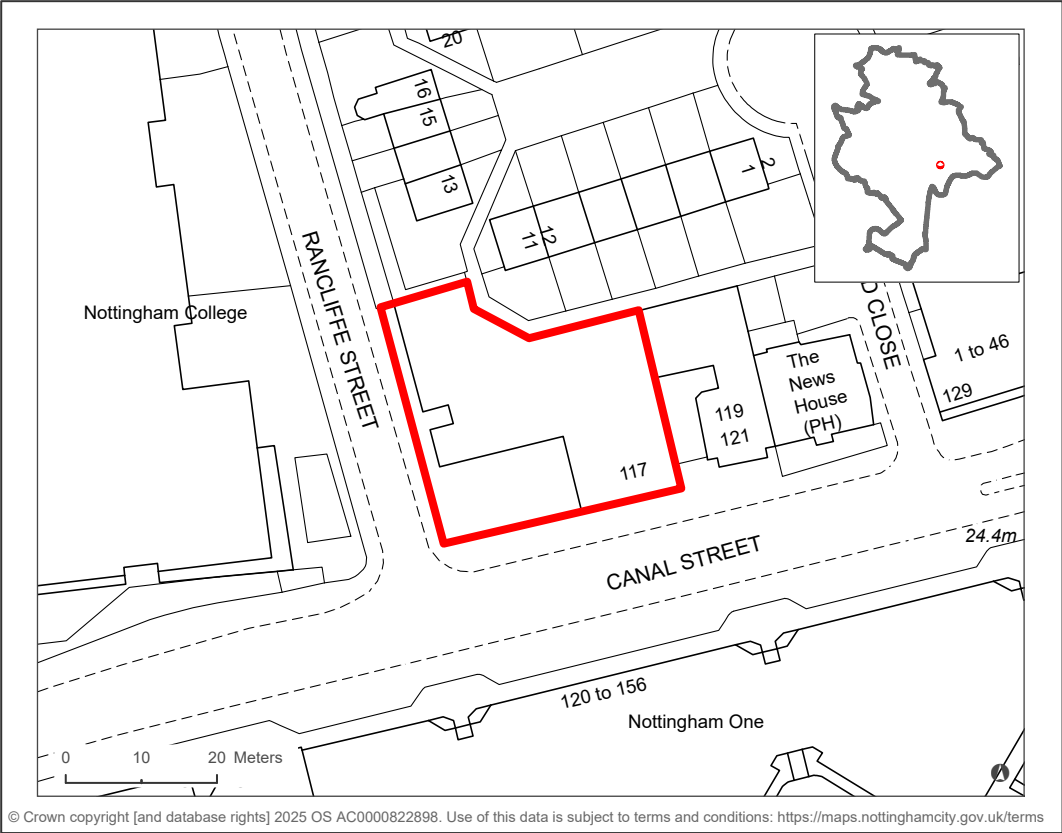
**Easting:** 455887

**Northing:** 335121

**Last updated date:**



Site ID: 2625 117 Canal Street



**Overall Conclusion:** Developable

**Ward:** Castle

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Disposal of Council Asset

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:**

**Site Area:** 0.09 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 18 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 18 dwelling/s

**Reasoned Justification:**

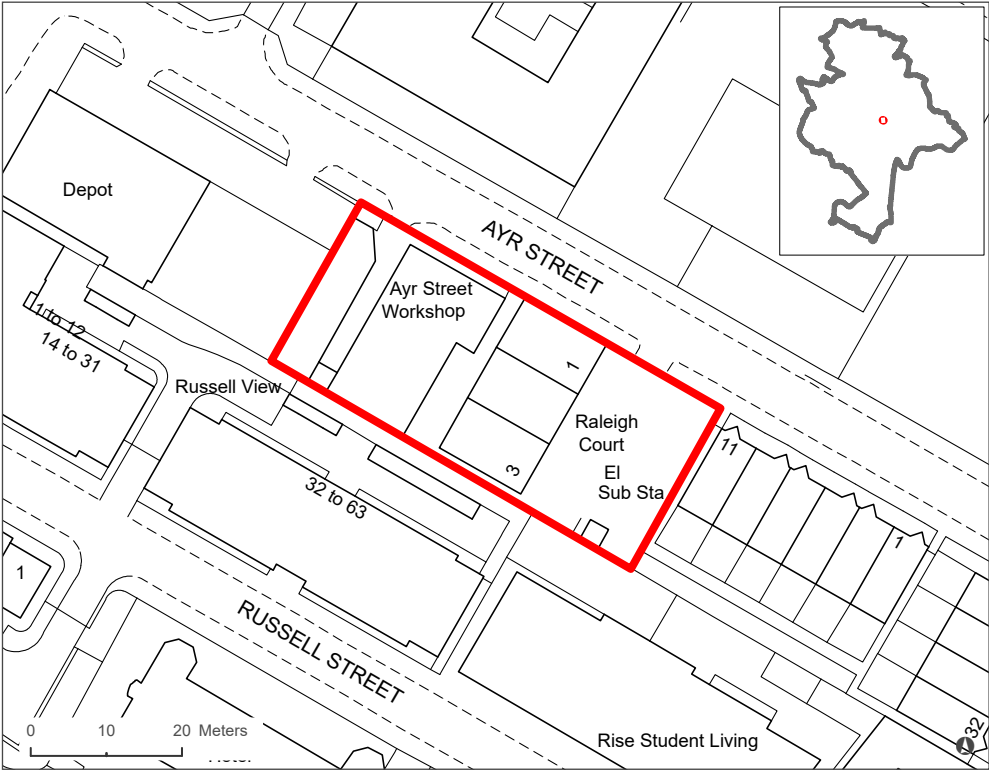
**Date first added to SHLAA:**  
19/07/2023

**Easting:** 457597 **Northing:** 339441

**Last updated date:**



Site ID: 2626    Ayr Street



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**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:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 20 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 20 dwelling/s

**Reasoned Justification:**

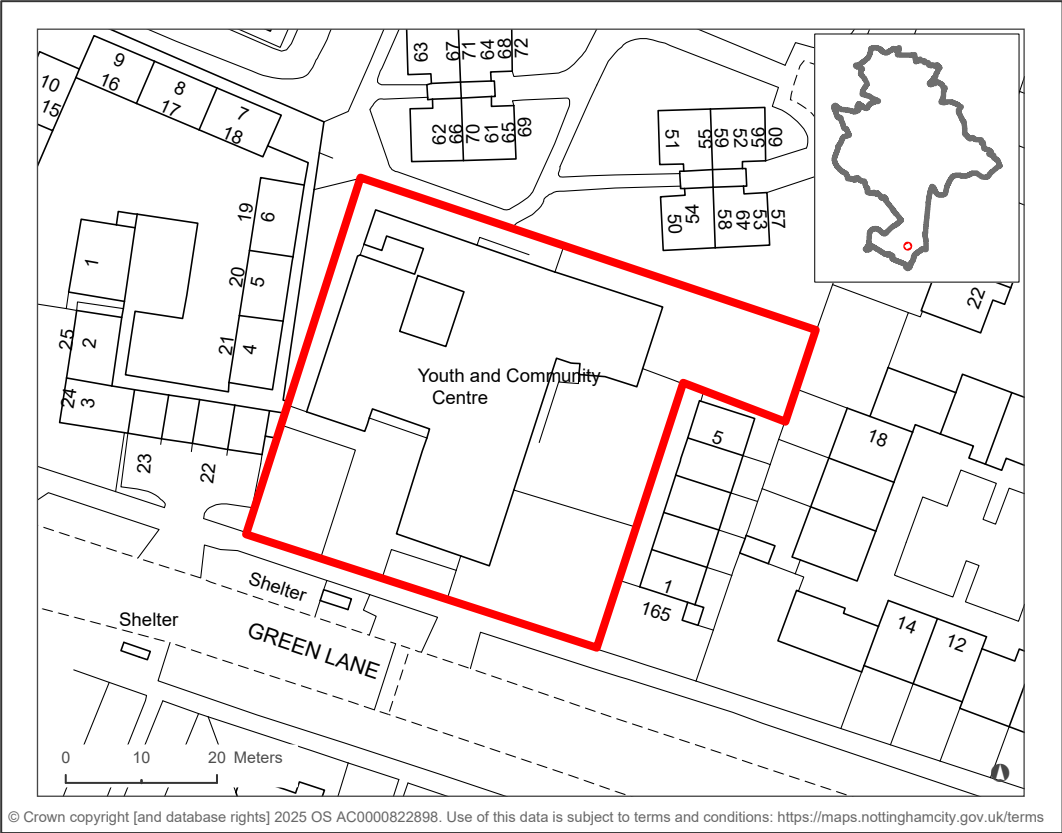
Timescales confirmed by Development Management

**Date first added to SHLAA:**

**Easting:** 456201    **Northing:** 340618

**Last updated date:**

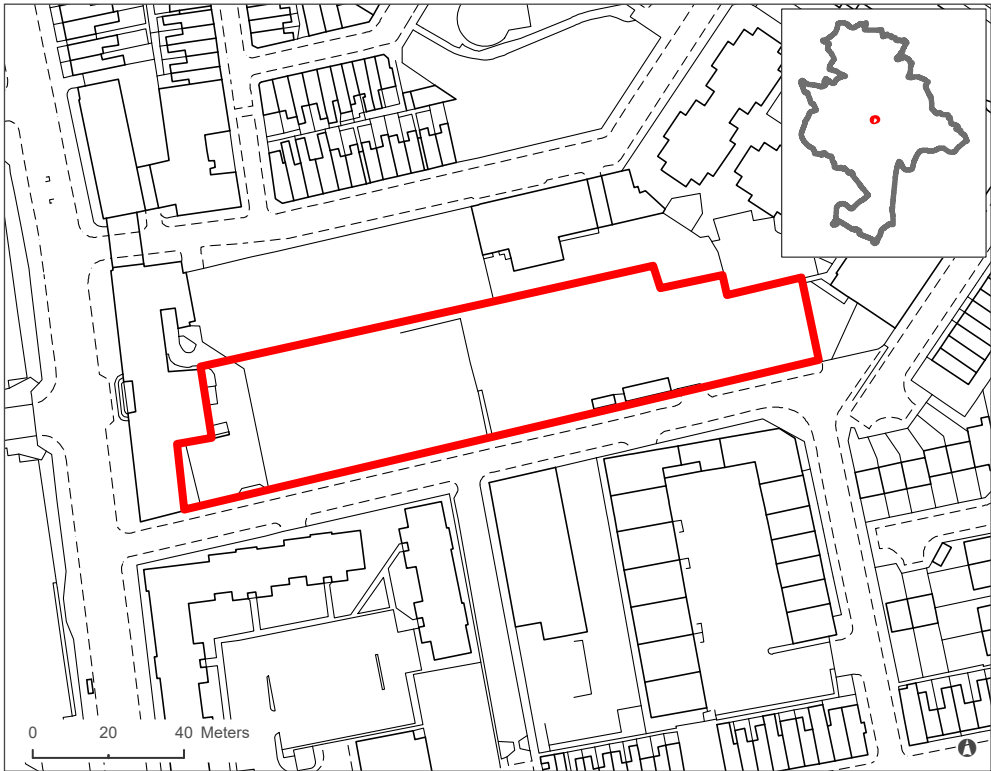
Site ID: 2627 Clifton Young Person Centre



<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Clifton East	<b>Planning Status:</b> Not Permitted
<b>Ownership Status:</b> Owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.26 (Hectares)
<b>Site Source:</b> Disposal of Council Asset	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b>
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div><b>Scheduled Ancient Monument:</b> No</div> <div><b>Conservation Area:</b> No</div> <div><b>Listed Building :</b> No</div> <div><b>Historic Parks and Gardens :</b> No</div> <div><b>Archaeological Sites :</b> No</div> <div><b>Local Interest Buildings:</b> No</div>	<b>Constraints (Ecology):</b> <div><b>SSSI:</b> No</div> <div><b>Open Space Network:</b> No</div> <div><b>Ancient Woodland:</b> No</div> <div><b>Local Nature Reserve:</b> No</div> <div><b>Local Wildlife Sites:</b> No</div> <div><b>TPOs:</b> No</div>
<b>Constraints (Flooding):</b> <div><b>Flood Zone 3-1 in 100 years:</b> No</div>	<b>Constraints (Air Quality):</b> <div><b>AQMA:</b> Yes</div>
<b>Constraints (Greenbelt):</b> <div><b>Greenbelt:</b> No</div>	
<b>Net Dwellings:</b> 12 dwelling/s	
<b>Proposed Yield 2024/29:</b> 0 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 12 dwelling/s	
<b>Reasoned Justification:</b>	
<div><div><b>Date first added to SHLAA:</b></div><div><b>Easting:</b> 455498    <b>Northing:</b> 334143    <b>Last updated date:</b></div></div>	

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



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**Overall Conclusion:** Developable

**Ward:** Radford

**Ownership Status:**

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Planning Application/ PREAPP

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.54 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**24/00076/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 251 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 251 dwelling/s

**Reasoned Justification:**

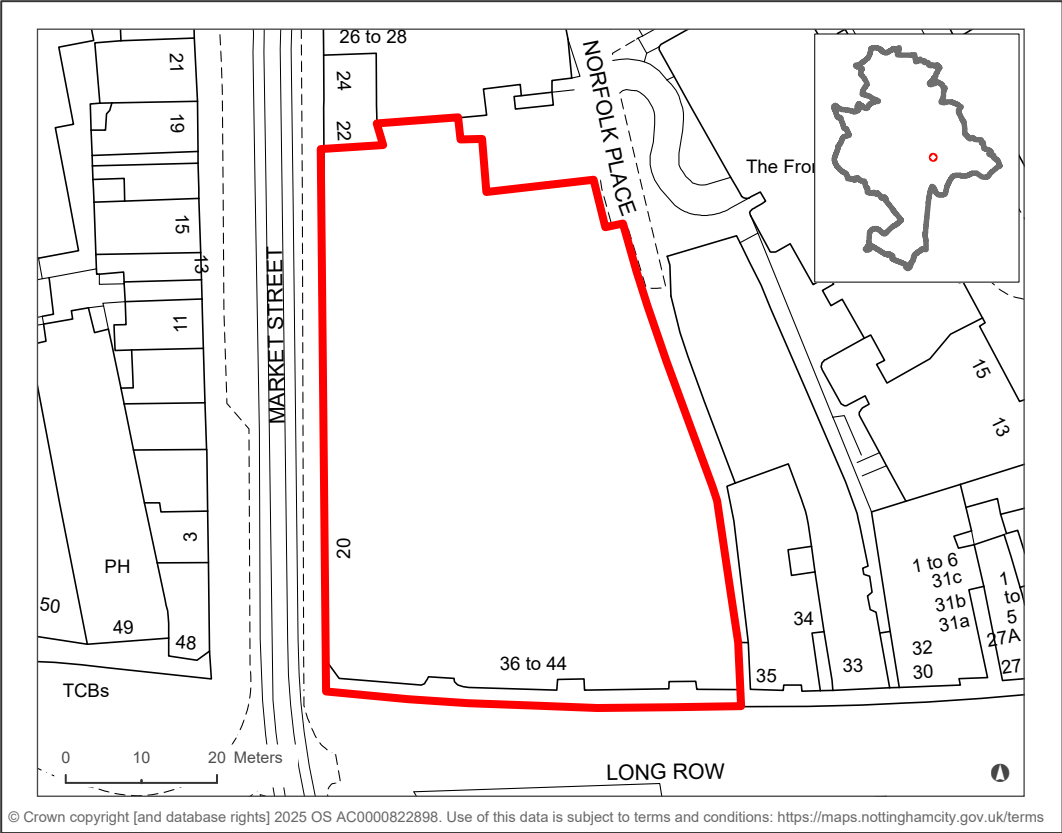
**Date first added to SHLAA:**

**Easting:** 455590

**Northing:** 340796

**Last updated date:**

Site ID: 2647 Debenhams, 36-44 Long Row

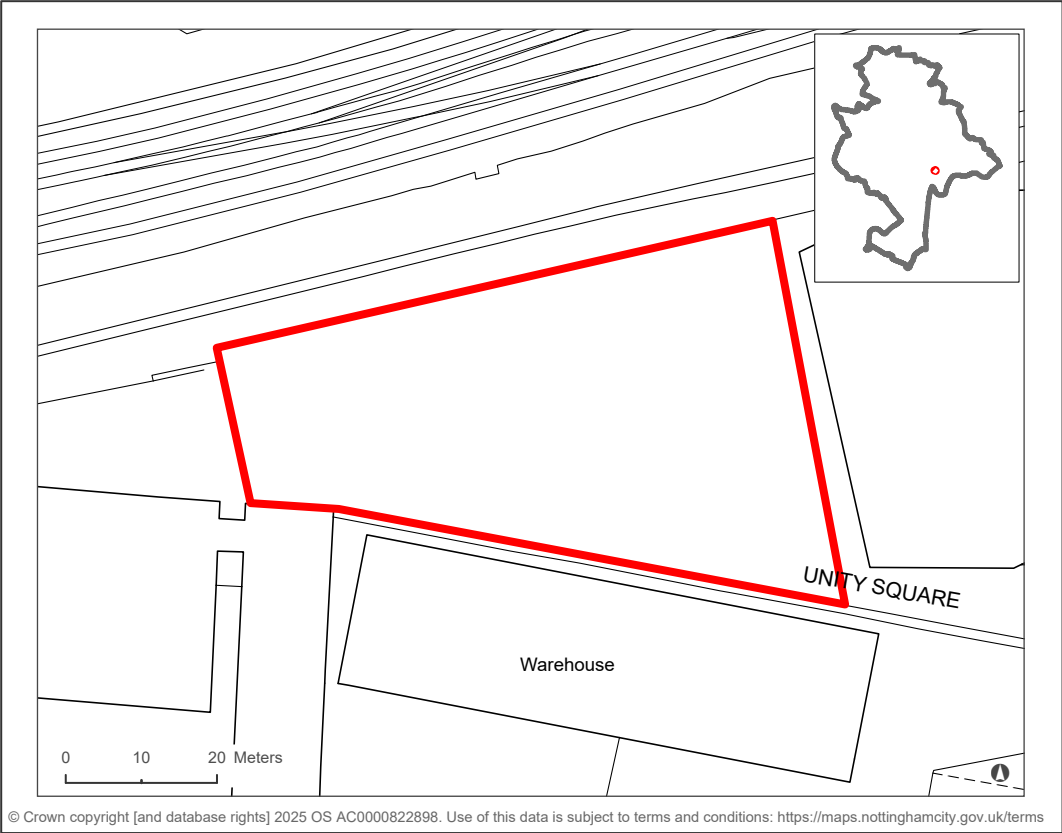


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<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Castle	<b>Planning Status:</b> Not Permitted
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.34 (Hectares)
<b>Site Source:</b> Planning Application/ PREAPP	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b>
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div><b>Scheduled Ancient Monument:</b> No</div> <div><b>Conservation Area:</b> Yes</div> <div><b>Listed Building :</b> No</div> <div><b>Historic Parks and Gardens :</b> No</div> <div><b>Archaeological Sites :</b> Yes</div> <div><b>Local Interest Buildings:</b> No</div>	<b>Constraints (Ecology):</b> <div><b>SSSI:</b> No</div> <div><b>Open Space Network:</b> No</div> <div><b>Ancient Woodland:</b> No</div> <div><b>Local Nature Reserve:</b> No</div> <div><b>Local Wildlife Sites:</b> No</div> <div><b>TPOs:</b> No</div>
<b>Constraints (Flooding):</b> <div><b>Flood Zone 3-1 in 100 years:</b> No</div>	<b>Constraints (Air Quality):</b> <div><b>AQMA:</b> Yes</div>
<b>Constraints (Greenbelt):</b> <div><b>Greenbelt:</b> No</div>	
<b>Net Dwellings:</b> 263 dwelling/s	
<b>Proposed Yield 2024/29:</b> 0 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 263 dwelling/s	
<b>Reasoned Justification:</b>	
<div><div><b>Date first added to SHLAA:</b></div><div><b>Easting:</b> 457122    <b>Northing:</b> 340005    <b>Last updated date:</b></div></div>	

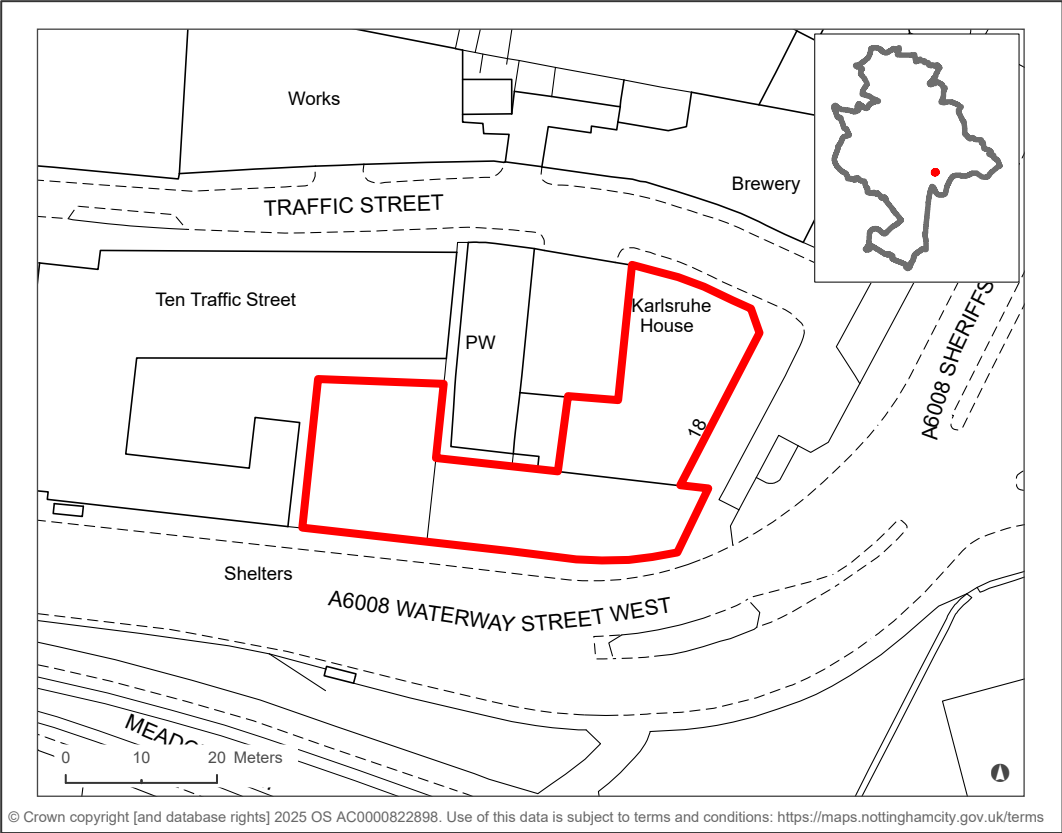
Site ID: 2658    Unity Square Phase 2



<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Meadows	<b>Planning Status:</b> LP Site Not Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.27 (Hectares)
<b>Site Source:</b> Local Plan Allocation	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b>
	<b>LAPP Reference:</b> SR62
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div><b>Scheduled Ancient Monument:</b> No</div> <div><b>Conservation Area:</b> No</div> <div><b>Listed Building :</b> No</div> <div><b>Historic Parks and Gardens :</b> No</div> <div><b>Archaeological Sites :</b> No</div> <div><b>Local Interest Buildings:</b> No</div>	<b>Constraints (Ecology):</b> <div><b>SSSI:</b> No</div> <div><b>Open Space Network:</b> No</div> <div><b>Ancient Woodland:</b> No</div> <div><b>Local Nature Reserve:</b> No</div> <div><b>Local Wildlife Sites:</b> No</div> <div><b>TPOs:</b> No</div>
<b>Constraints (Flooding):</b> <div><b>Flood Zone 3-1 in 100 years:</b> Yes</div>	<b>Constraints (Air Quality):</b> <div><b>AQMA:</b> Yes</div>
<b>Constraints (Greenbelt):</b> <div><b>Greenbelt:</b> No</div>	
<b>Net Dwellings:</b> 590 dwelling/s	
<b>Proposed Yield 2024/29:</b> 0 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 590 dwelling/s	
<b>Reasoned Justification:</b>	
<div><div><b>Easting:</b> 457300    <b>Northing:</b> 339131</div><div><b>Date first added to SHLAA:</b> 15/10/2024</div><div><b>Last updated date:</b></div></div>	

Site ID: 2659    Karlsruhe House

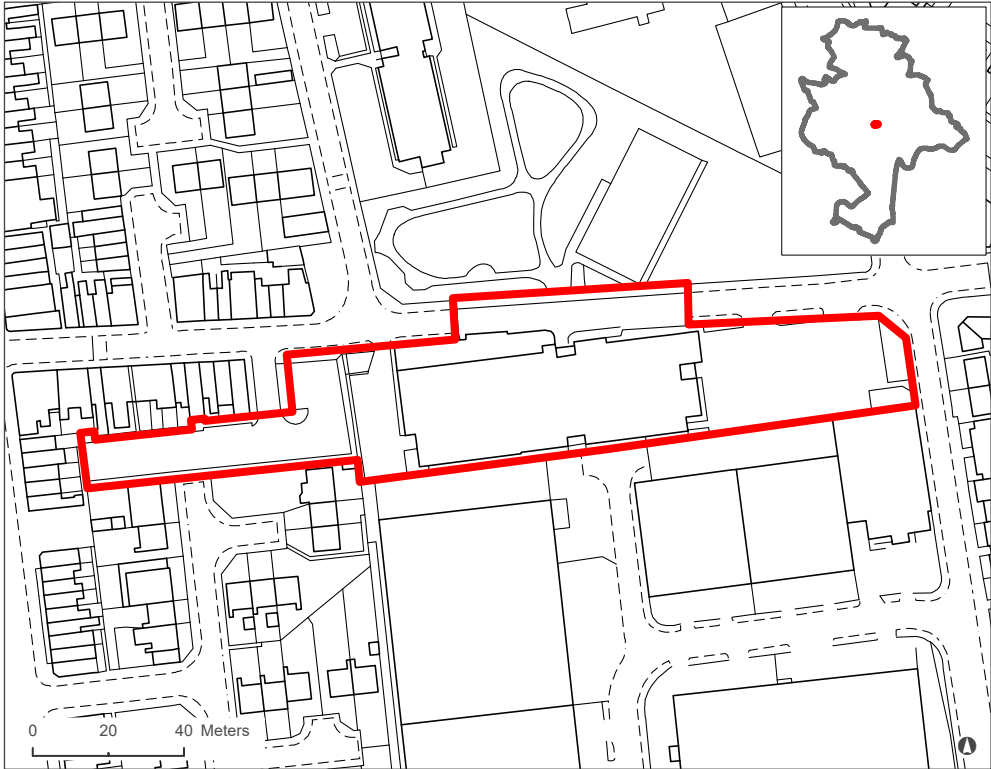


<b>Overall Conclusion:</b> Developable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Meadows	<b>Planning Status:</b> Not Permissioned
<b>Ownership Status:</b>	<b>Construction Status:</b> No
<b>Reporting Status:</b> 10 or more dwellings without planning permission	<b>Site Area:</b> 0.12 (Hectares)
<b>Site Source:</b> Disposal of Council Assett	<b>Site Viability Zone:</b> Zone 3: Low house prices
<b>Existing Use:</b>	<b>Is the site suitable?</b> Suitable
	<b>Current or Previous Application Ref:</b>
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Heritage Assets):</b> <div> <b>Scheduled Ancient Monument:</b> No </div> <div> <b>Conservation Area:</b> No </div> <div> <b>Listed Building :</b> No </div> <div> <b>Historic Parks and Gardens :</b> No </div> <div> <b>Archaeological Sites :</b> No </div> <div> <b>Local Interest Buildings:</b> Yes </div>	<b>Constraints (Ecology):</b> <div> <b>SSSI:</b> No </div> <div> <b>Open Space Network:</b> No </div> <div> <b>Ancient Woodland:</b> No </div> <div> <b>Local Nature Reserve:</b> No </div> <div> <b>Local Wildlife Sites:</b> No </div> <div> <b>TPOs:</b> No </div>
<b>Constraints (Flooding):</b> <div> <b>Flood Zone 3-1 in 100 years:</b> No </div>	<b>Constraints (Air Quality):</b> <div> <b>AQMA:</b> Yes </div>
<b>Constraints (Greenbelt):</b> <div> <b>Greenbelt:</b> No </div>	
<b>Net Dwellings:</b> 53 dwelling/s	
<b>Proposed Yield 2024/29:</b> 0 dwelling/s	
<b>Proposed Yield Beyond 2029:</b> 53 dwelling/s	
<b>Reasoned Justification:</b>	
<b>Easting:</b> 457257	<b>Northing:</b> 339000
	<b>Date first added to SHLAA:</b> 15/10/2024
	<b>Last updated date:</b>



Site ID: 2660    Former John Carroll Leisure Centre



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**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 Permitted

**Construction Status:** No

**Site Area:** 0.64 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 31 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 31 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

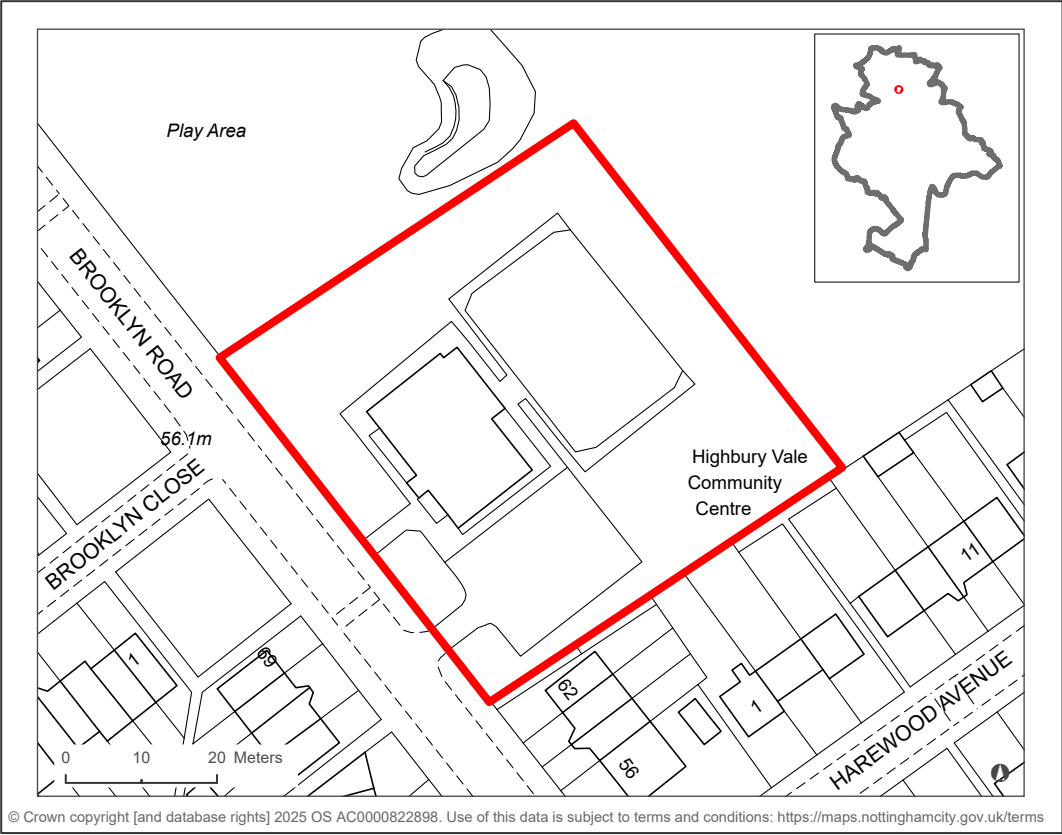
15/10/2024

**Easting:** 455532

**Northing:** 340348

**Last updated date:**

Site ID: 2661    Highbury Vale Community Centre



**Overall Conclusion:** Developable

**Ward:** Basford

**Ownership Status:** Owned by a public authority

**Reporting Status:** 10 or more dwellings without planning permission

**Site Source:** Disposal of Council Asset

**Existing Use:**

**Land Type:**

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.32 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 16 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 16 dwelling/s

**Reasoned Justification:**

**Date first added to SHLAA:**

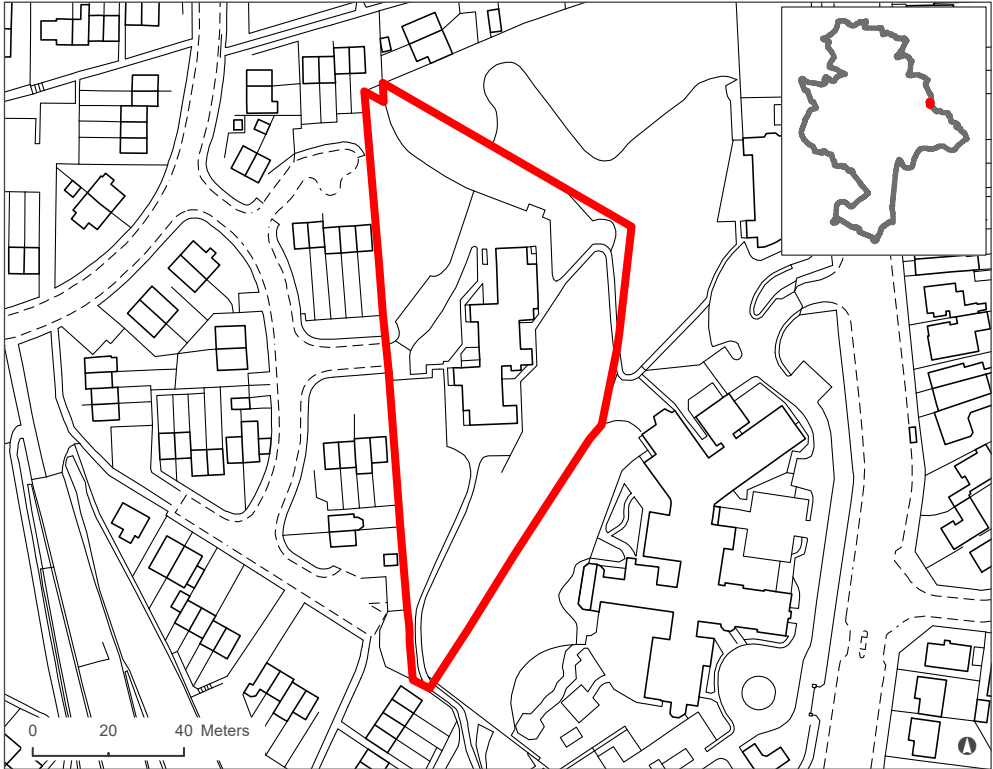
17/10/2024

**Easting:** 454871

**Northing:** 344393

**Last updated date:**

Site ID: 2662    Former PRU, Thorneywood



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**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 Assett

**Existing Use:**

**Land Type:** Greenfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.67 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Net Dwellings:** 13 dwelling/s

**Proposed Yield 2024/29:** 0 dwelling/s

**Proposed Yield Beyond 2029:** 13 dwelling/s

**Reasoned Justification:**

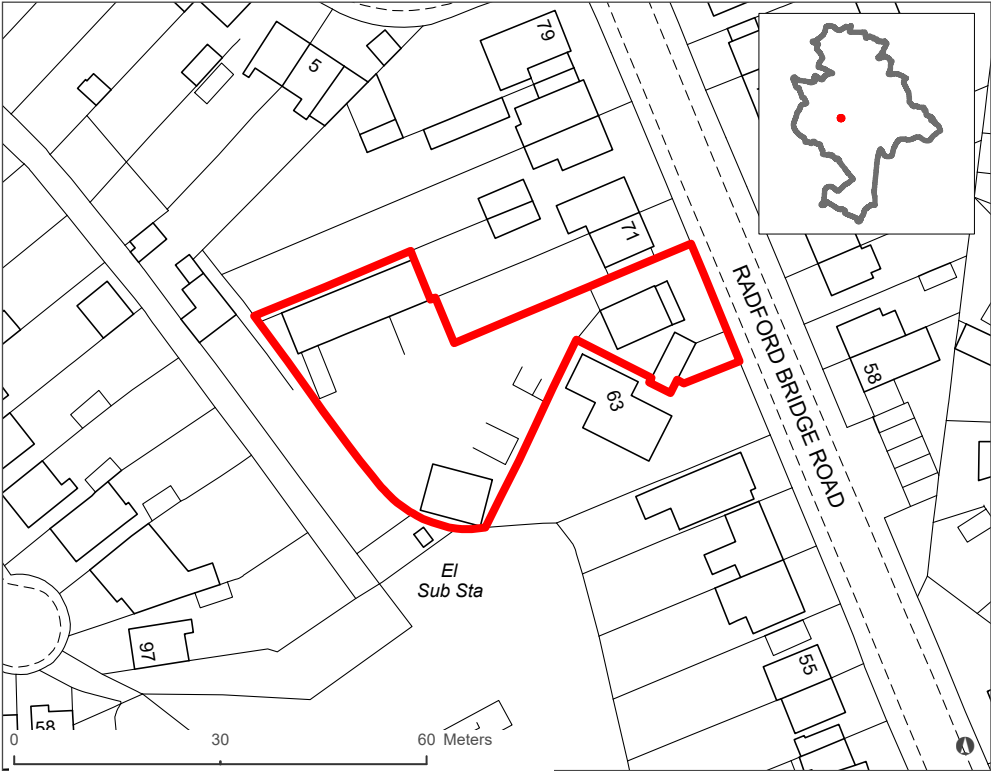
**Date first added to SHLAA:**

**Easting:** 459070    **Northing:** 341802

**Last updated date:**

**Could be  
Suitable**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Wollaton West

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 1: High house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

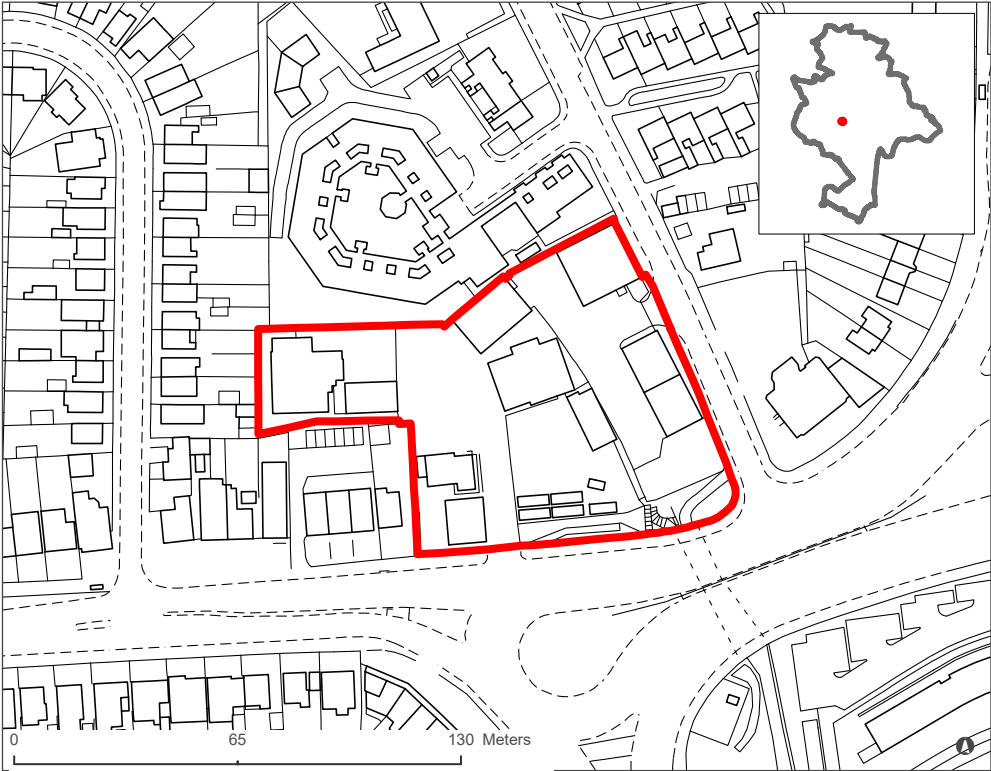
**Easting:** 454228

**Northing:** 340337

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 10 Crown Island roundabout, Wollaton Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Wollaton West

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.78 (Hectares)

**Site Viability Zone:** Zone 1: High house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454314

**Northing:** 340147

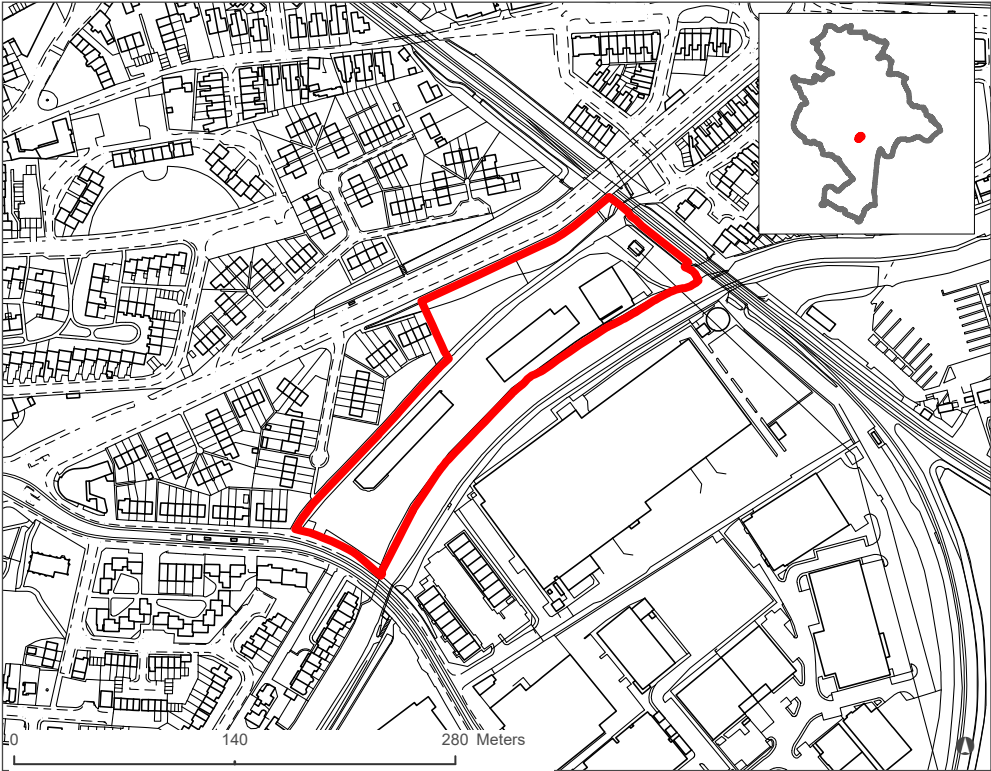
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



Site ID: 13 Mellors Kirk Auction House, Gregory Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.72 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 455502

**Northing:** 338793

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Active retail use active -  
cash and carry

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.25 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457889

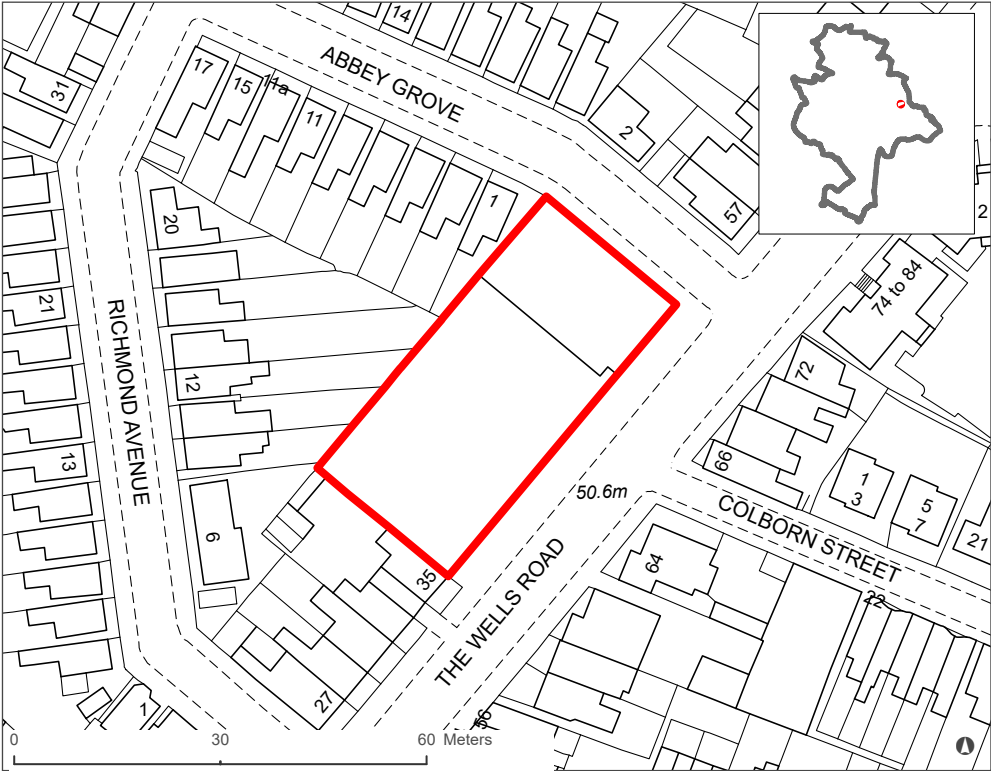
**Northing:** 340681

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 458605

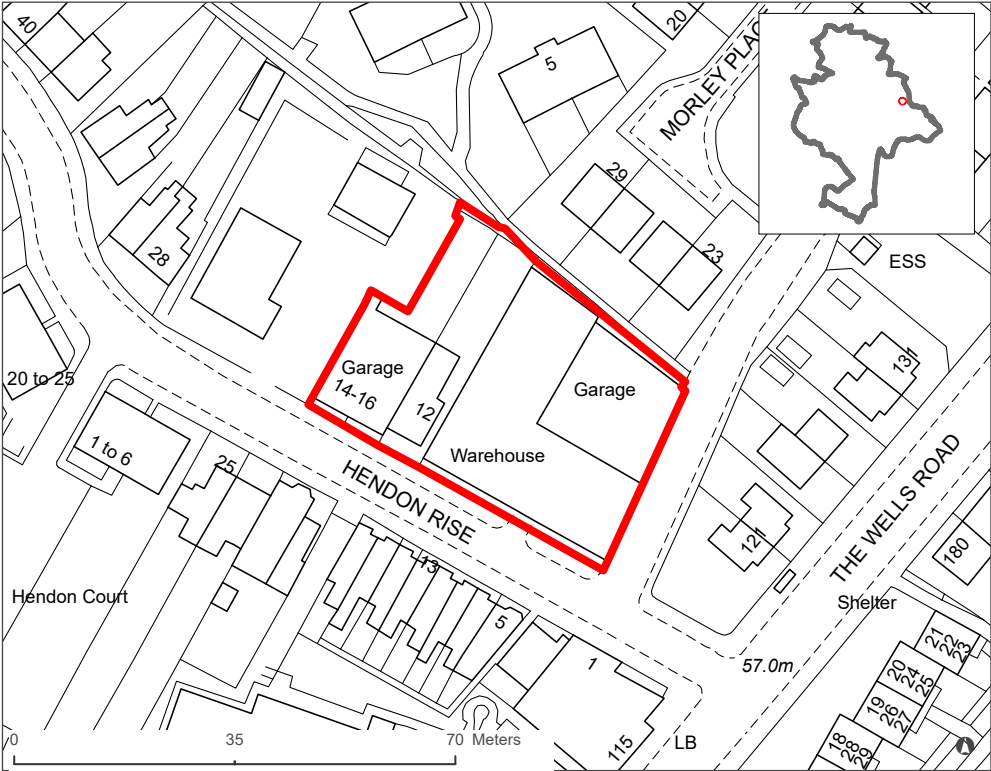
**Northing:** 341357

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 32 Mixed car repairs, Hendon Rise



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active - car repairs

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.18 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Active car repairs business no sign of business ceasing trade

**Site Source:** Site / SHLAA Survey

**Easting:** 458720

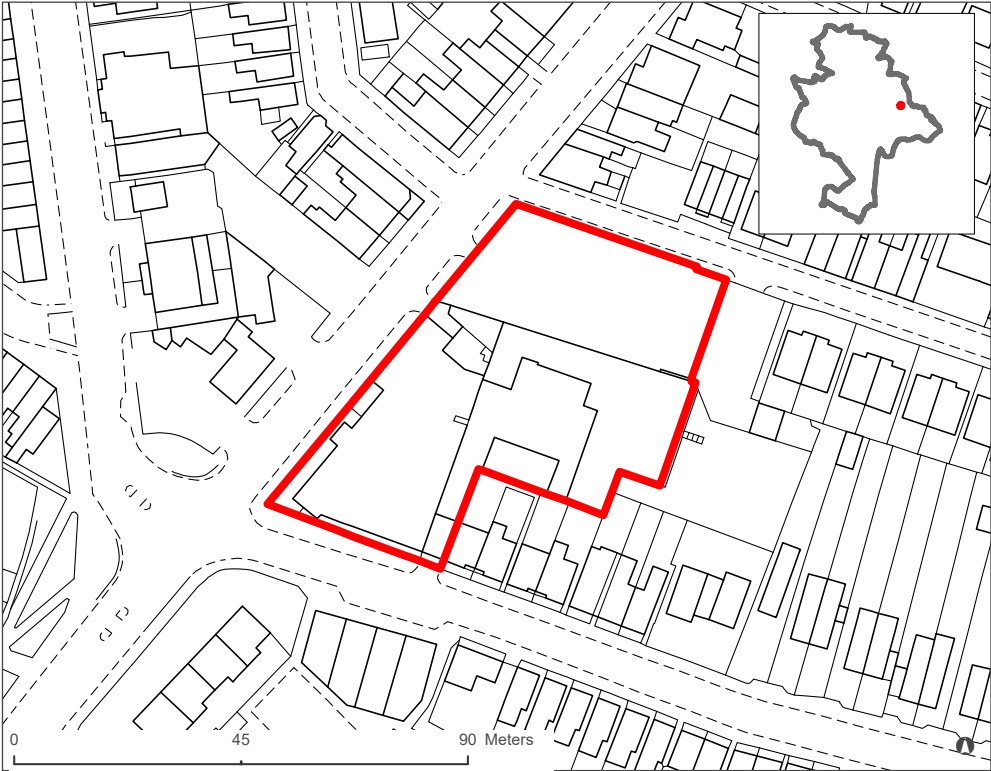
**Northing:** 341587

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.35 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

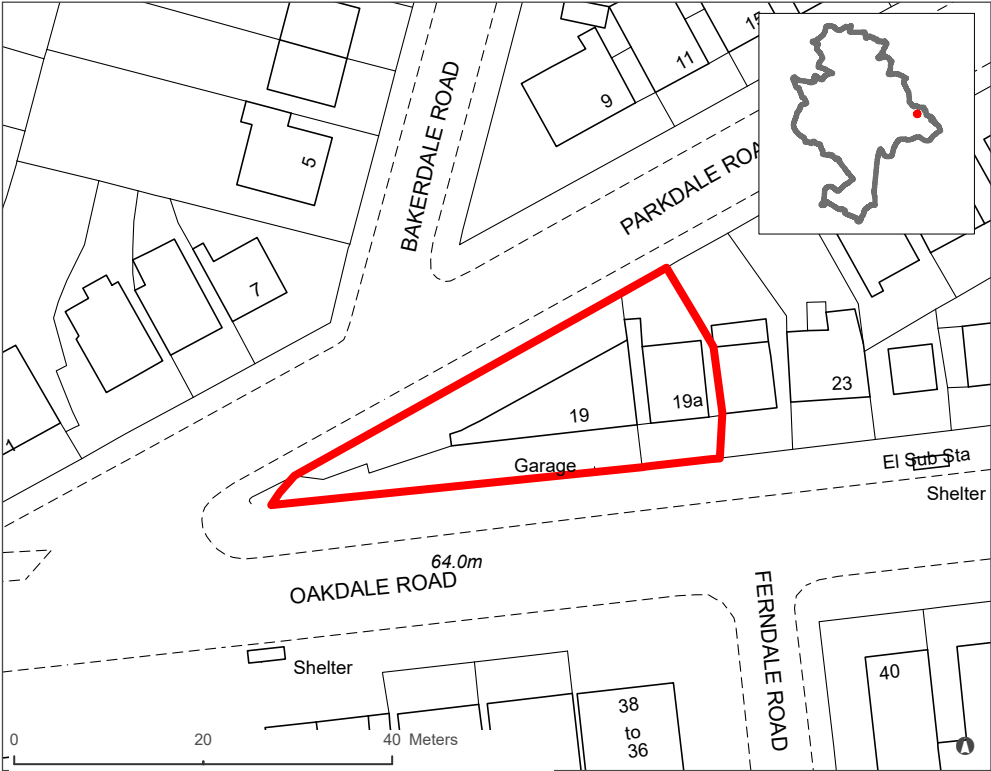
**Easting:** 458612 **Northing:** 341261

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 37 Oakdale garage, Oakdale Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Dales

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active - car sales and  
garage

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 459799

**Northing:** 340628

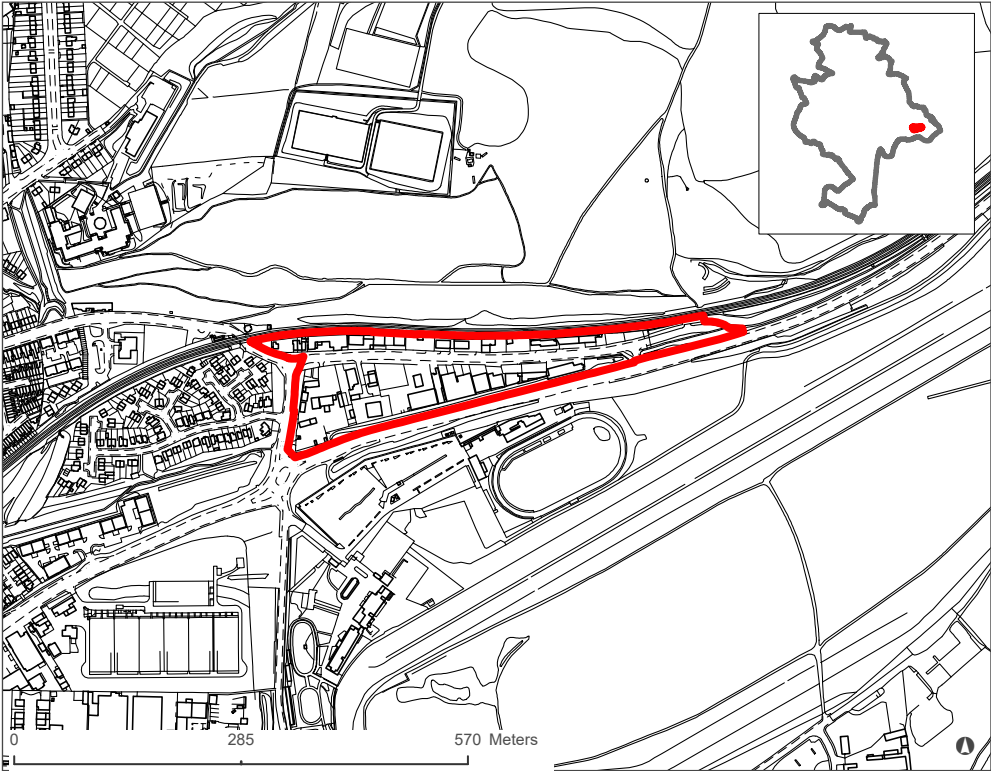
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Dales

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 4.48 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** Yes

**Open Space Network:** No

**Ancient Woodland:** Yes

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 460047

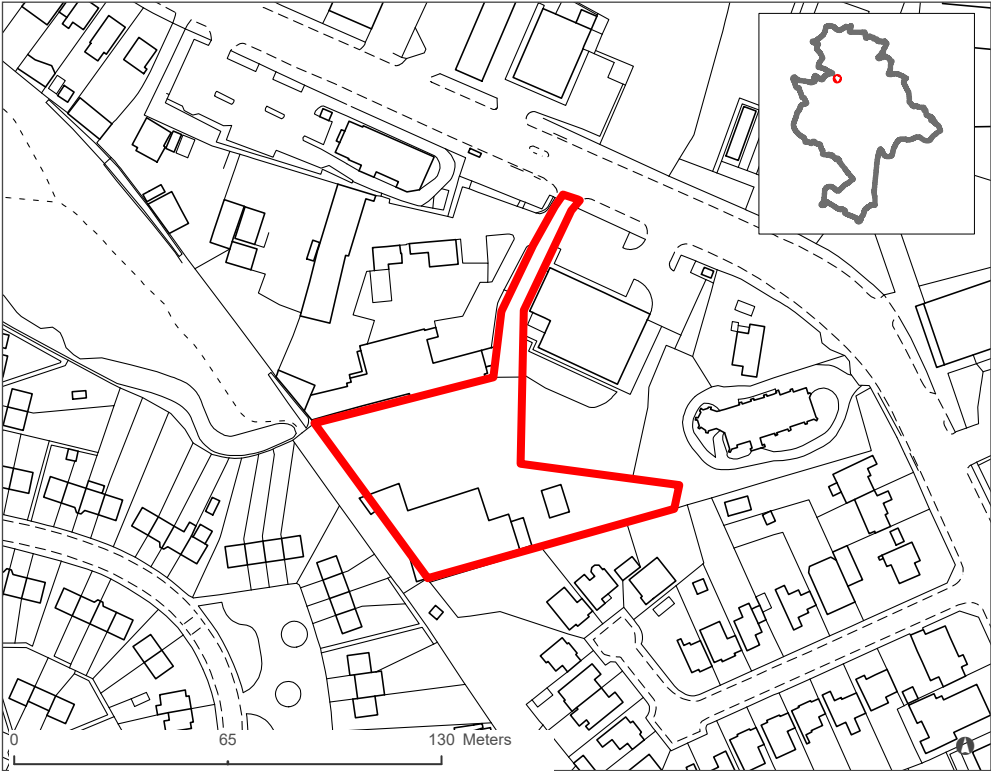
**Northing:** 339674

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 42    Rear of Shell garage, Nuthall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** large yard and active  
lorry cleaning site

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.37 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

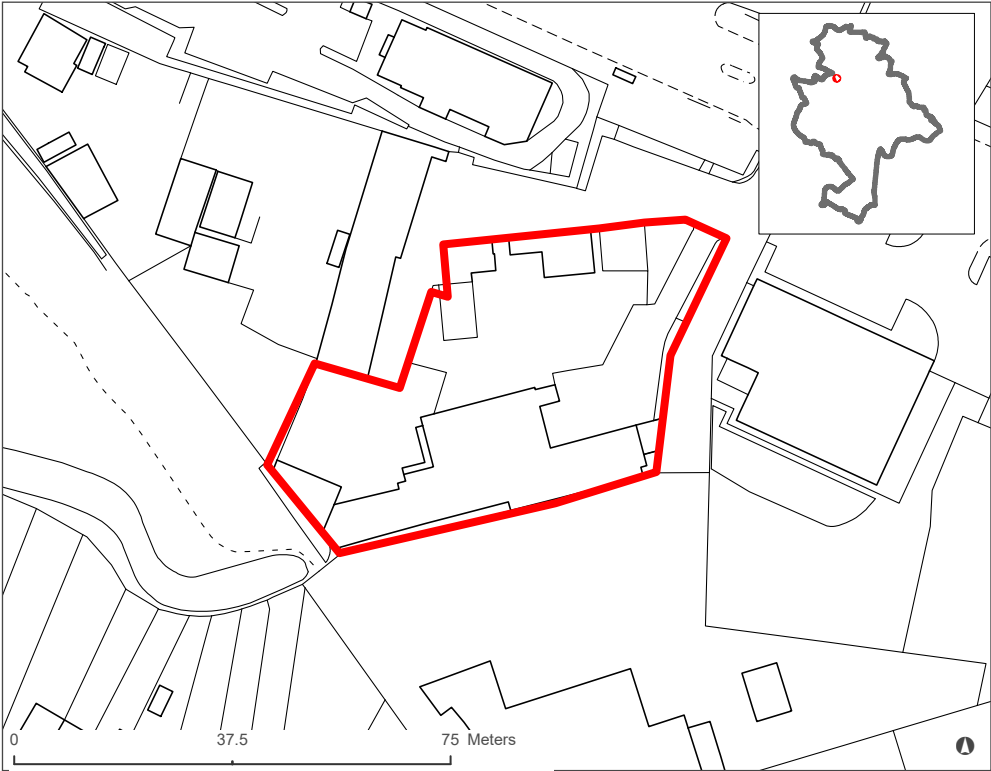
**Easting:** 453970    **Northing:** 343188

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 43    Rear of shell garage, Nuthall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active industrial

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.27 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 453927

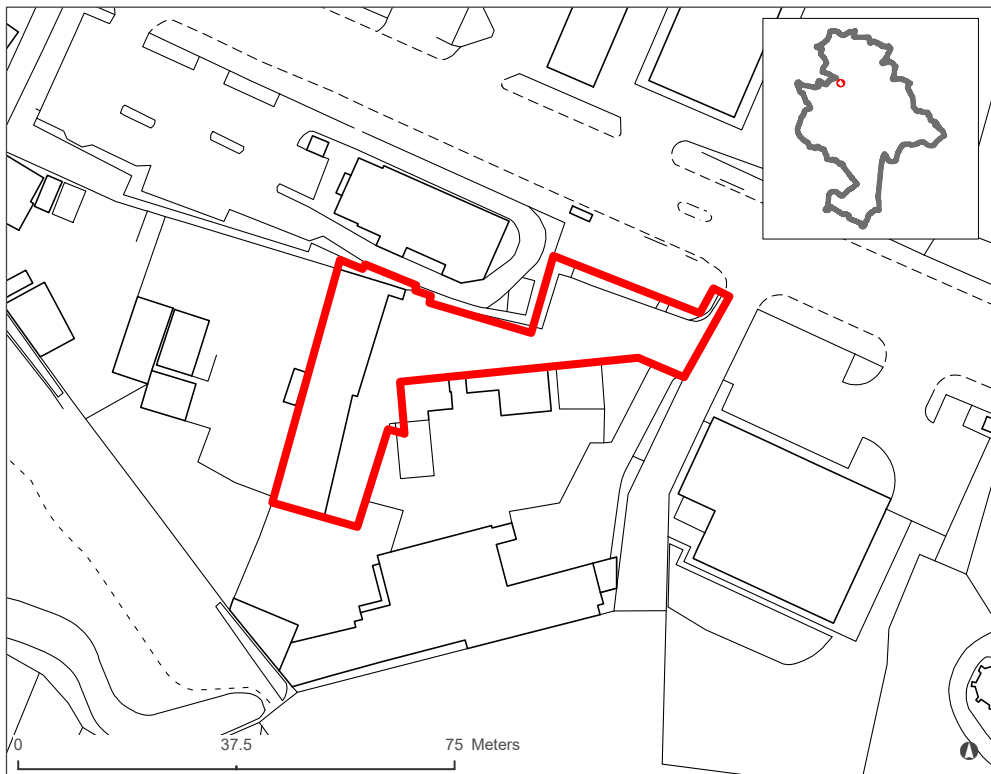
**Northing:** 343268

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

## Site ID: 44 Cinderhill gym, Nuthall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** gym

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 453904

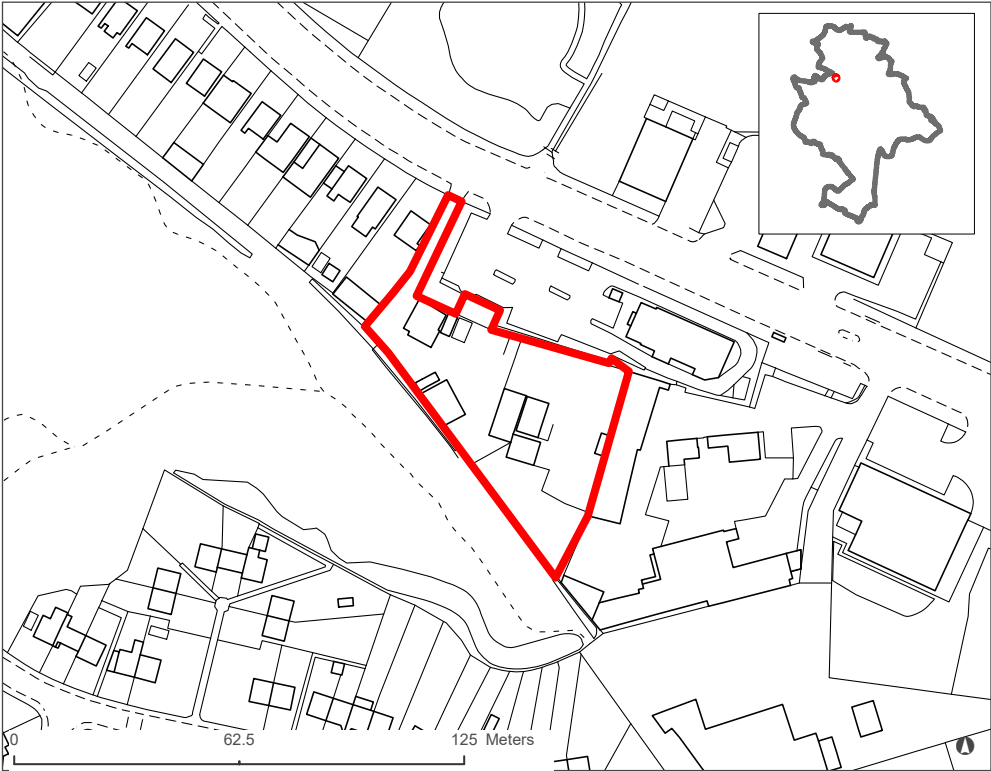
**Northing:** 343289

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 45    Marshalls Motor Repairs, Nuthall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active car repair shop

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.29 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 453808

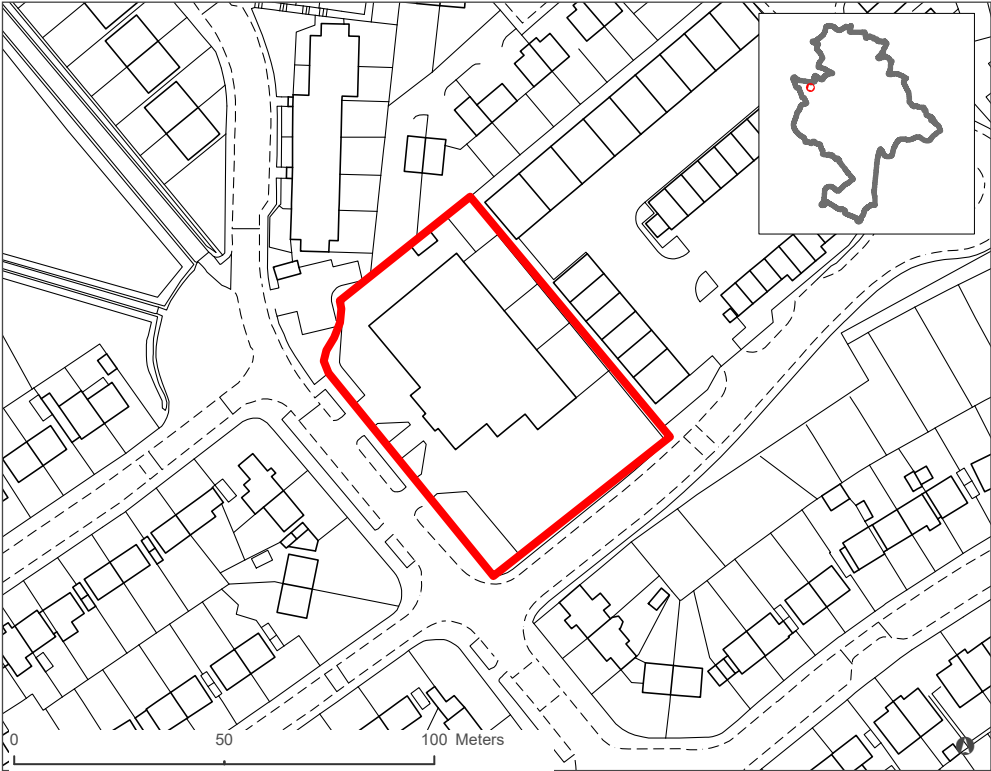
**Northing:** 343307

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 48    Strelley club, Cranwell Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bilborough

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active social club

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.39 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 451998

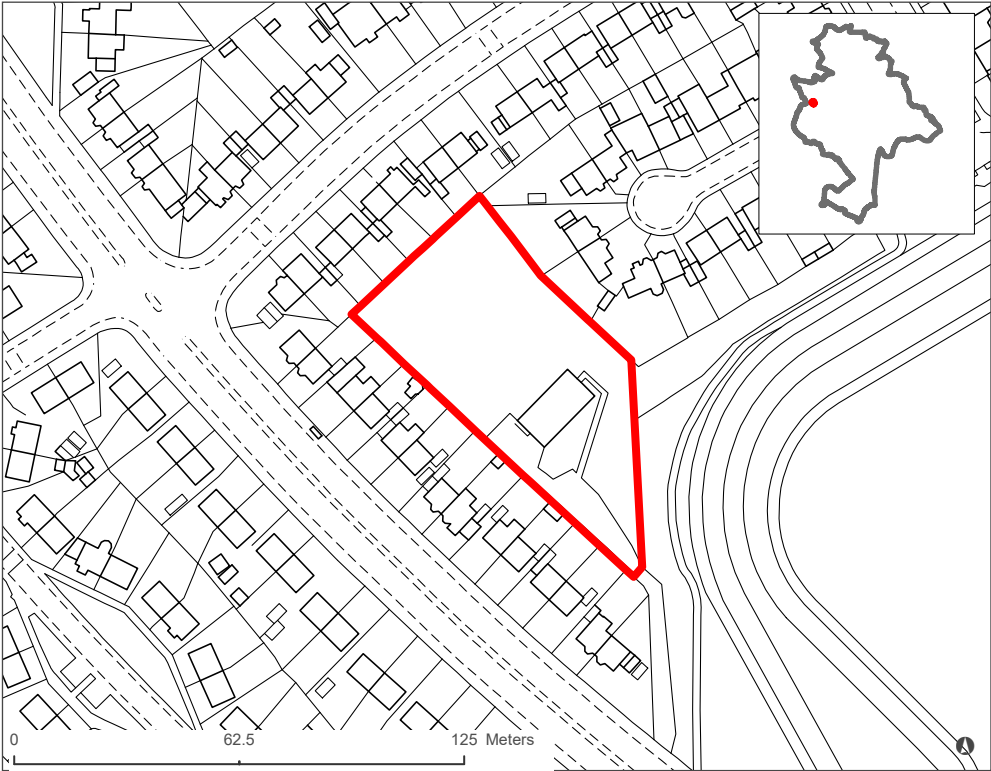
**Northing:** 342563

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**



Site ID: 51 Ex-scout hut, Wigman Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bilborough

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Scout hut some activity, freshly painted

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.38 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

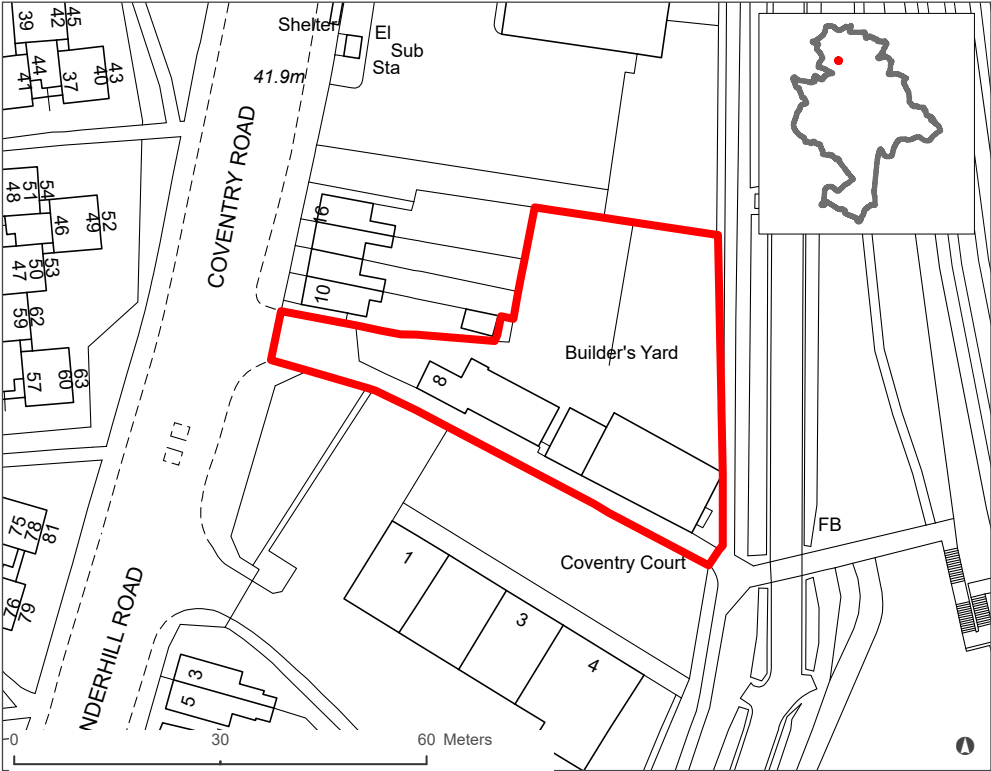
**Easting:** 452190

**Northing:** 341406

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 61 Craske building ltd, Coventry Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active builders yard

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.17 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454044

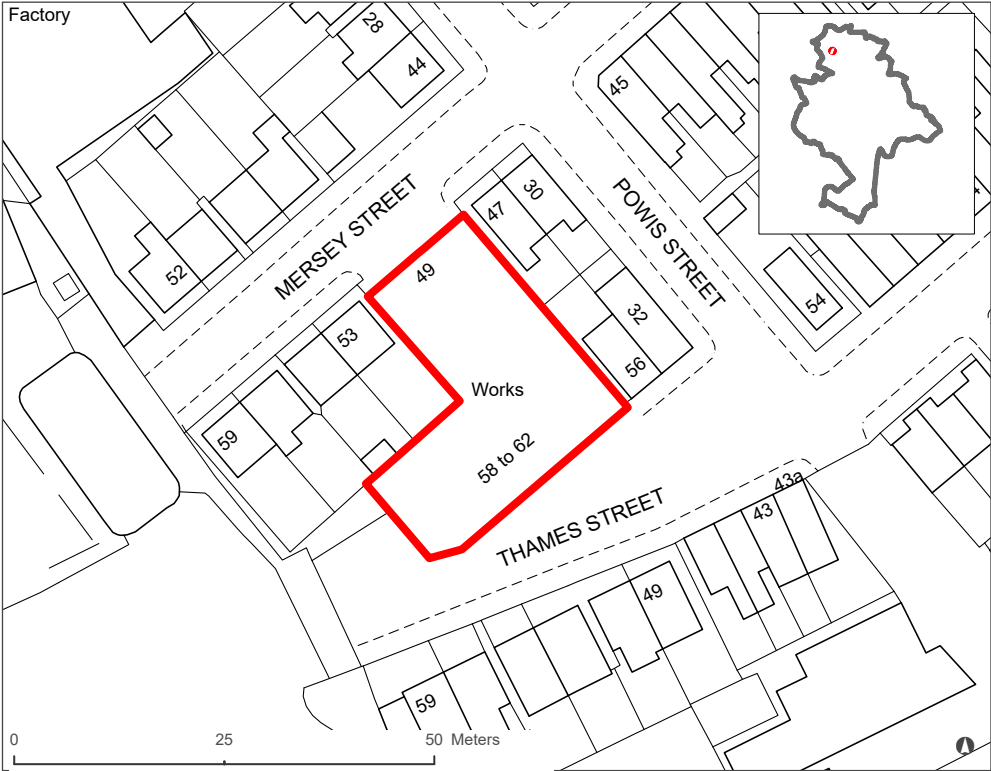
**Northing:** 344572

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 80    Walrus Waterproofs, Thames Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 453571

**Northing:** 345246

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

## Site ID: 82 Overgrown back land, Severn Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 453666

**Northing:** 345277

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

## Site ID: 88 PJs Autos, St. Albans Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell Forest

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active - car repairs

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455031

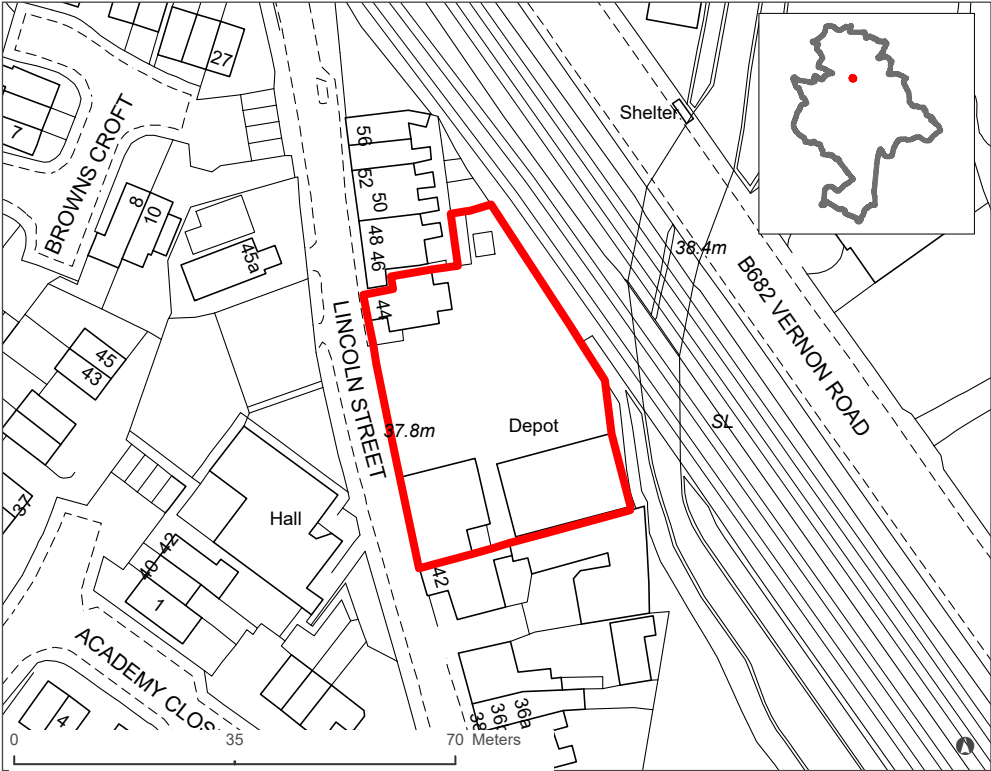
**Northing:** 344732

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Basford	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.15 (Hectares)
<b>Existing Use:</b> 1 residence plus active haulage yard	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

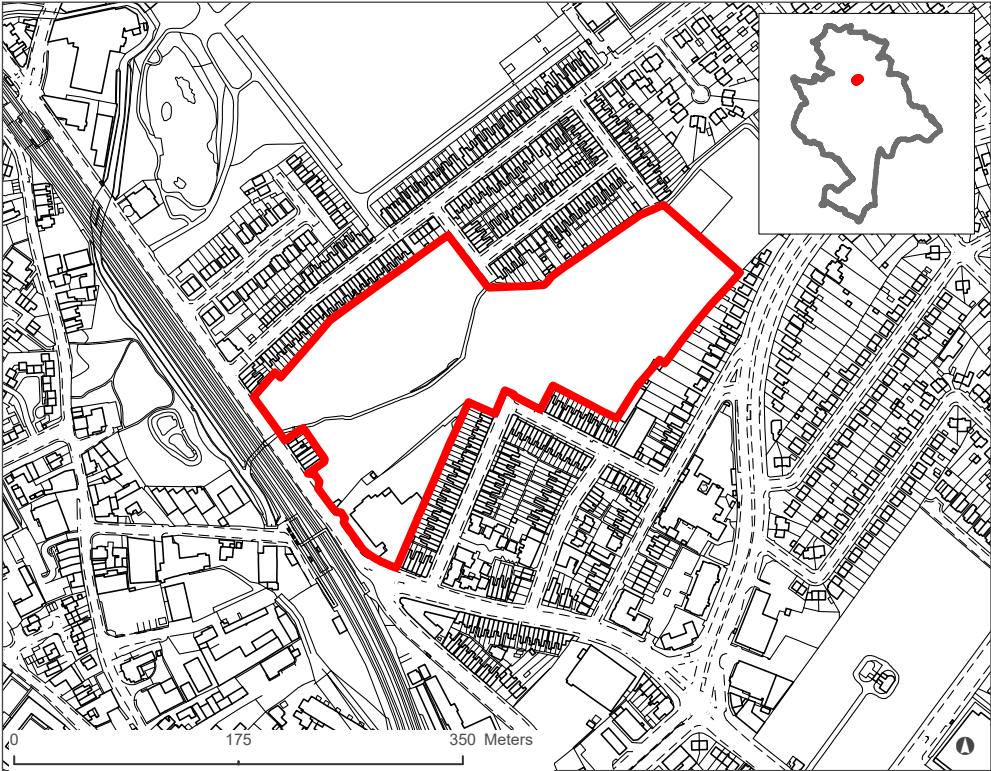
<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> Yes
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> Yes	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> Active haulage yard, site has flood risk issues, no sign of any intention of develop for residential
--

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 455069	<b>Northing:</b> 343225
	<b>Last updated date:</b>



Site ID: 99    Vernon Road - Former Johnsons Dyeworks



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Mixed ownership

**Reporting Status:** Local Plan  
Allocation

**Existing Use:** Scrub land nch depot

**Land Type:** Brownfield

**Planning Status:** LP Site Not  
Permissioned

**Construction Status:** No

**Site Area:** 4.41 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application  
Ref:**

**LAPP Reference:**SR15

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Local Plan allocation

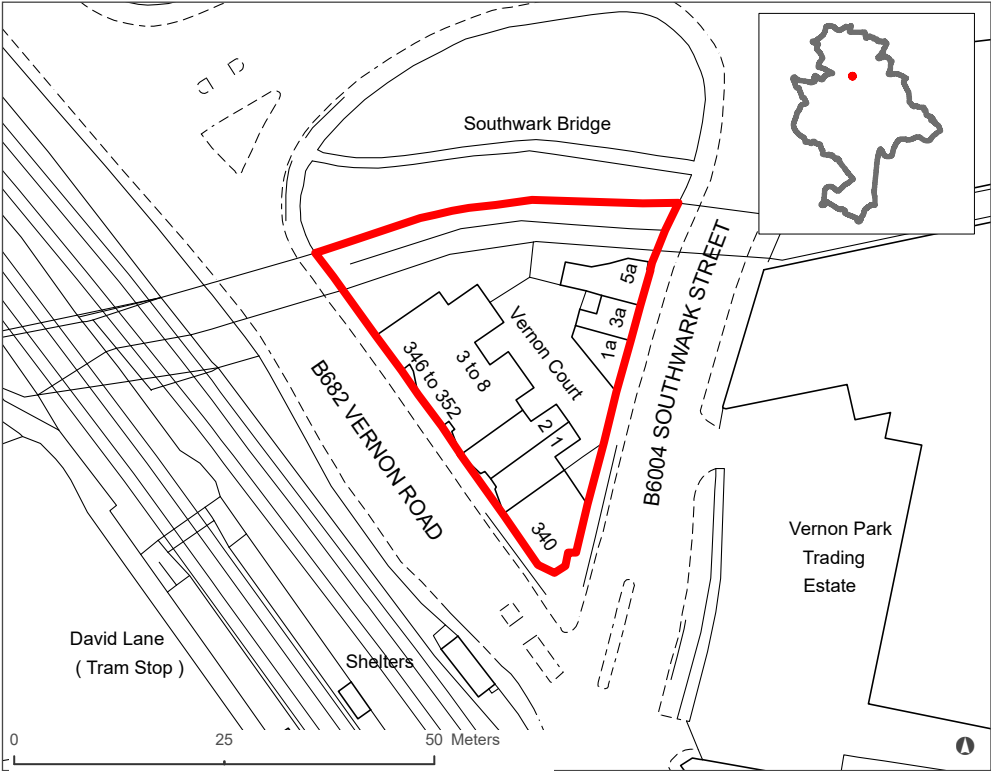
**Easting:** 455591

**Northing:** 343214

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:** 31/03/2023

Site ID: 101    Untidy Basford corner Southwark Street



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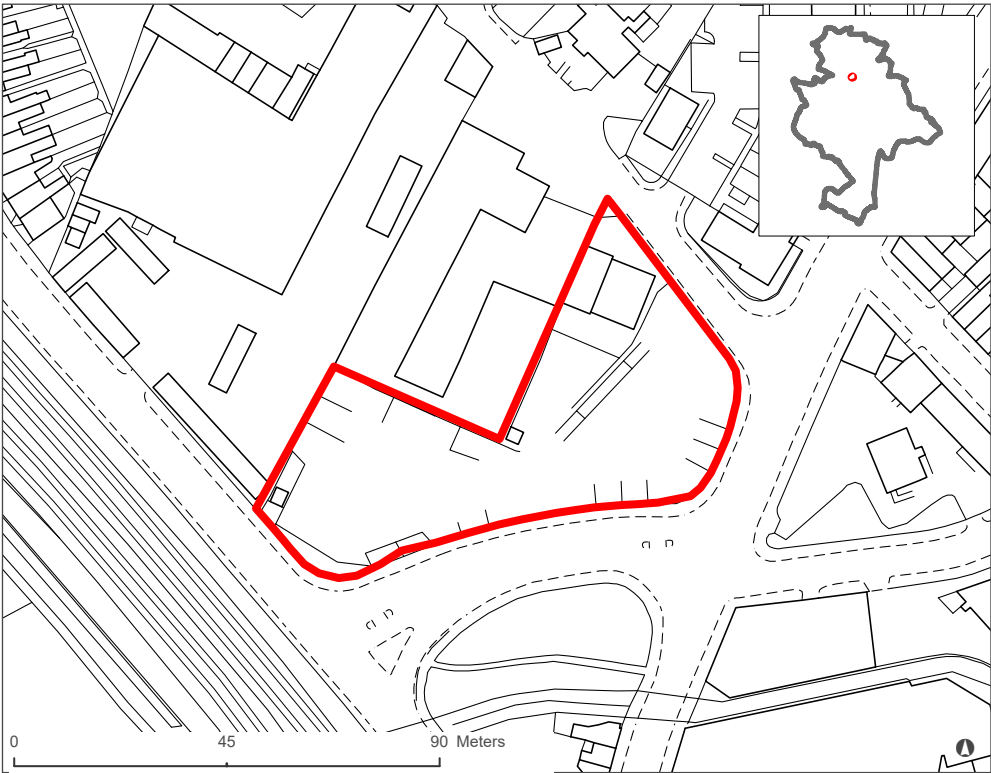
<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Basford	<b>Planning Status:</b>
<b>Ownership Status:</b> Mixed ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.1 (Hectares)
<b>Existing Use:</b> converted/complete shop and flats	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

Constraints (Ecology):	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> Yes
<b>Local Interest Buildings:</b> Yes	<b>TPOs:</b> No
Constraints (Flooding):	
<b>Flood Zone 3-1 in 100 years:</b> Yes	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
Constraints (Greenbelt):	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> no recent planning activity so considered unlikely to come forward in the plan period
---

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 455038	<b>Northing:</b> 343430
	<b>Last updated date:</b>

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.36 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 455074

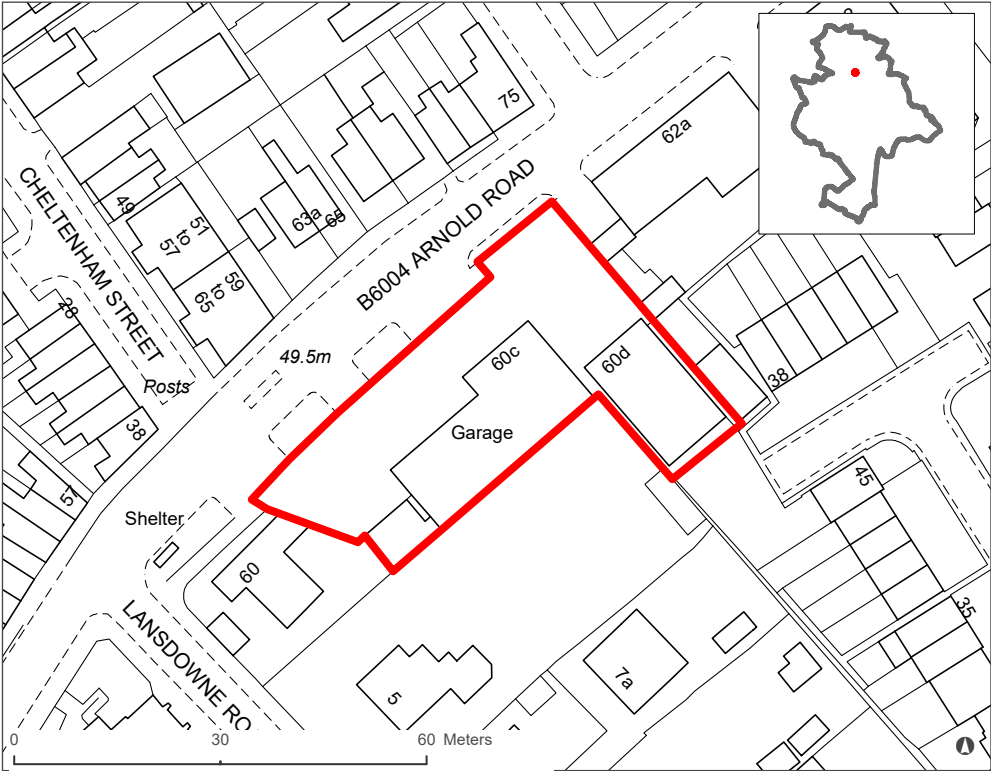
**Northing:** 343483

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 107 Car sales, Arnold Road



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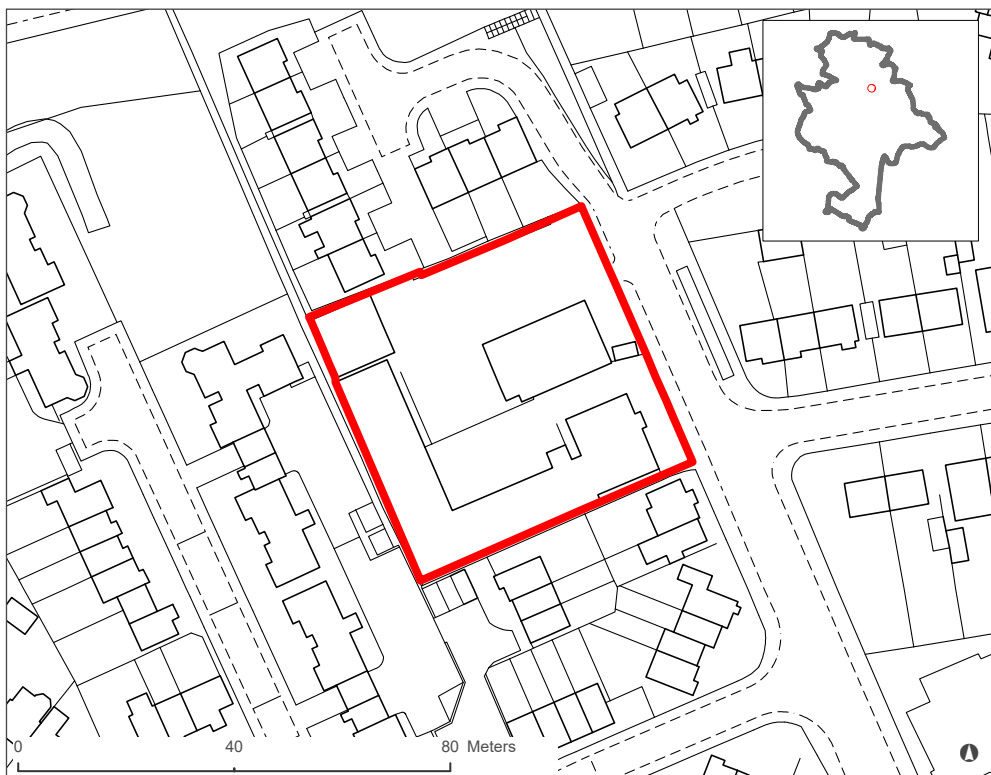
<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Basford	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.15 (Hectares)
<b>Existing Use:</b> active - car sales site	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b>
Site in active use as car sales business, no sign of business ceasing trade or intention to develop site for residential, although in a suitable location

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 455272	<b>Northings:</b> 343699
	<b>Last updated date:</b>

## Site ID: 114 Woodcock joiners, Quorn Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.29 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

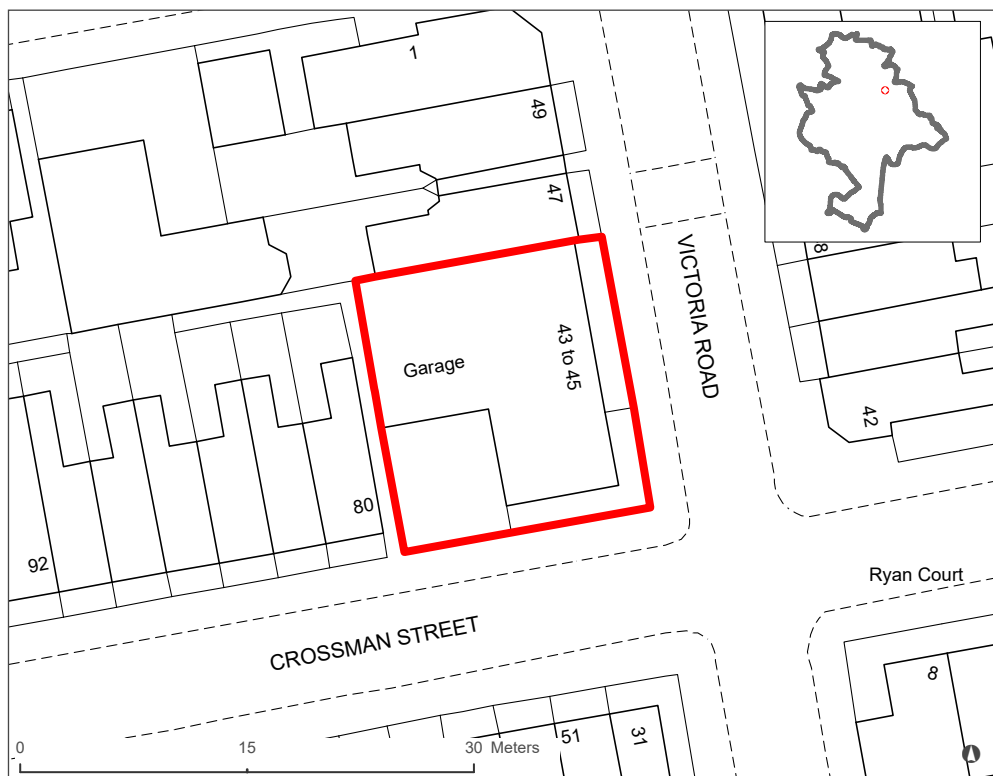
**Easting:** 456169

**Northing:** 343060

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

## Site ID: 119 Motow motors, Victoria Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Sherwood

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Sui generis. active car repair business.

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 456990

**Northing:** 342951

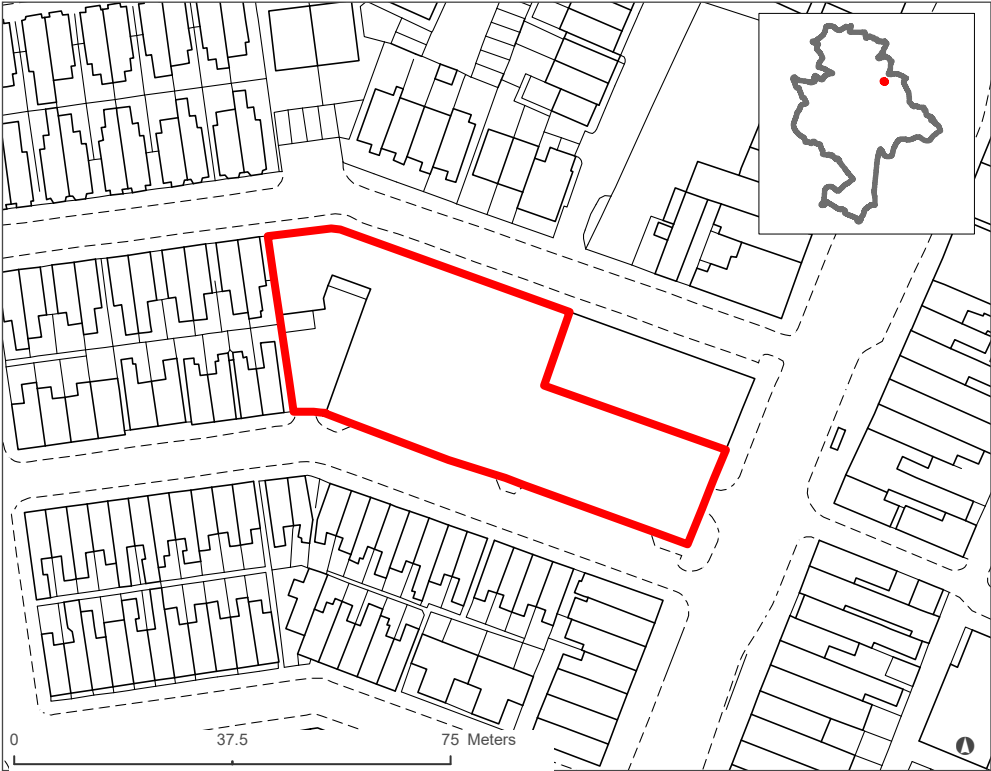
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



Site ID: 121    Former NCT Bus Depot, Mansfield Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Sherwood

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Community use / PH .  
Bus Depot

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457372

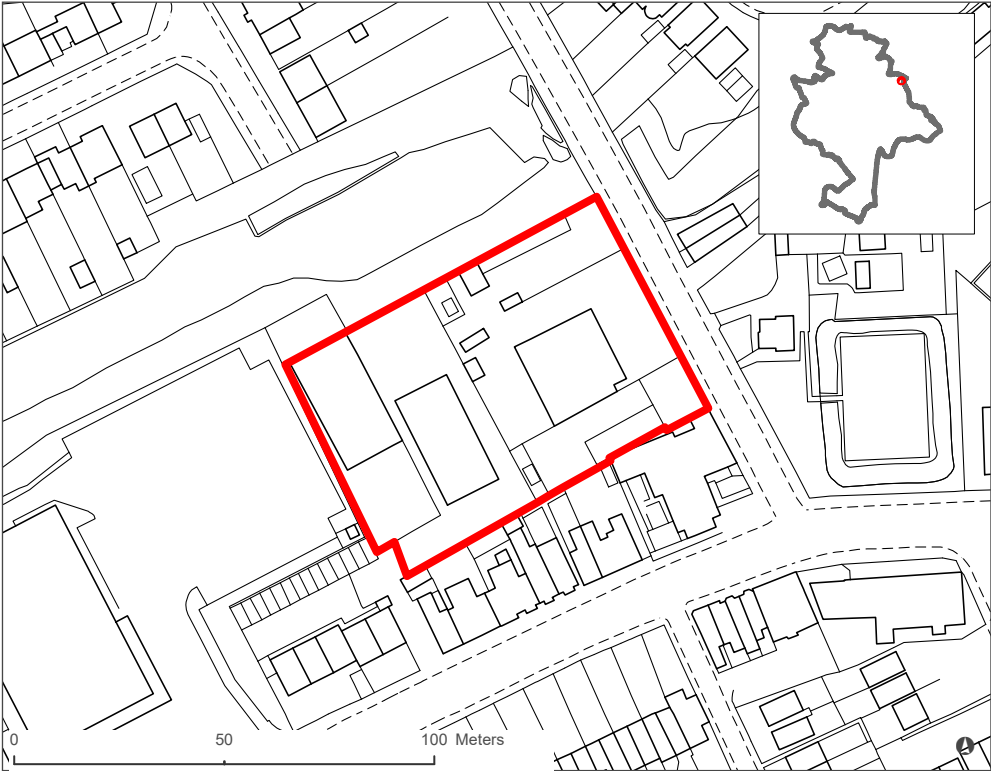
**Northing:** 343016

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 126 Car repair businesses, Woodthorpe Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.48 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 458677

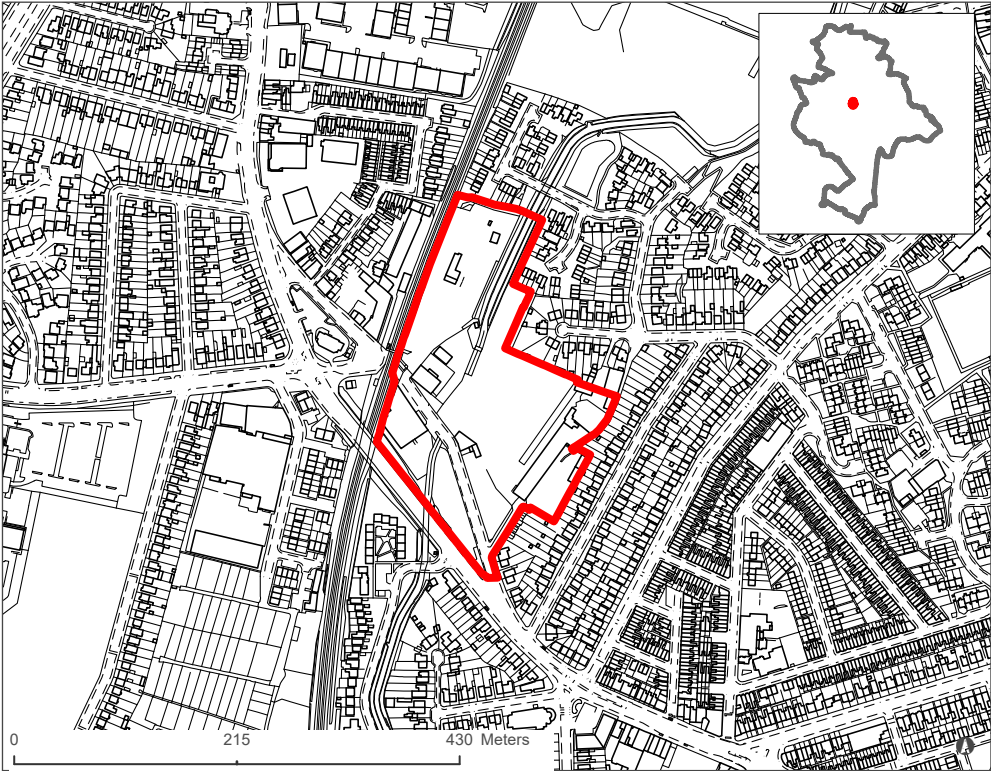
**Northing:** 343073

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

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

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 4.38 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR25

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Local Plan allocation

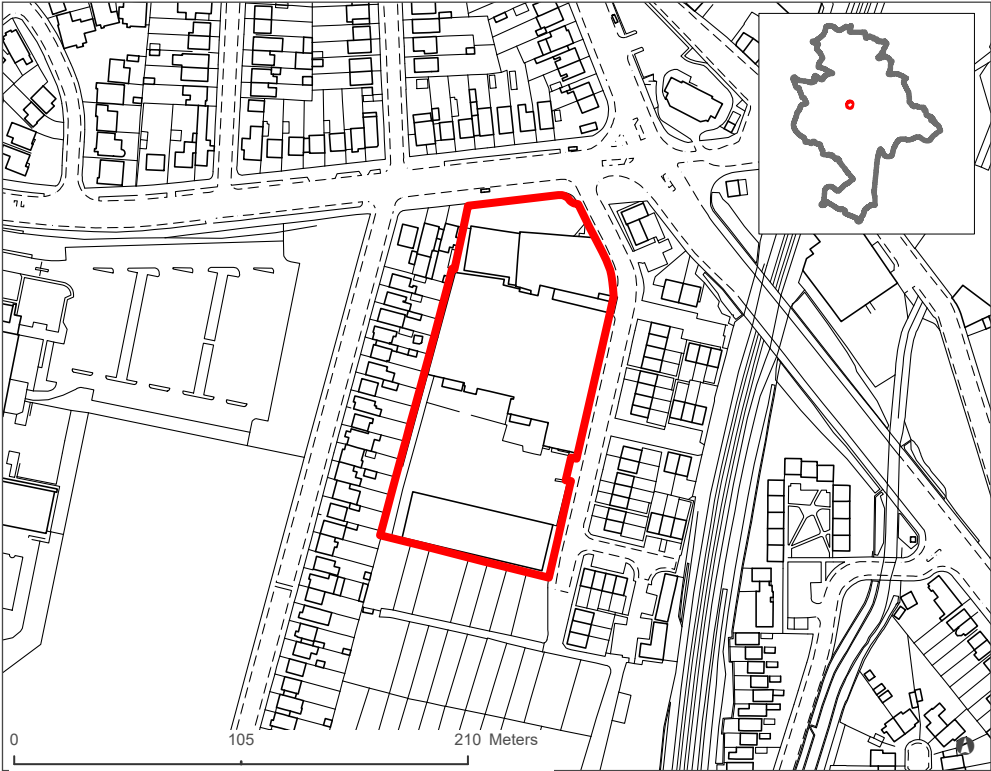
**Easting:** 455060

**Northing:** 341594

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:** 31/03/2023

Site ID: 149    Collins Cash and Carry, Ascot Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Leen Valley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active retail/warehouse

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.26 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454889

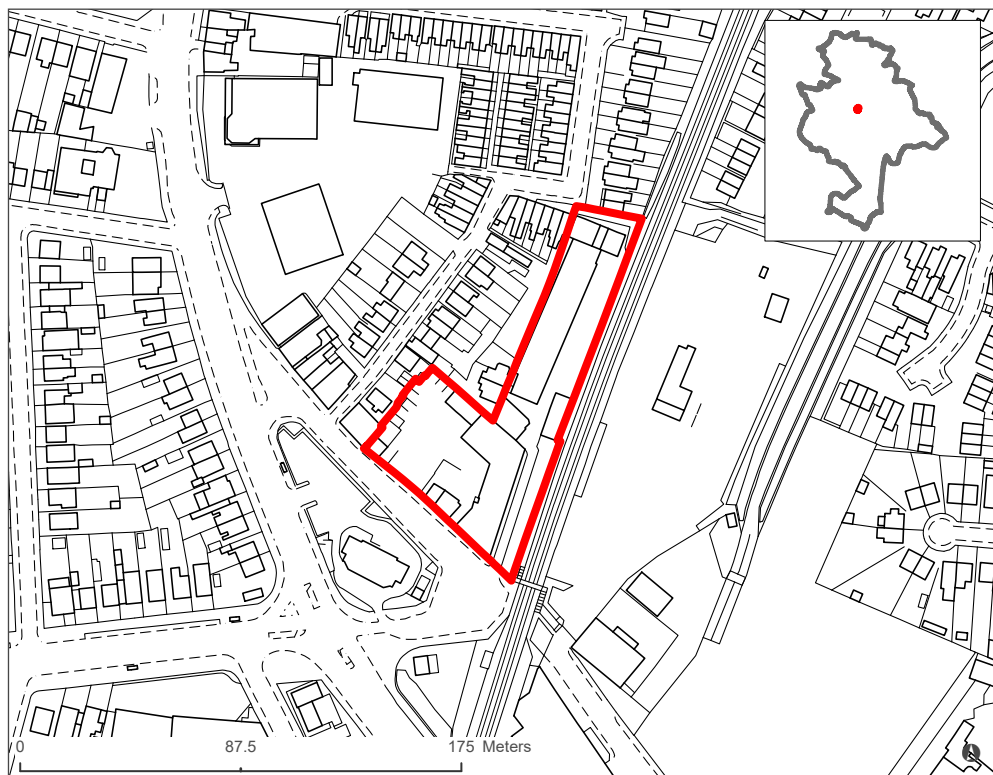
**Northing:** 341380

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Leen Valley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

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

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 0.55 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR24

**Overcoming non-standard constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

## Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

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

**Site Source:** Local Plan allocation

**Easting:** 455007

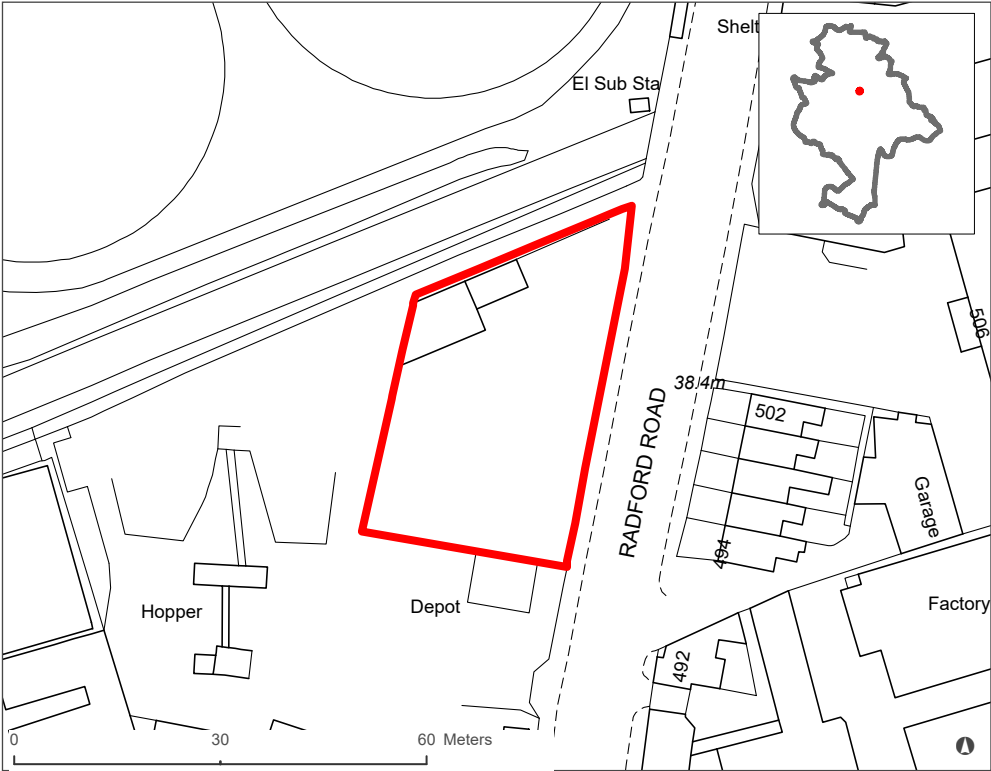
**Northing:** 341519

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

Site ID: 156 Yard, Radford Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455569

**Northing:** 342285

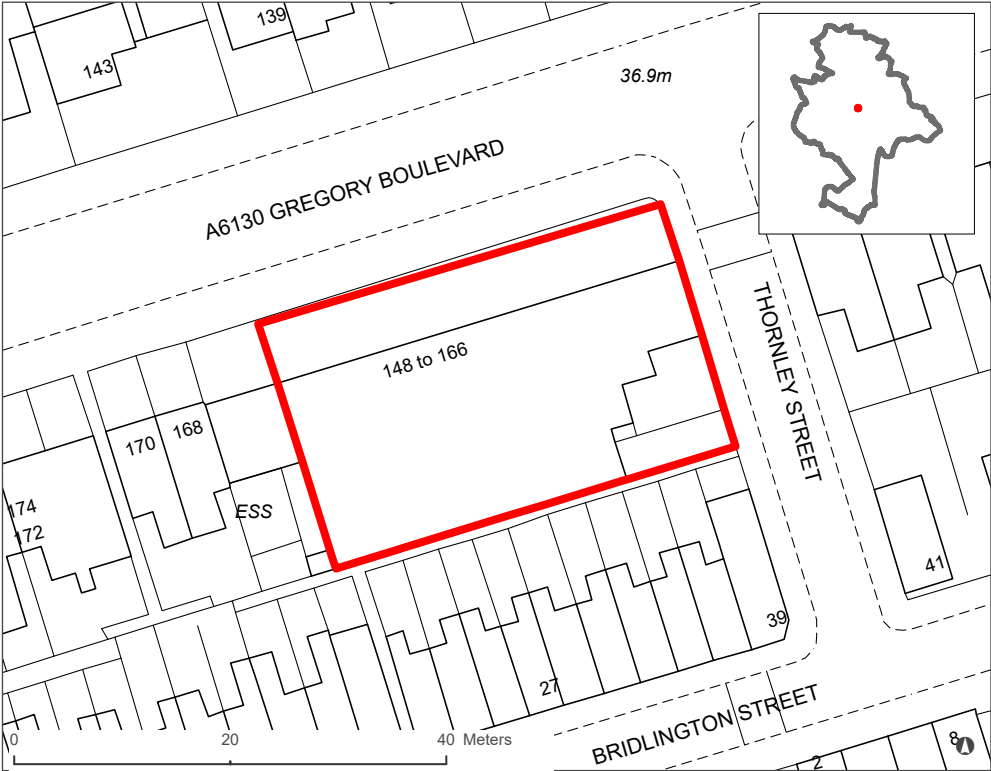
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



Site ID: 165    Swifts security systems, Gregory Boulevard



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Leisure active snooker club

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.09 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Active use, no sign of intention to develop for residential

**Site Source:** Site / SHLAA Survey

**Easting:** 455440

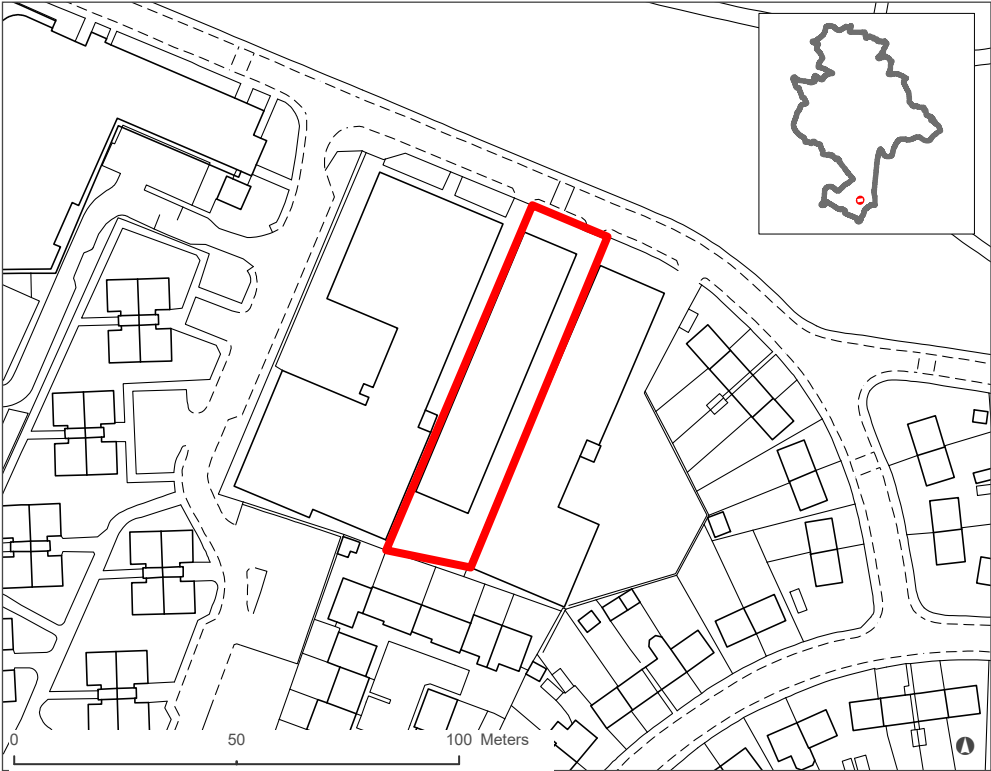
**Northing:** 341060

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Clifton East

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** warehouse with active  
laundry

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.15 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Active use

**Site Source:** Site / SHLAA Survey

**Easting:** 455632

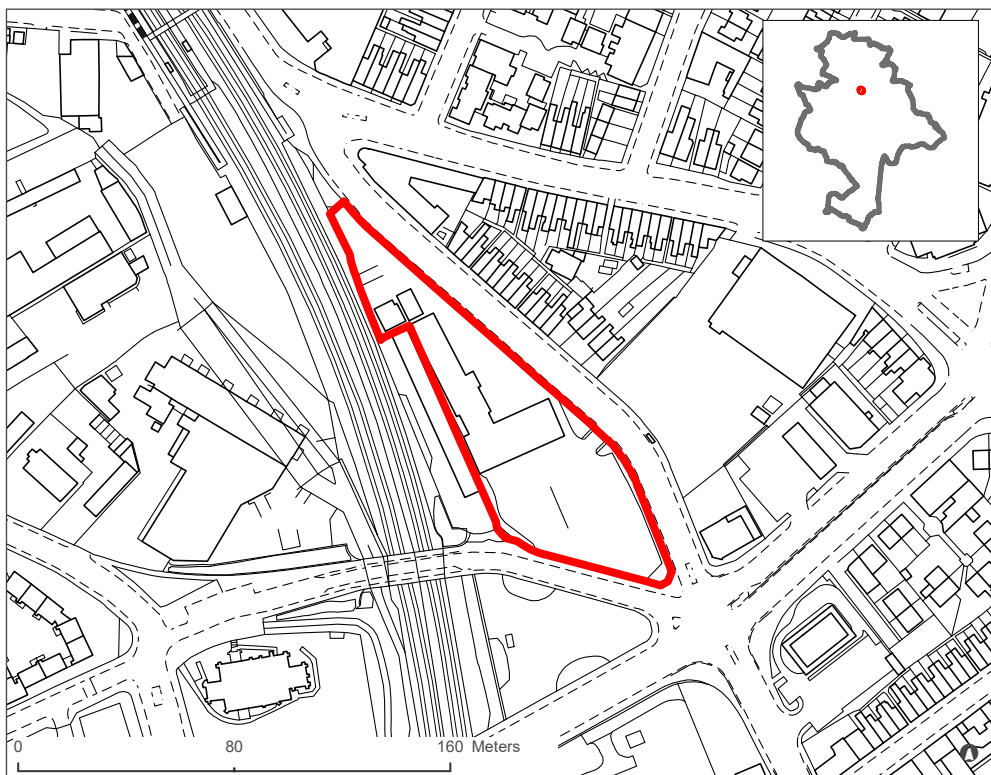
**Northing:** 334338

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

## Site ID: 188 Car sales, Vernon Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.54 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** Yes

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

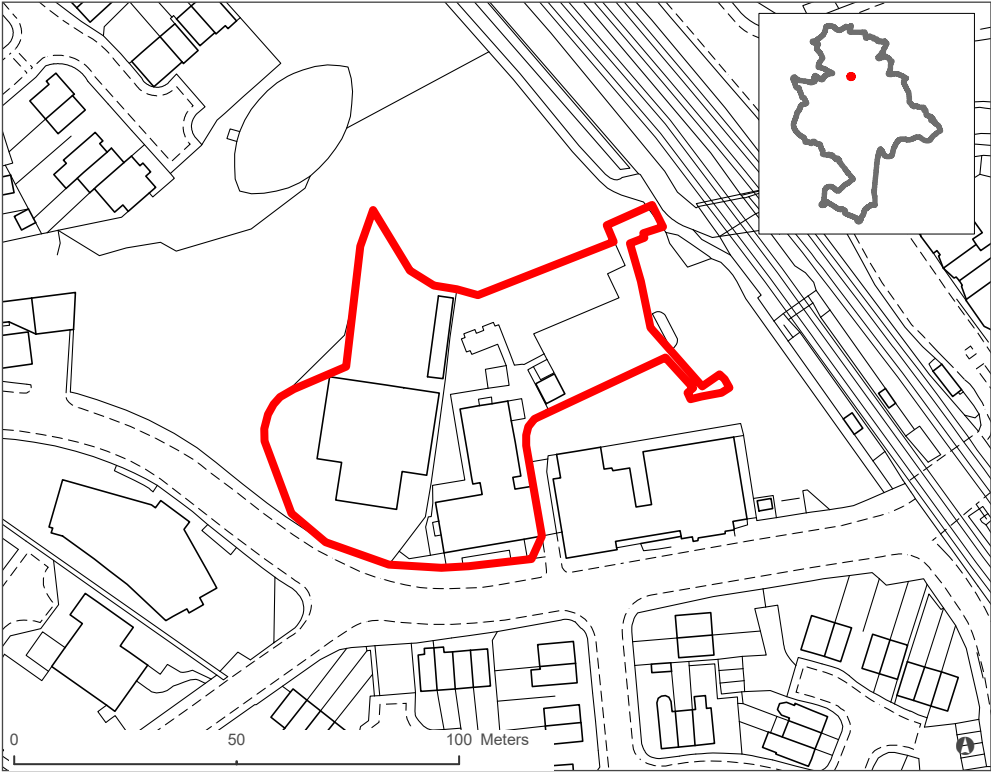
**Easting:** 455373

**Northing:** 342913

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.42 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 454962

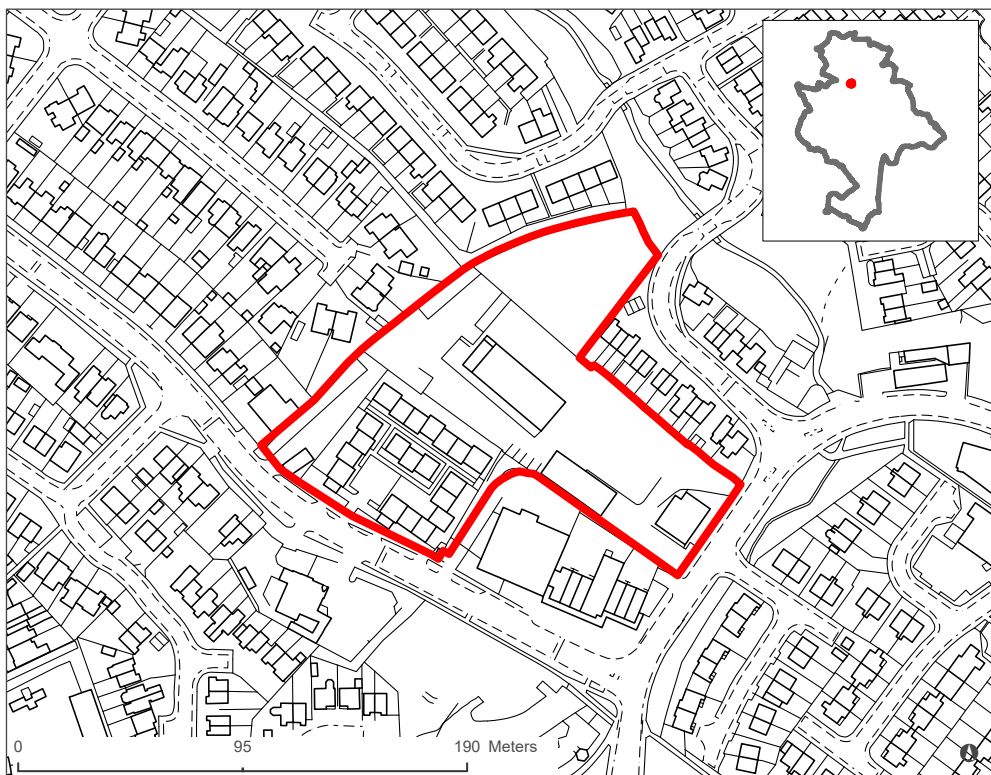
**Northing:** 343397

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

## Site ID: 194 Jewsons builder centre, Mill Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Mixed ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.55 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Disposal of Council asset

**Easting:** 454674

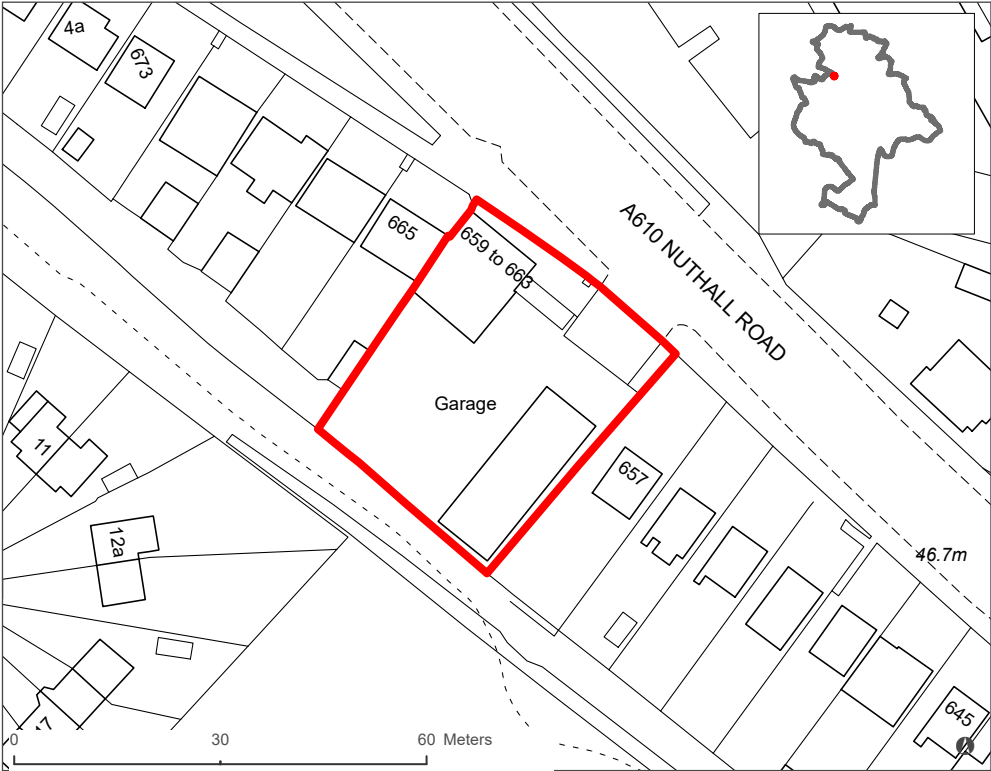
**Northing:** 343384

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 202 Embassy Tyres, Nuthall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.14 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 453703

**Northing:** 343428

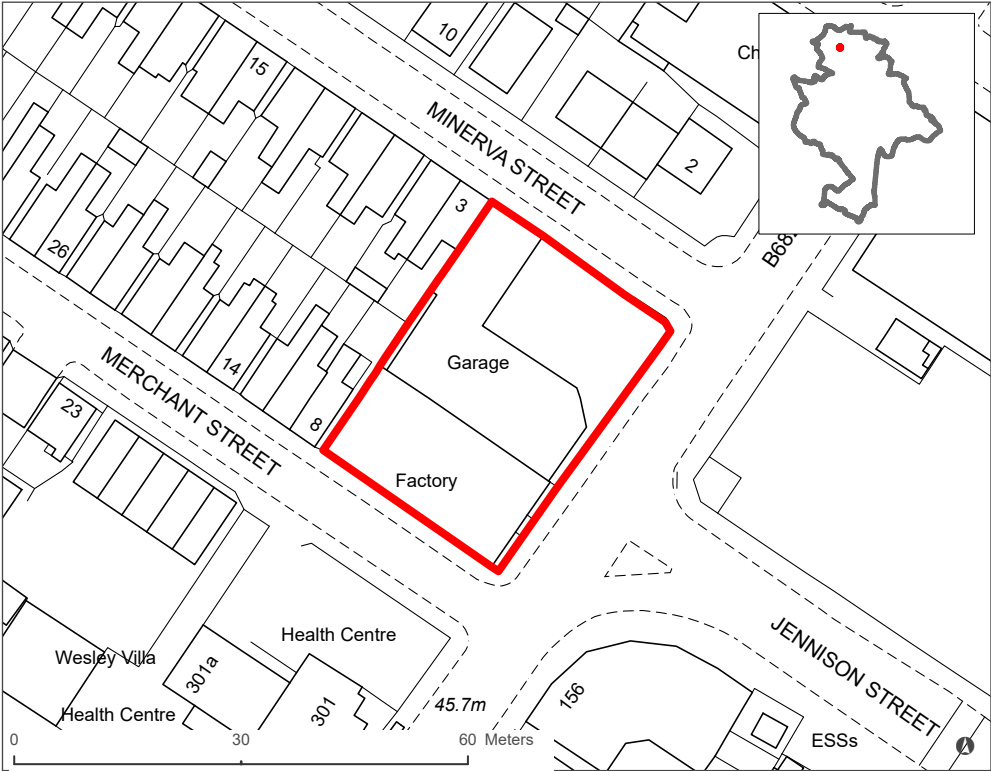
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



Site ID: 210   REMAR UK, Main Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Active retail/warehouse use

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454123

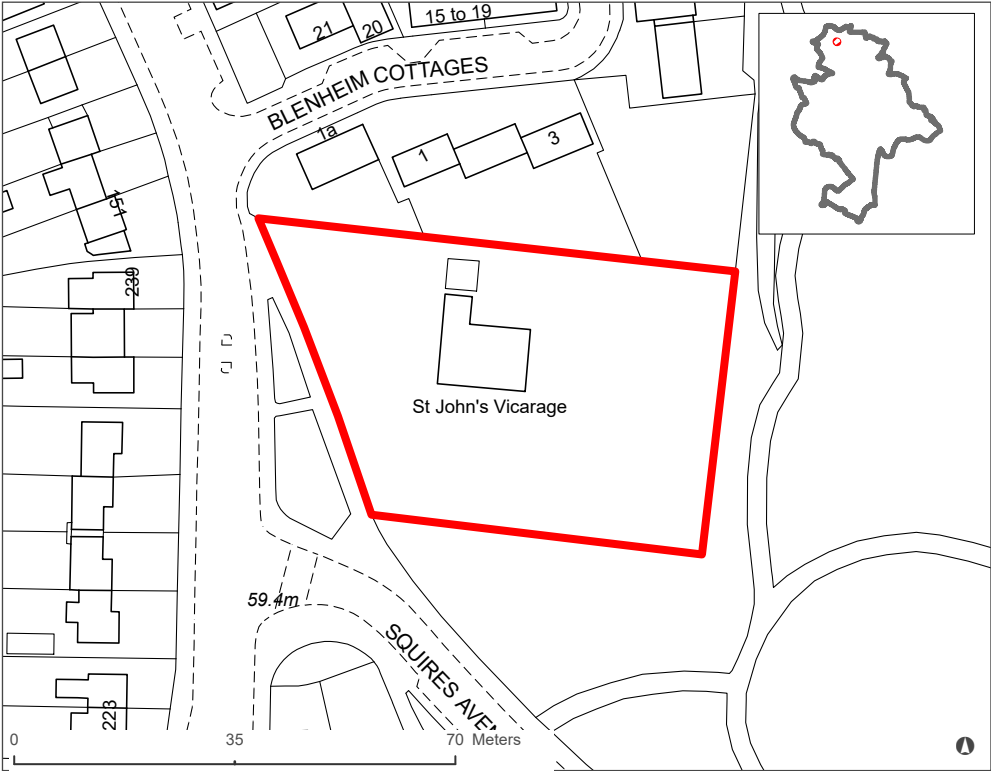
**Northing:** 345482

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

**Site ID: 213    St. Johns Vicarage, Squires Avenue**



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.29 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 453937

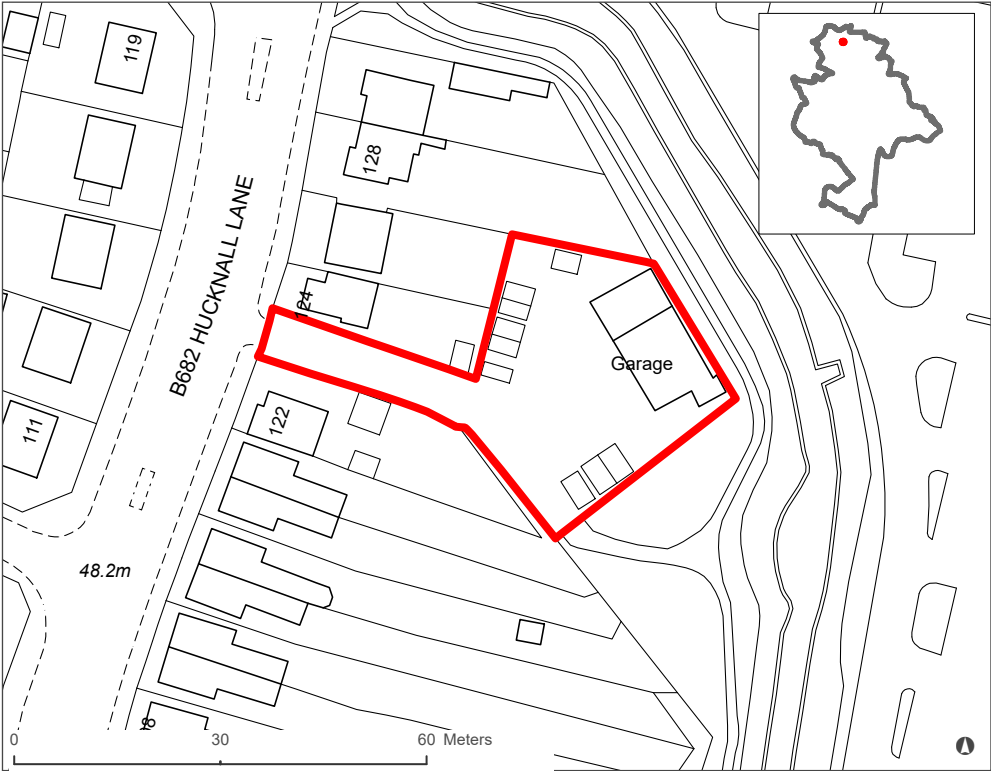
**Northing:** 345947

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 216    Bridgeway Garage Services, Main Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

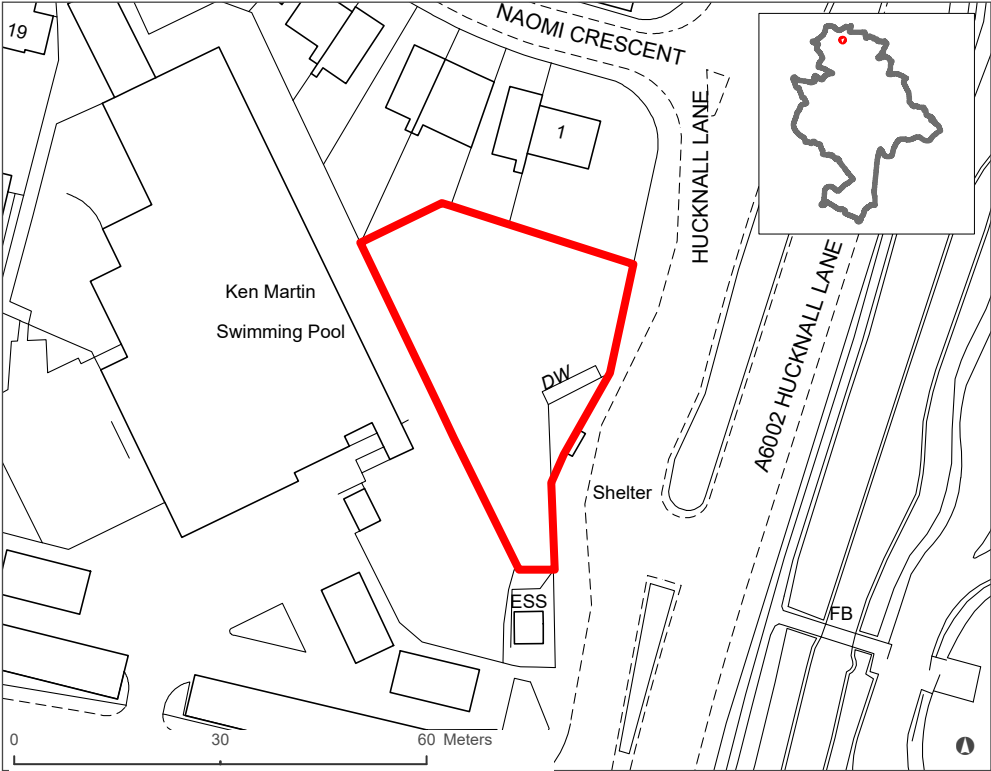
**Easting:** 454381

**Northing:** 345936

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 218    Near to Naomi Crescent, Hucknall Lane



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454318

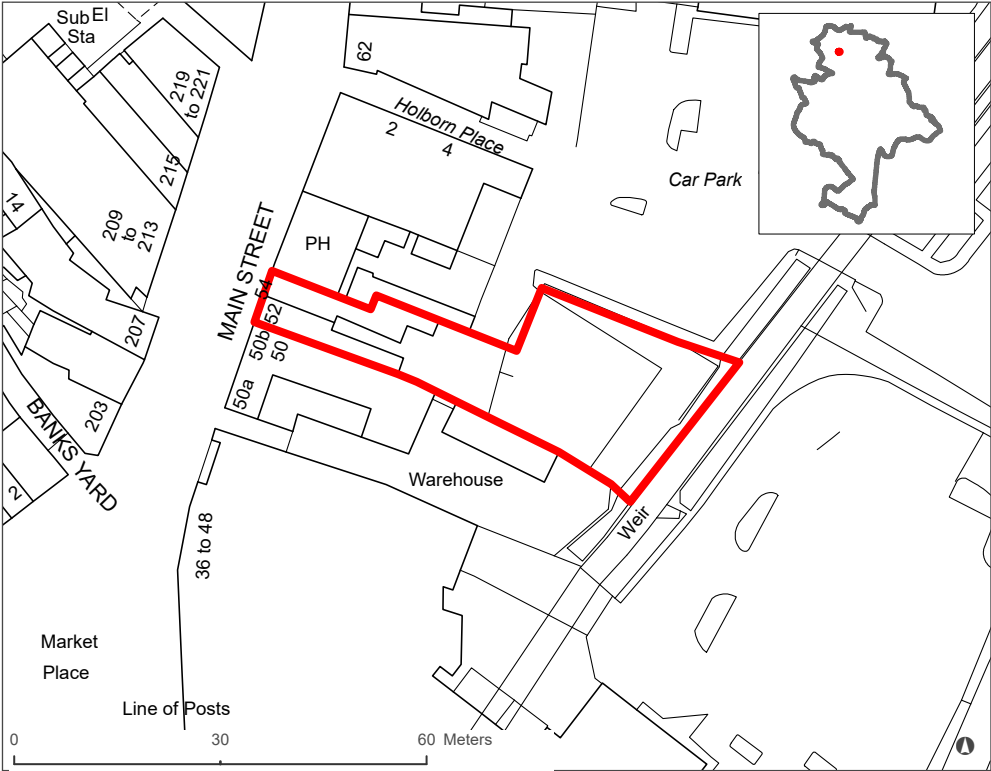
**Northing:** 346031

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** storage/vacant

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.09 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 454032

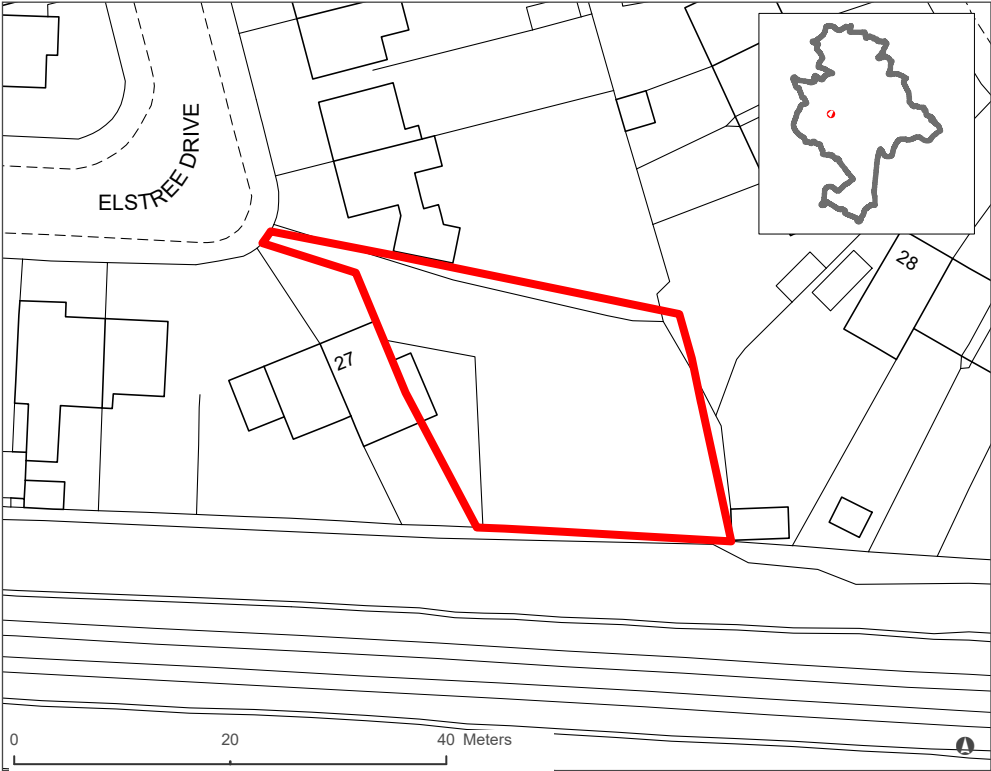
**Northing:** 345209

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Bilborough

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

active use

**Site Source:** Site / SHLAA Survey

**Easting:** 453475

**Northing:** 340628

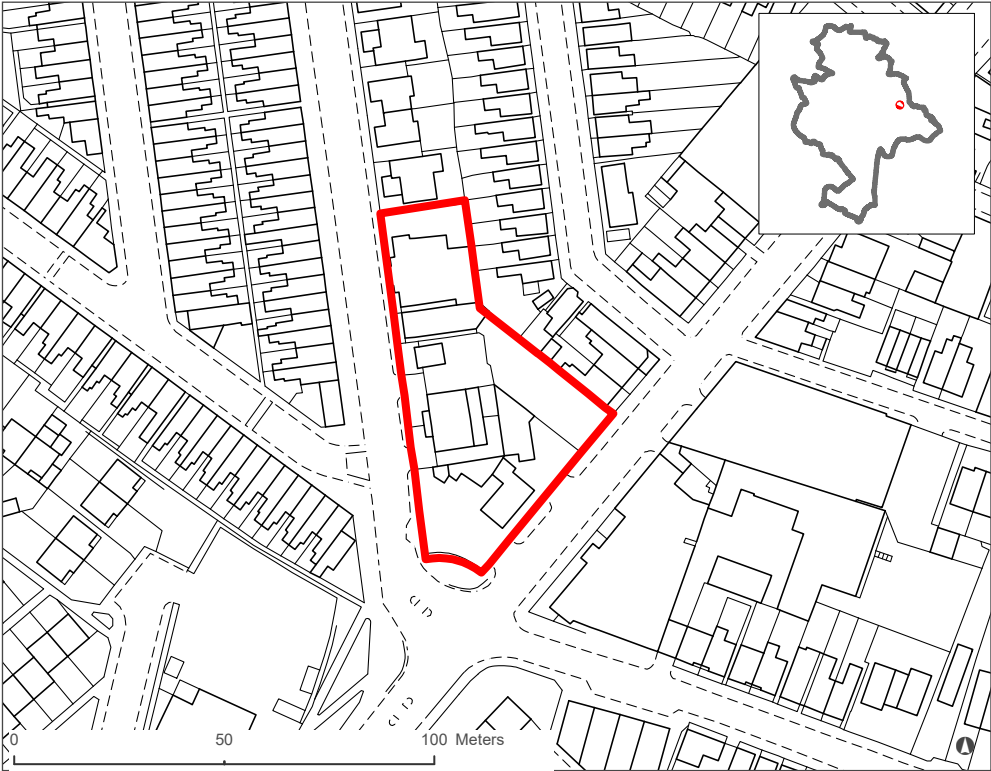
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.25 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 458523

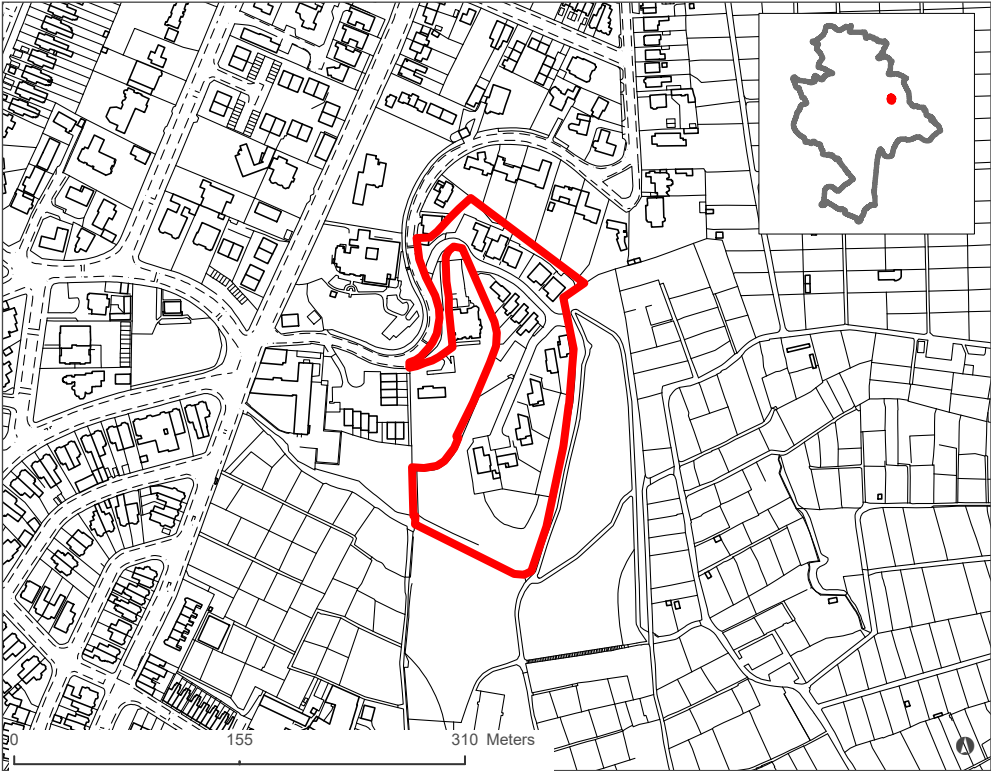
**Northing:** 341254

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 268 Springfield, The Crescent, Alexandra Park



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:**

**Land Type:** Greenfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 1.74 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**15/01653/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

**Site Source:** Site / SHLAA Survey

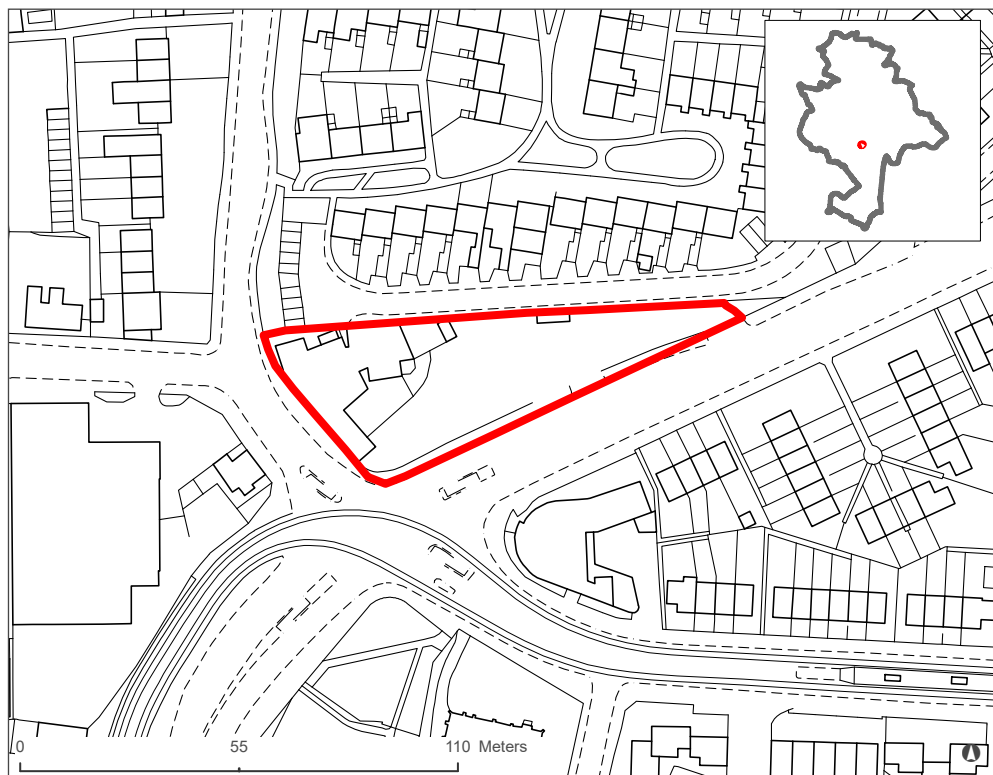
**Easting:** 457884

**Northing:** 341861

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.27 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** Yes

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

## Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455269

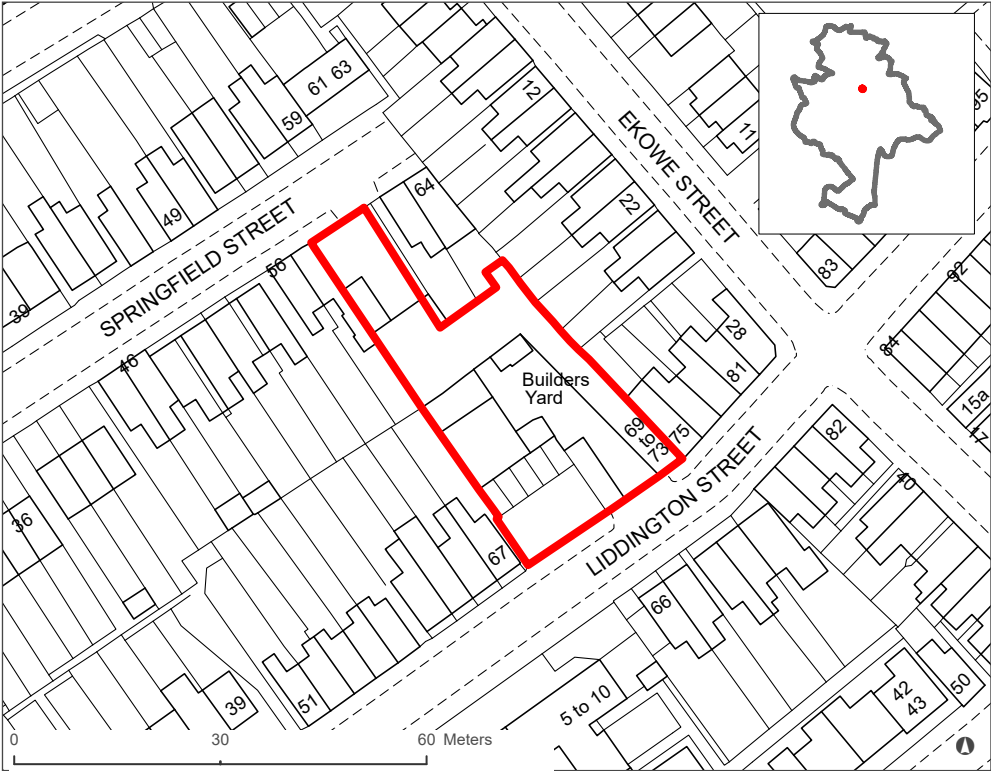
**Northing:** 338866

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 294 Builders yard and garage, Liddington Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active use - garage block  
and builders yard

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455755

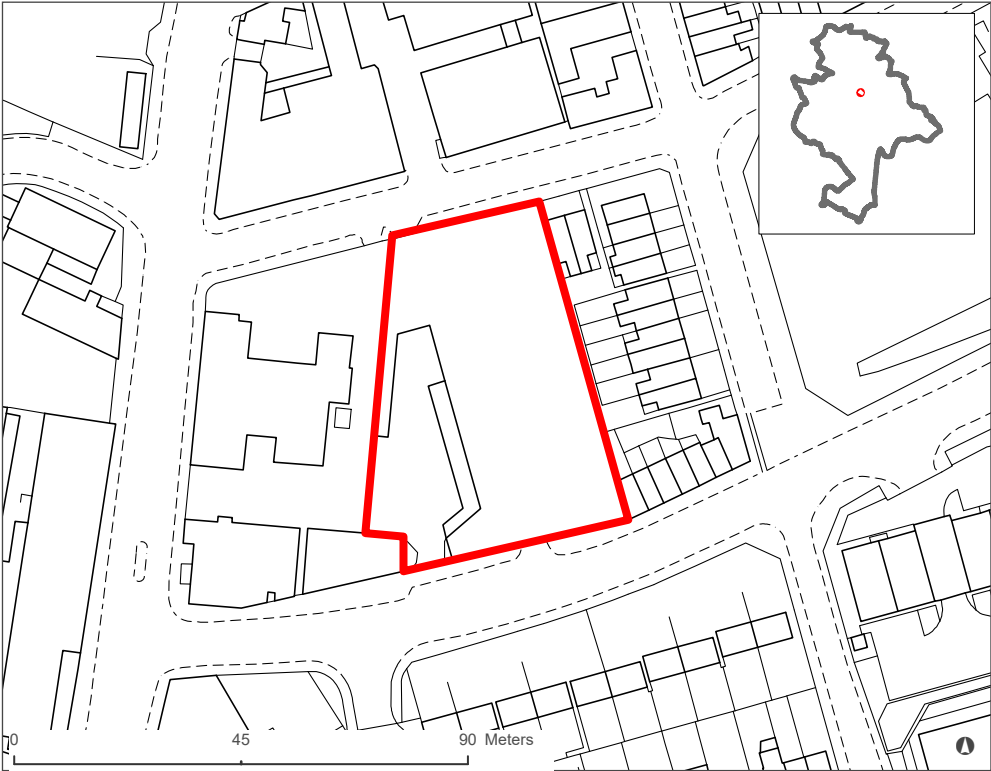
**Northing:** 342506

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 302 Nottingham Storage Systems Ltd, North Gate



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** industrial nottingham  
storage systems ltd

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.27 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

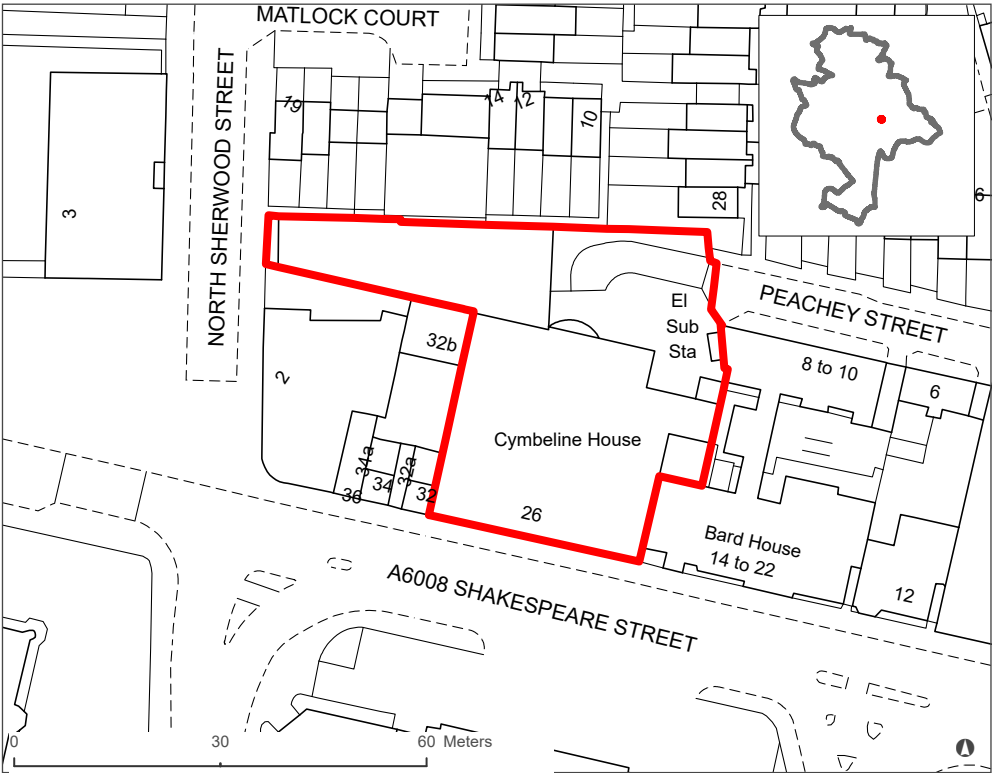
**Easting:** 455659

**Northing:** 342172

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.19 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**15/01670/PVAR3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

lapsed permission, no significant other constraints

**Site Source:** Site / SHLAA Survey

**Easting:** 457186

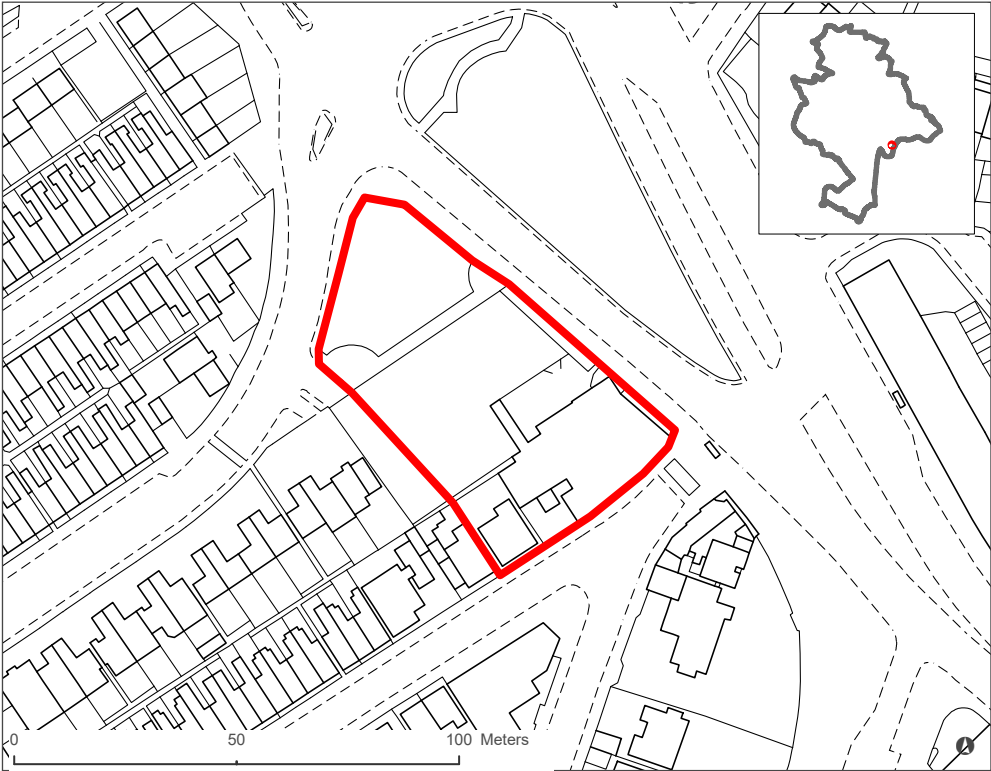
**Northing:** 340399

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** embankment club and  
car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.34 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

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

**Easting:** 457955 **Northing:** 338321

**Last updated date:**

Site ID: 374 Meadows bus depot, Turney Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active bus depot

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.13 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

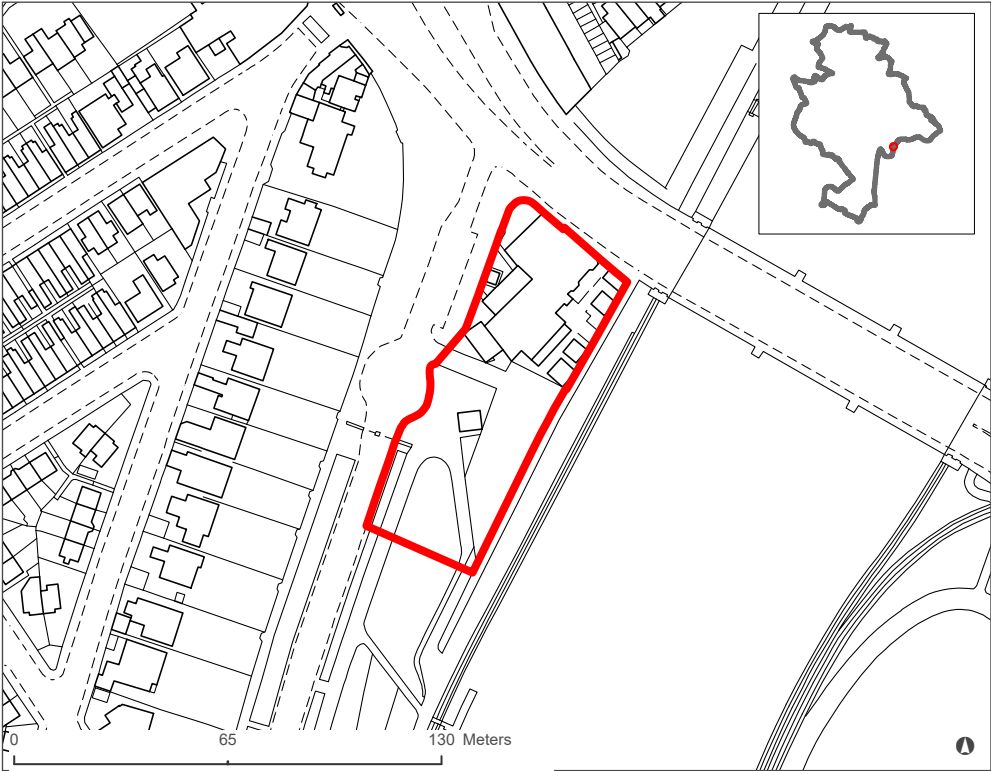
In active use as a bus depot, development is dependant on suitable relocation strategy. Site will not become available until measure are put place.

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

**Easting:** 457801 **Northing:** 338273

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Active pub

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.4 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

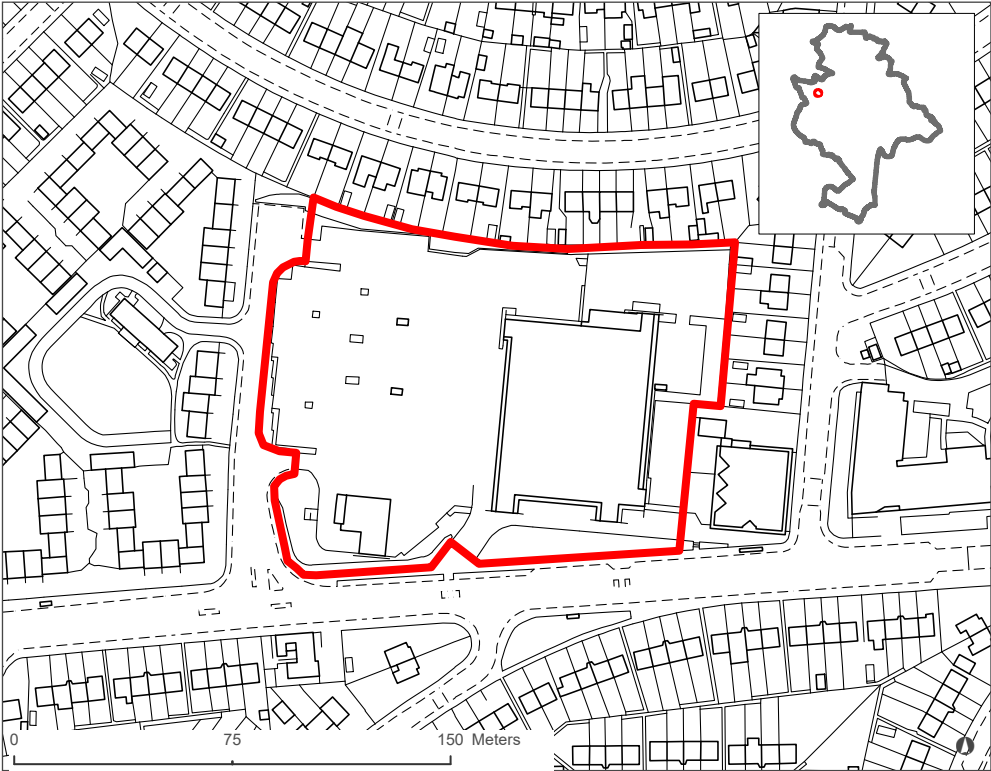
Pub in active use and recently refurbished.

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

**Easting:** 458055 **Northing:** 338281

**Last updated date:**

Site ID: 378 Co-op store, Strelley Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Aspley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Retail /active car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.66 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

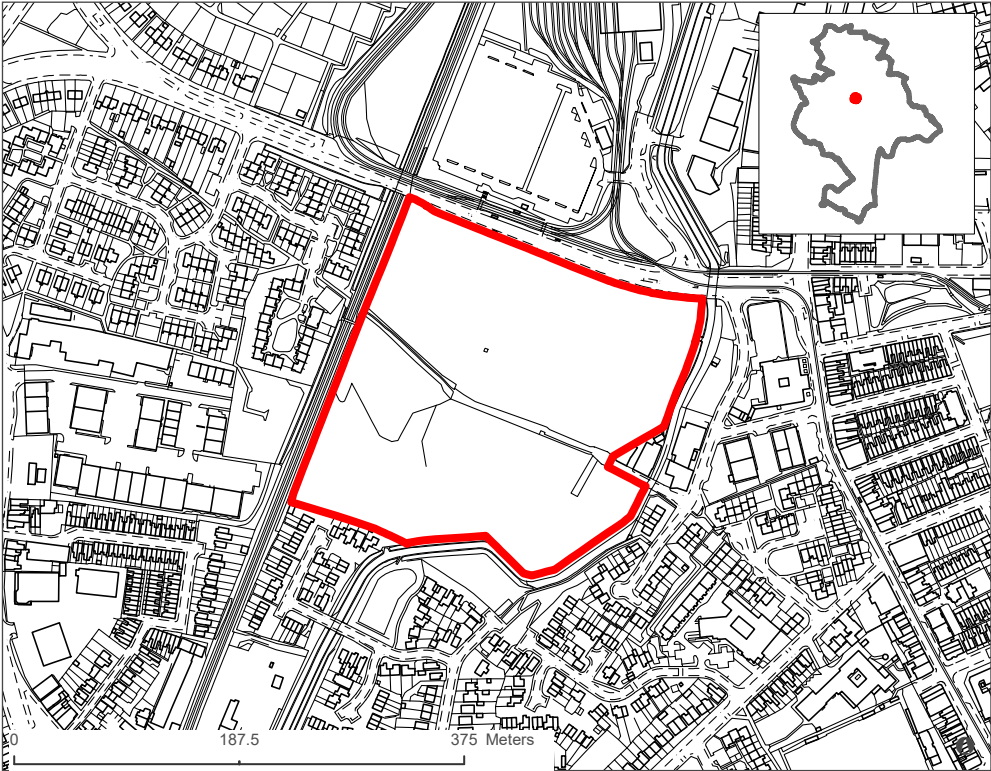
**Easting:** 452520

**Northing:** 342228

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 384 Wilkinson Street - Former PZ Cussons



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Local Plan Allocation

**Existing Use:** Vacant

**Land Type:** Brownfield

**Planning Status:** LP Site Not Permitted

**Construction Status:** No

**Site Area:** 6.6 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**SR23

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

NCC engaged with owners to address flood risk constraints.

**Site Source:** Local Plan allocation

**Easting:** 455363

**Northing:** 341679

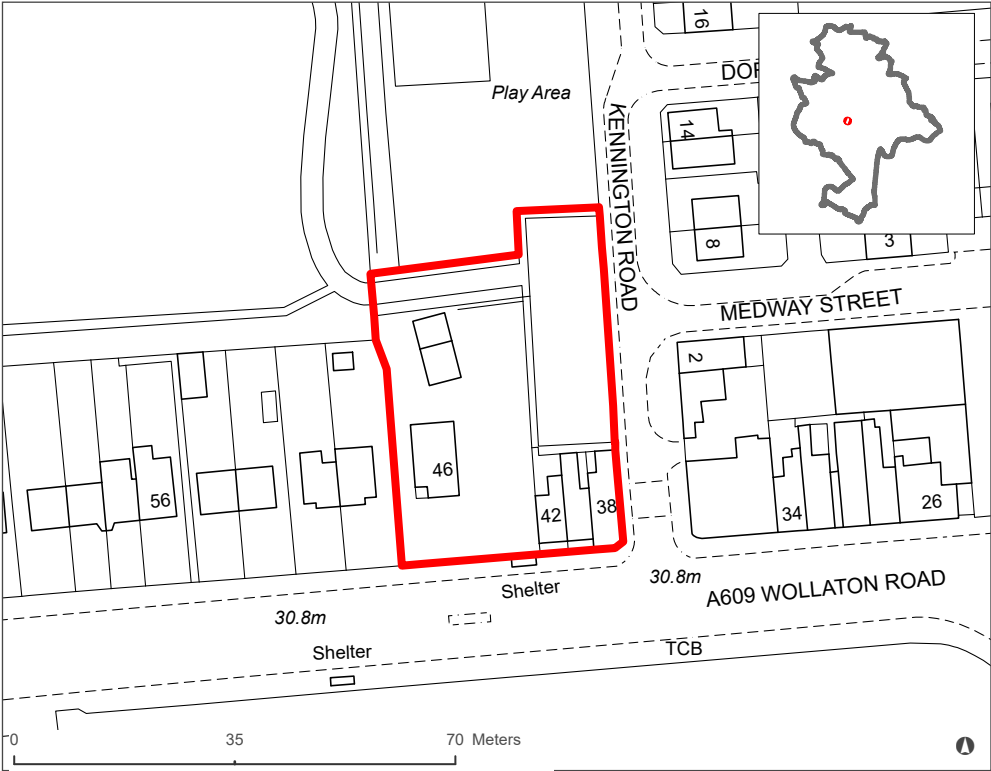
**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023



Site ID: 386 Frontage properties, Wollaton Road



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Lenton and Wollaton East	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.18 (Hectares)
<b>Existing Use:</b> active house, 2 terrace and 1 vacant shop with car park to rear	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

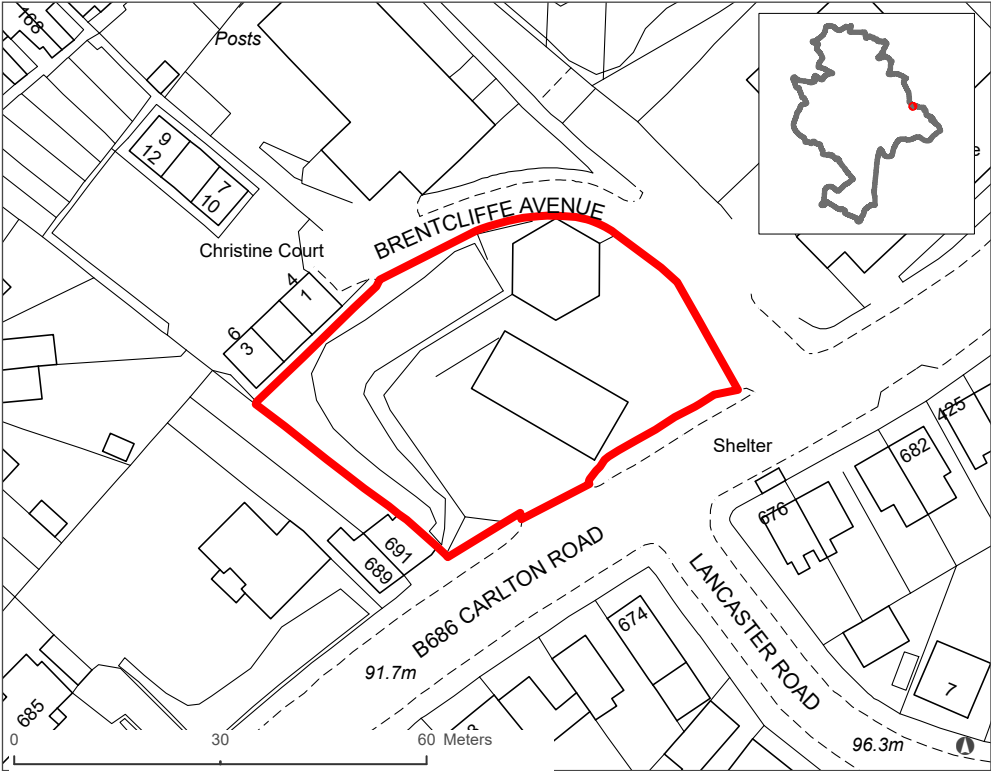
<b>Reasoned Justification:</b>
Active uses. No recent pre-app discussions or sign of any intention to develop therefore have to assume site is unlikely to become available in the long term

**Site Source:** Site / SHLAA Survey  
**Easting:** 454700      **Northing:** 340120

**Date first added to SHLAA:** 14/12/2017  
**Last updated date:**



Site ID: 388 Carlton Hill Service Station Carlton Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active - car wash

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

active use

**Site Source:** Site / SHLAA Survey

**Easting:** 459484

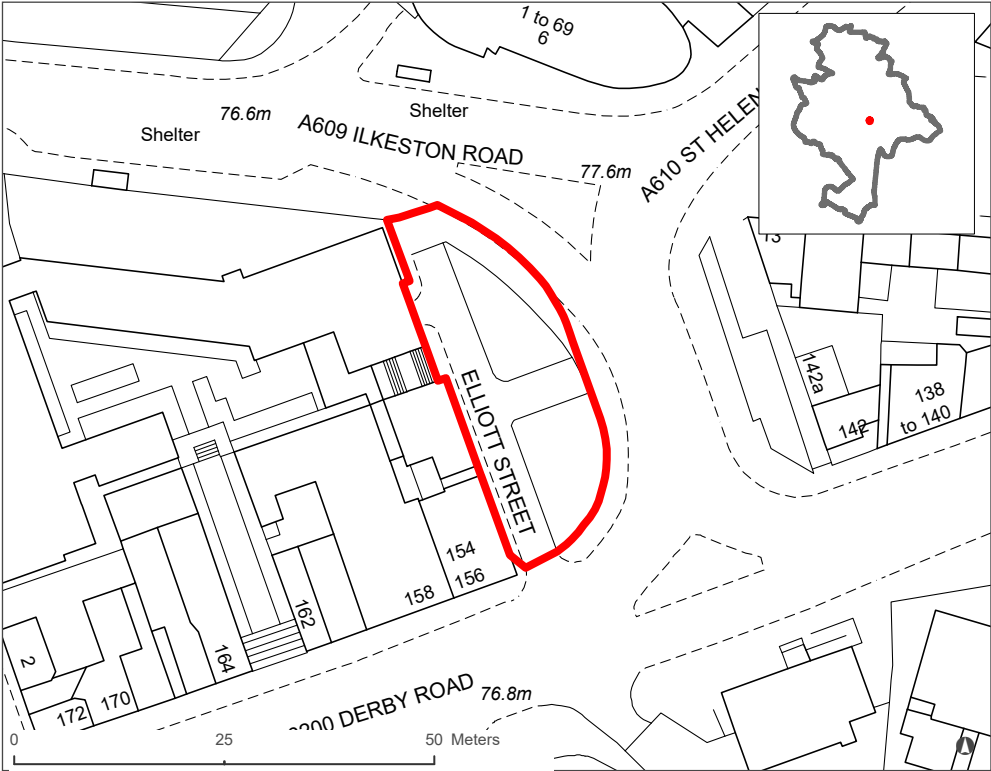
**Northing:** 341179

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Radford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 456314

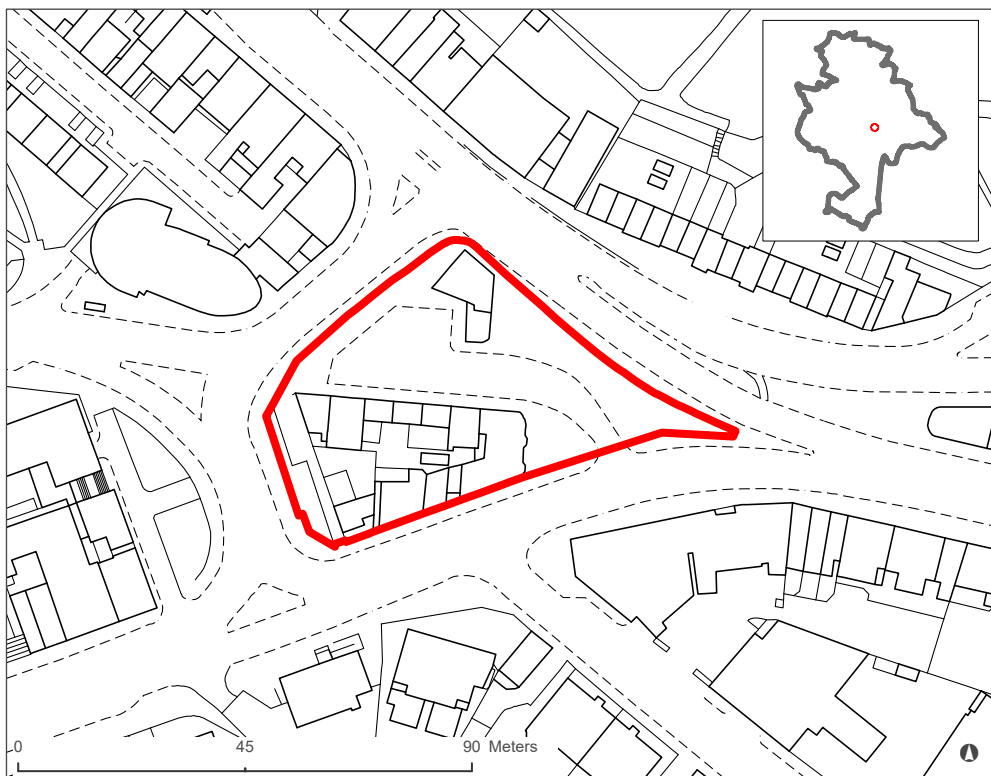
**Northing:** 340145

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

## Site ID: 393 Island site, Canning Circus



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**Overall Conclusion:** Could be Suitable

**Ward:** Radford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Variety of uses variety of  
uses

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.28 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

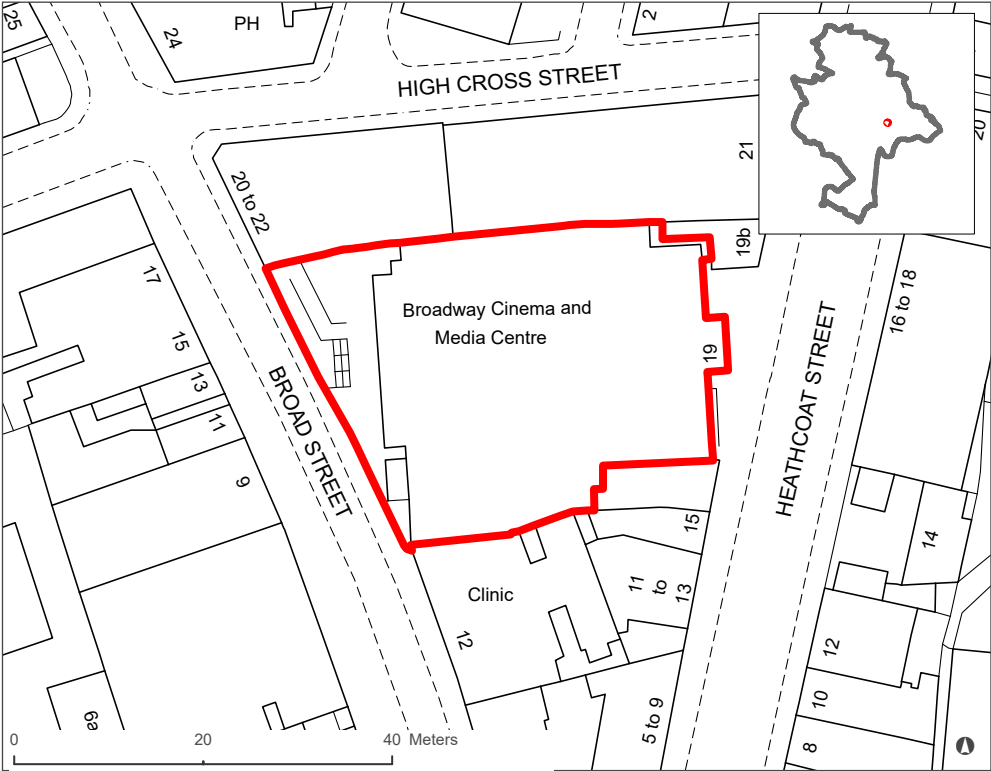
**Easting:** 456367

**Northing:** 340190

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Broadway cinema

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.12 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

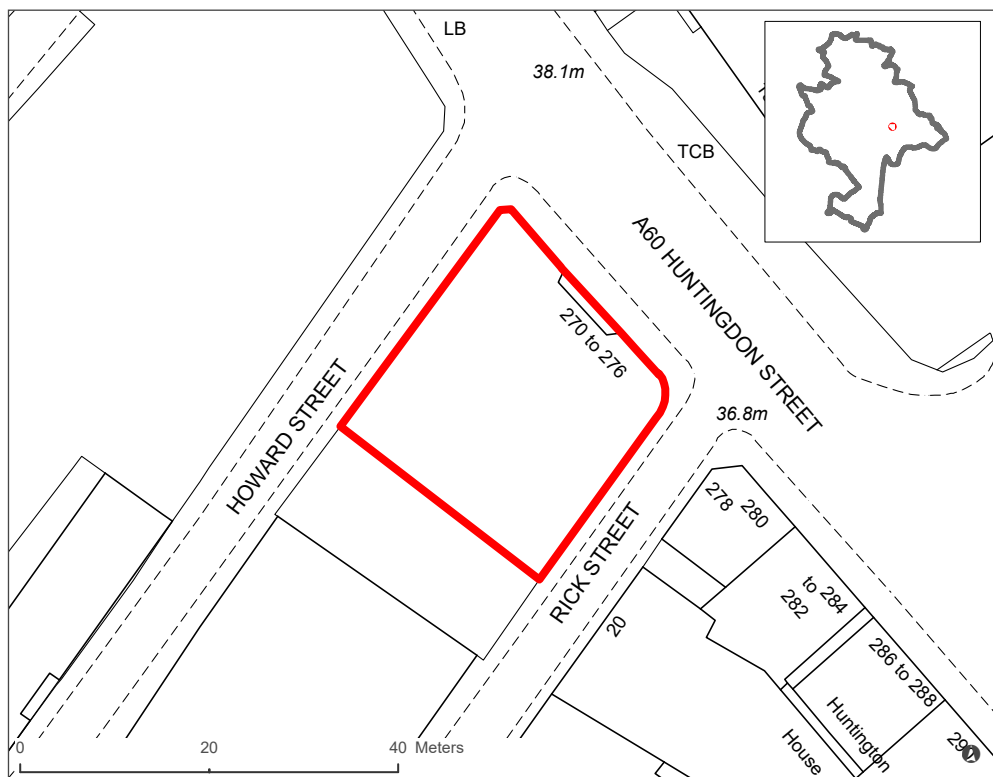
**Easting:** 457636

**Northing:** 340016

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

**Site ID: 427 Depot and warehouse, Rick Street**

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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Variety of different uses

**Land Type:** Brownfield

### Planning Status:

**Construction Status:** No

**Site Area:** 0.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

## Overcoming non-standard constraints

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens : No**

**Archaeological Sites:** : Yes

**Local Interest Buildings:** No

SSSI: No

**Open Space Network: No**

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** submitted by private owner/agent/

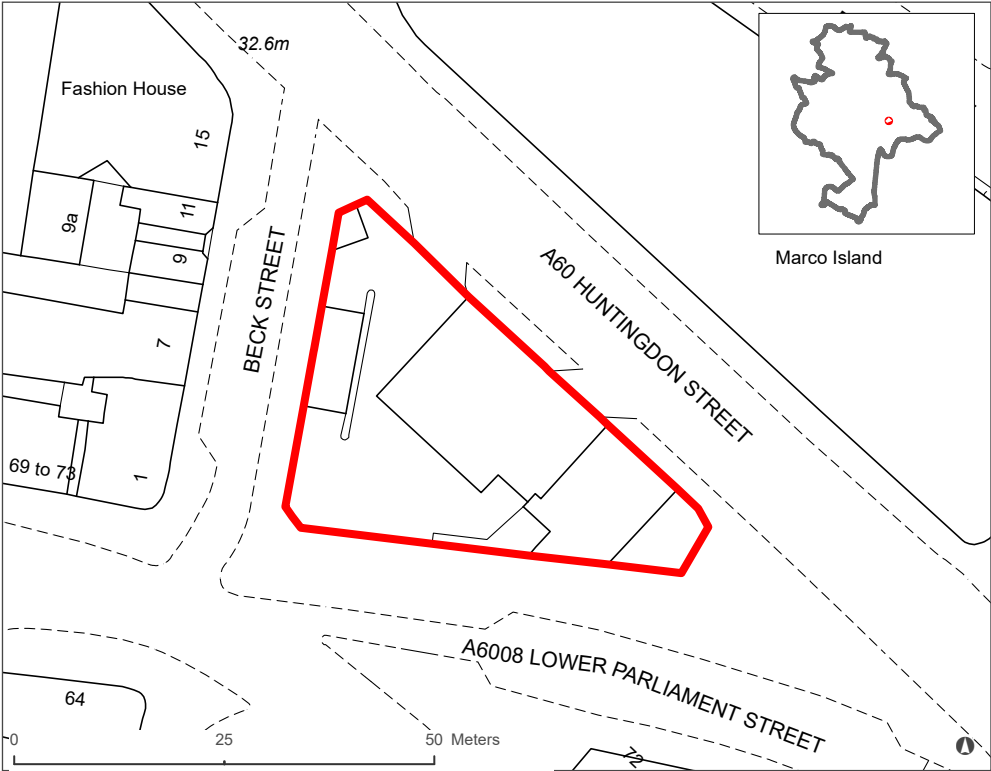
**Easting:** 457546

**Northing:** 340297

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 428    Petrol filling station, Huntingdon Street



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Castle	<b>Planning Status:</b>
<b>Ownership Status:</b> Not owned by a public authority	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.12 (Hectares)
<b>Existing Use:</b> Active petrol station	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> Yes	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> Yes	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

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

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 457732	<b>Northings:</b> 340112
	<b>Last updated date:</b>



## Site ID: 432 Hopewells, Huntingdon Street



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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Active retail

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.5 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

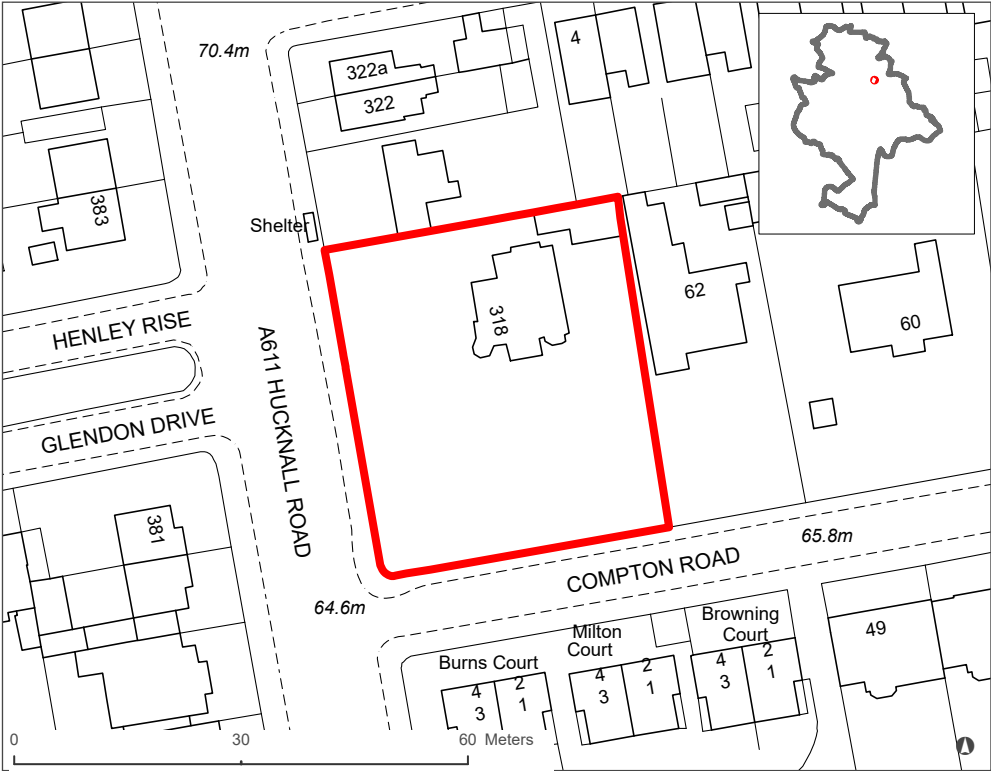
**Easting:** 457521

**Northing:** 340520

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 454 318 Hucknall Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Sherwood

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Resi - garden

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.17 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 456648

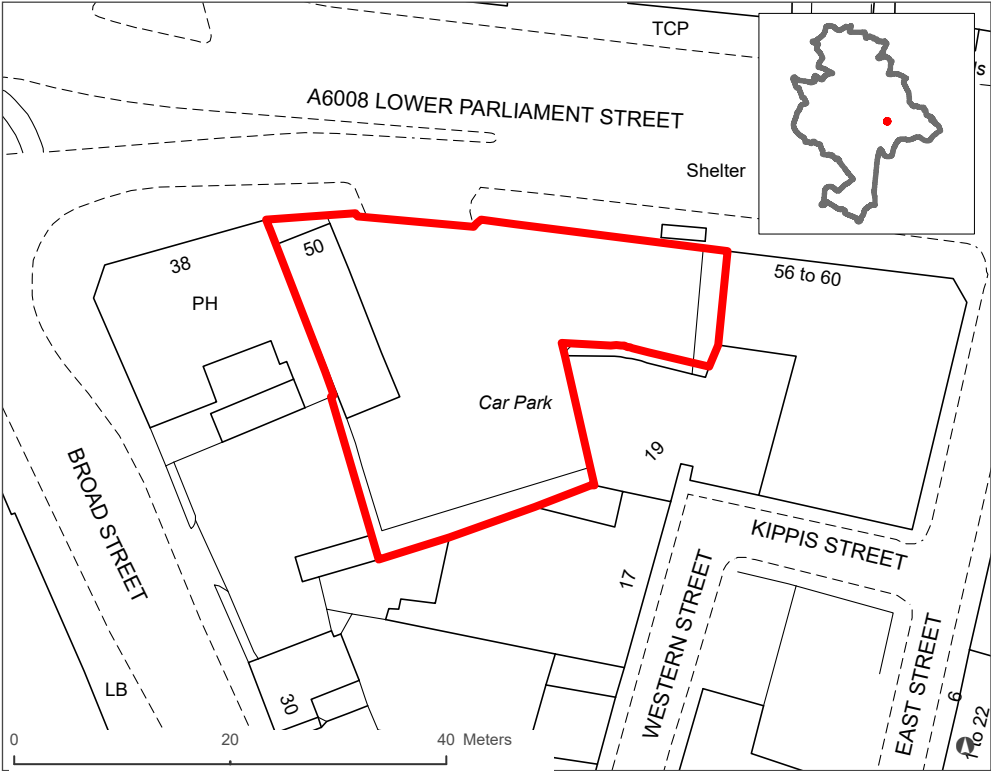
**Northing:** 343095

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 457 50 Lower Parliament Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** UNKNOWN

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457582

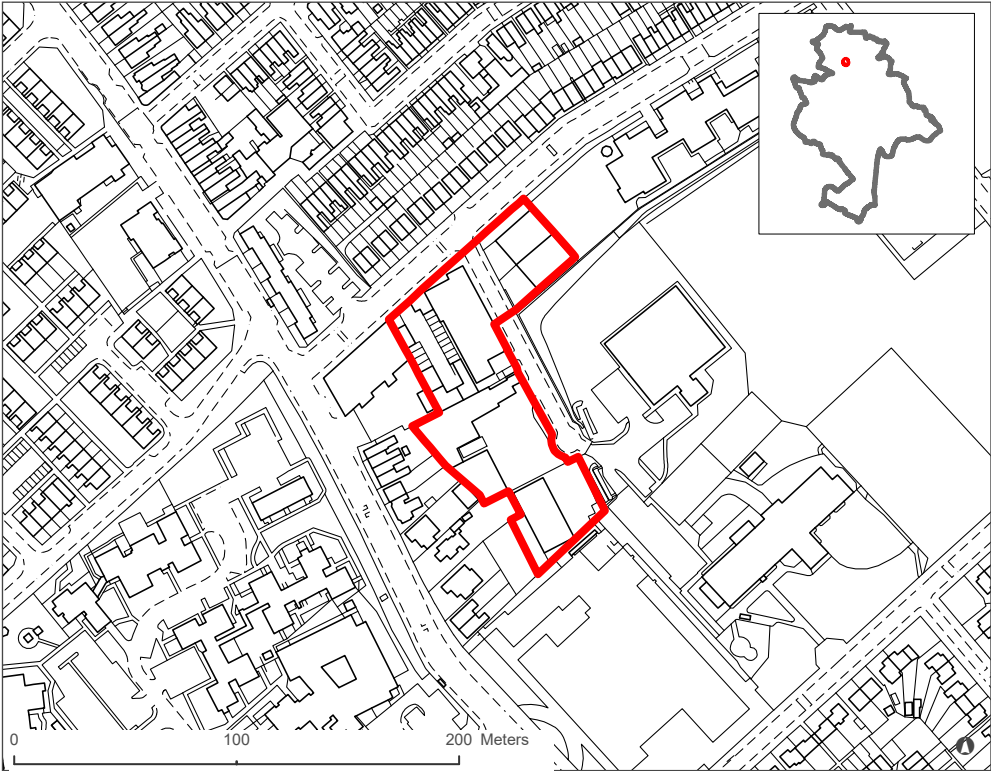
**Northing:** 340101

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 502 Land off Kemmel Road, Piccadilly



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell Forest

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** active - ind,  
warehousing seddow plant hire

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.71 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

No sign of intention to develop

**Site Source:** Disposal of Council asset

**Easting:** 454568

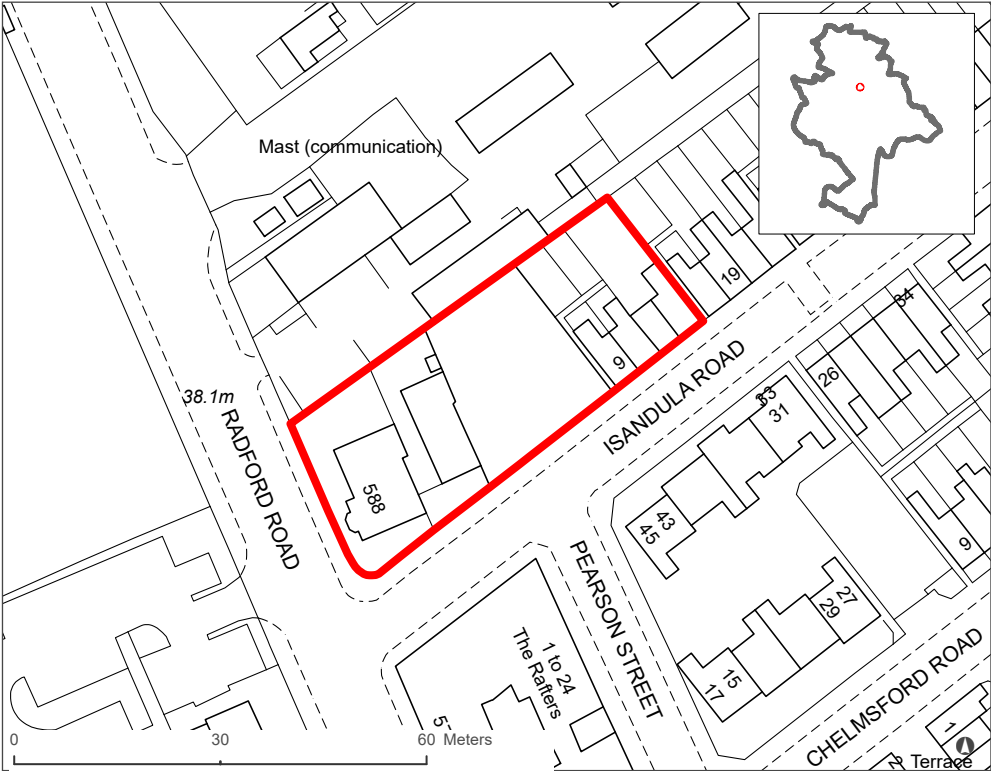
**Northing:** 344412

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 504    Boseley Glass and Sons, Isandula Road



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Berridge	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.14 (Hectares)
<b>Existing Use:</b> Active employment use, mary magdalin centre is not. NCRELS recommends consider for release stating average buildings on an average site	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

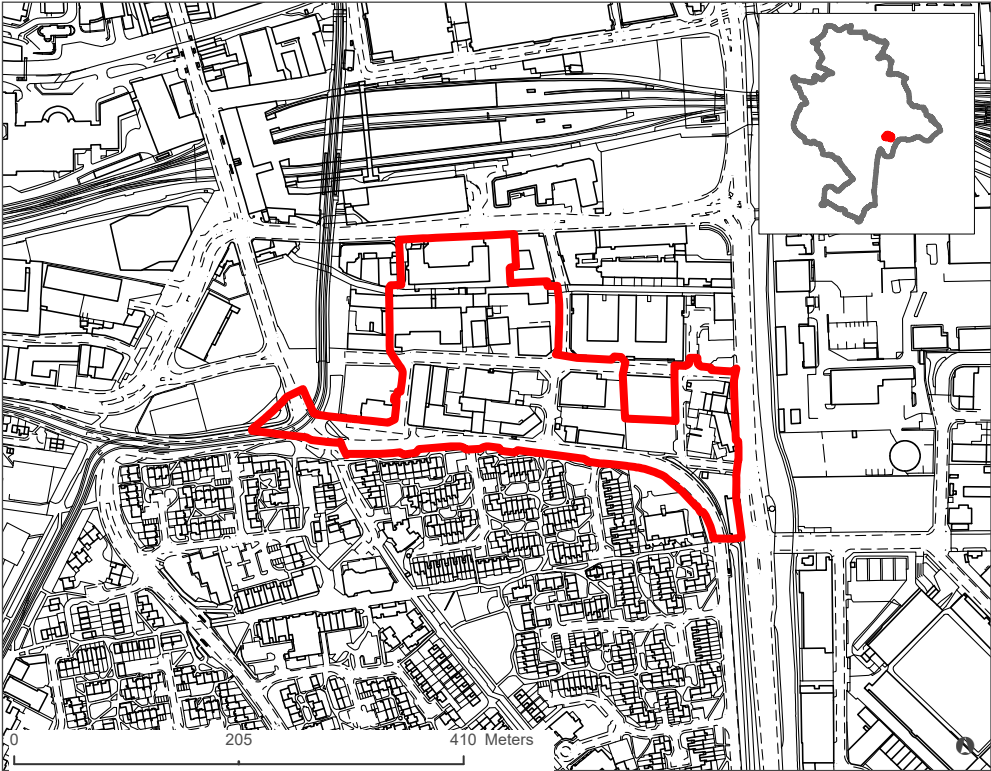
<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> Yes	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> Part of site vacant part of site active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.
---

<b>Site Source:</b> Disposal of Council asset	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 455577	<b>Northings:</b> 342580
	<b>Last updated date:</b>



Site ID: 522 D14, Crocus Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** Non D/D

**Existing Use:** Existing industrial use  
and warehousing

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:**

**Site Area:** 4.64 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application  
Ref:**

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:**

**Date first added to SHLAA:**

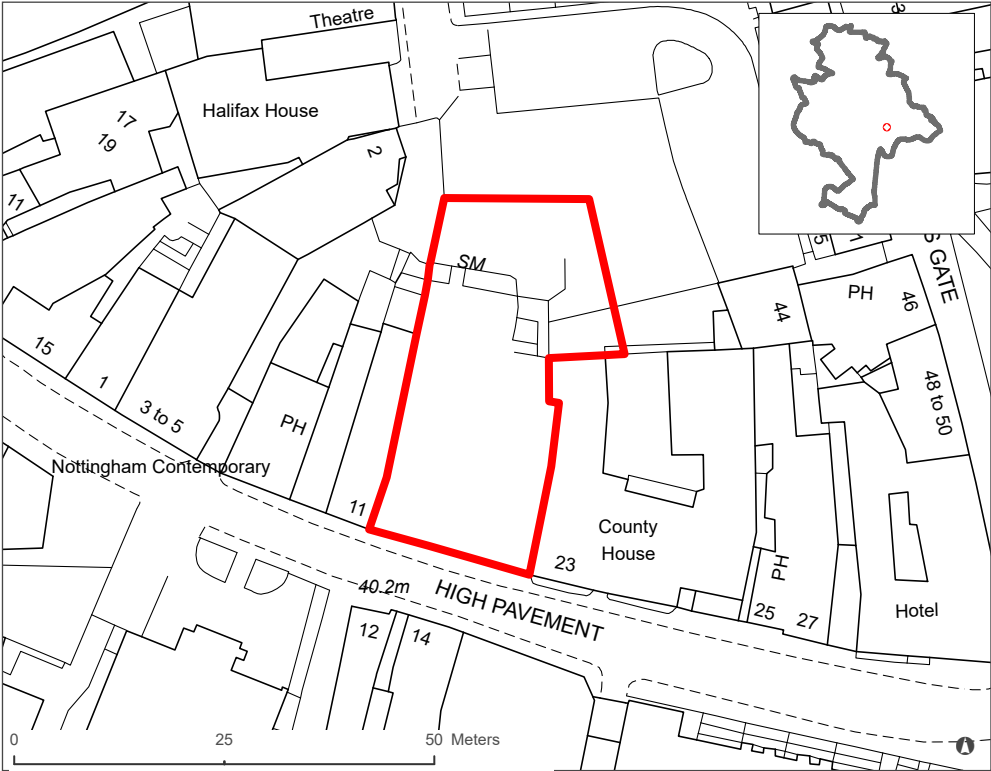
**Easting:** 457709

**Northing:** 339071

**Last updated date:**



**Site ID: 535**
**Site bordering High Pavement, Halifax Place**



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Active - car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457565

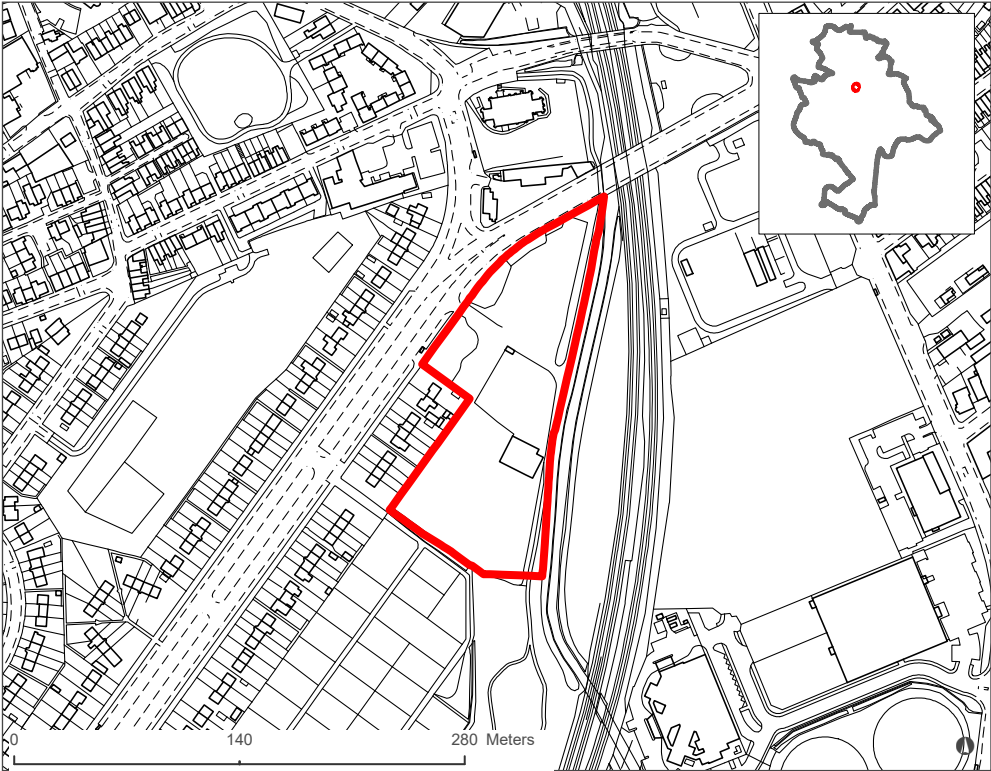
**Northing:** 339643

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 546 Western Boulevard Western Boulevard



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**Overall Conclusion:** Could be Suitable

**Ward:** Basford

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.57 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

active use for travelling show people

**Site Source:** Site / SHLAA Survey

**Easting:** 455316

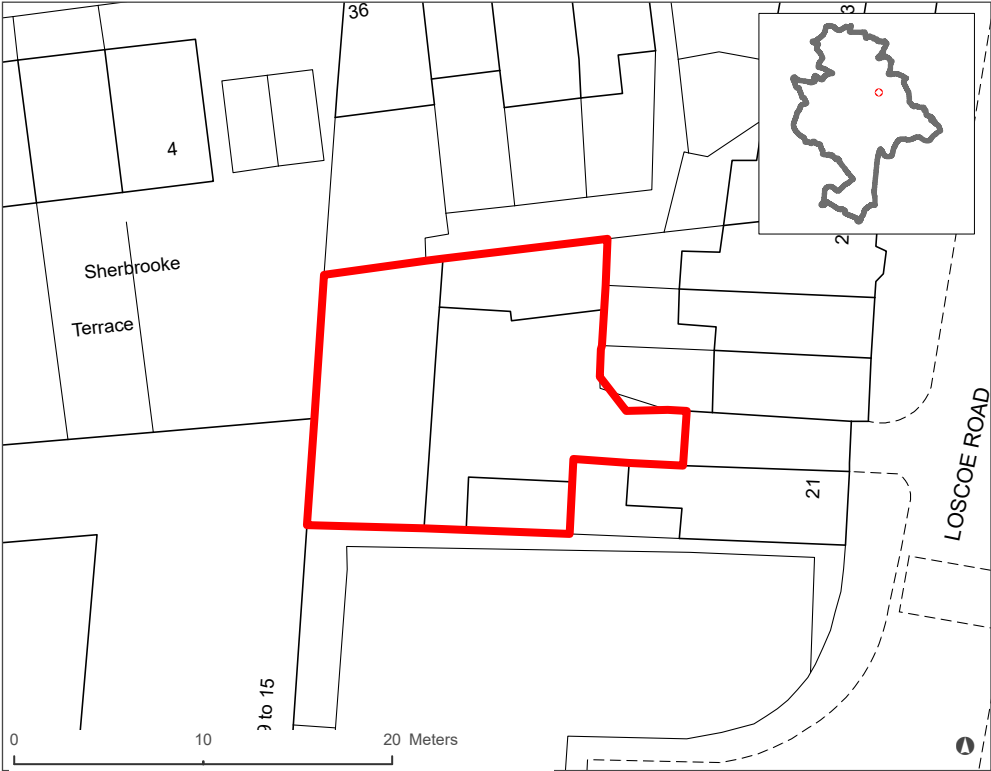
**Northing:** 342486

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 587 Builders yard rear of 21 Loscoe Road



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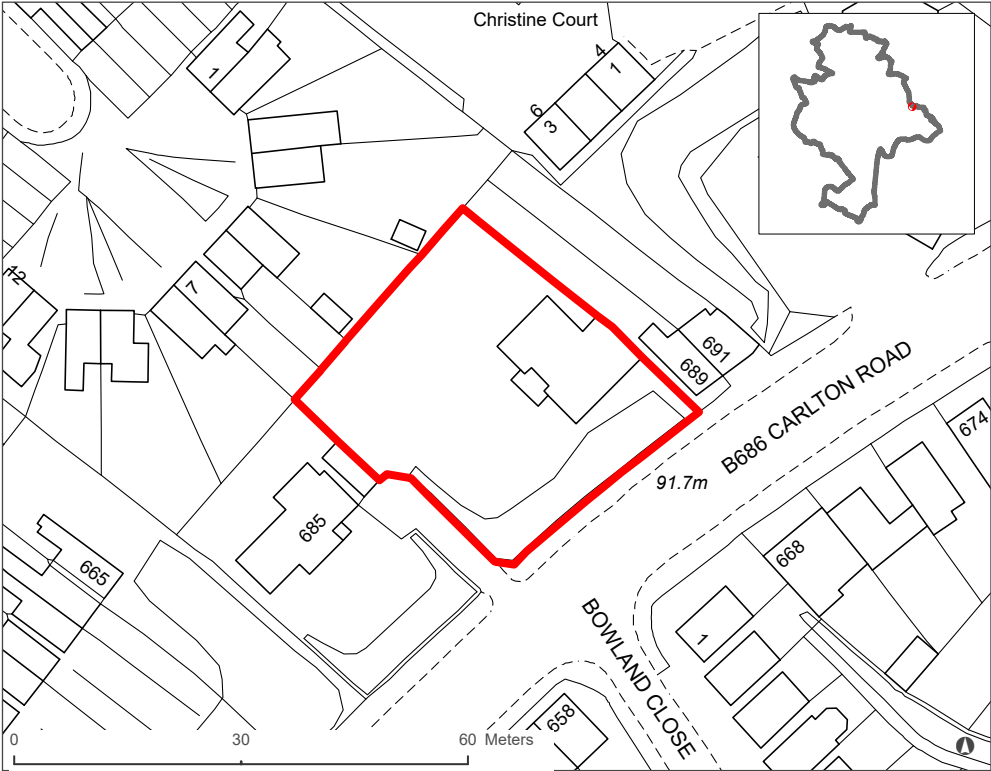
<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Sherwood	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> archive	<b>Site Area:</b> 0.02 (Hectares)
<b>Existing Use:</b> Builders Yard	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> Existing Builders Yard
--

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 456984	<b>Northings:</b> 342210
<b>Last updated date:</b>	

Site ID: 595 687 Carlton Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.13 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 459444

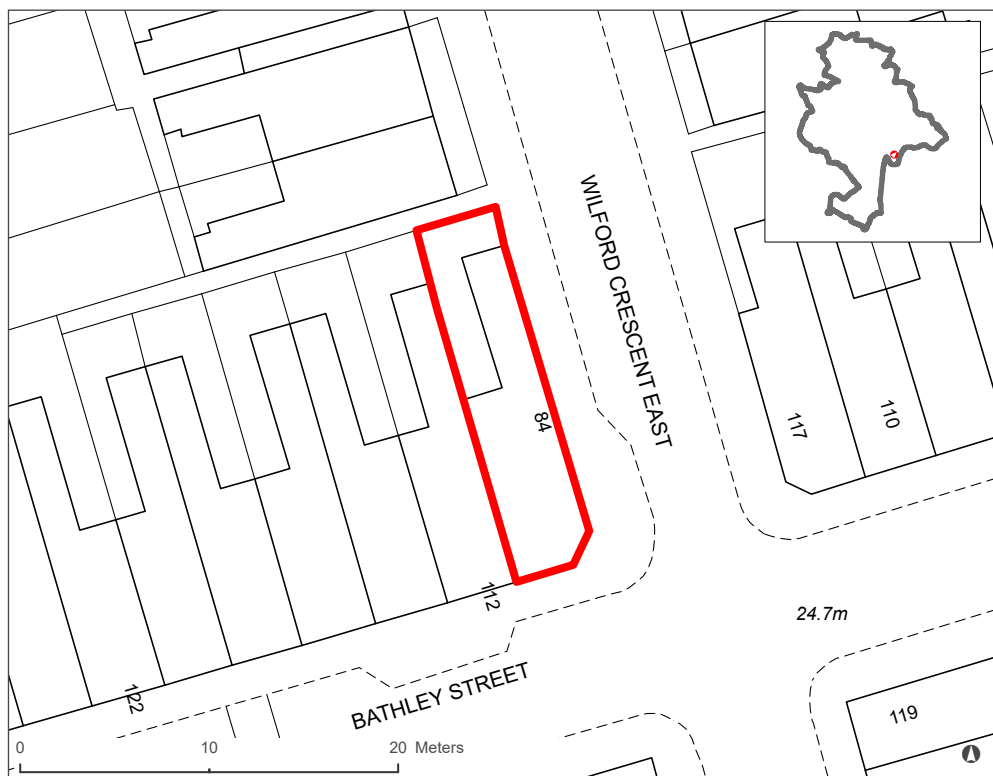
**Northing:** 341153

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

# Site ID: 623 84 Wilford Crescent



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive

**Existing Use:** boarded up retail

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.01 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

## Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

Unimplemented permissions

**Site Source:** Site / SHLAA Survey

**Easting:** 457666

**Northing:** 338226

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 632 Land to rear 81 Percival Road



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Greenfield
<b>Ward:</b> Sherwood	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.01 (Hectares)
<b>Existing Use:</b> resi - garden	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

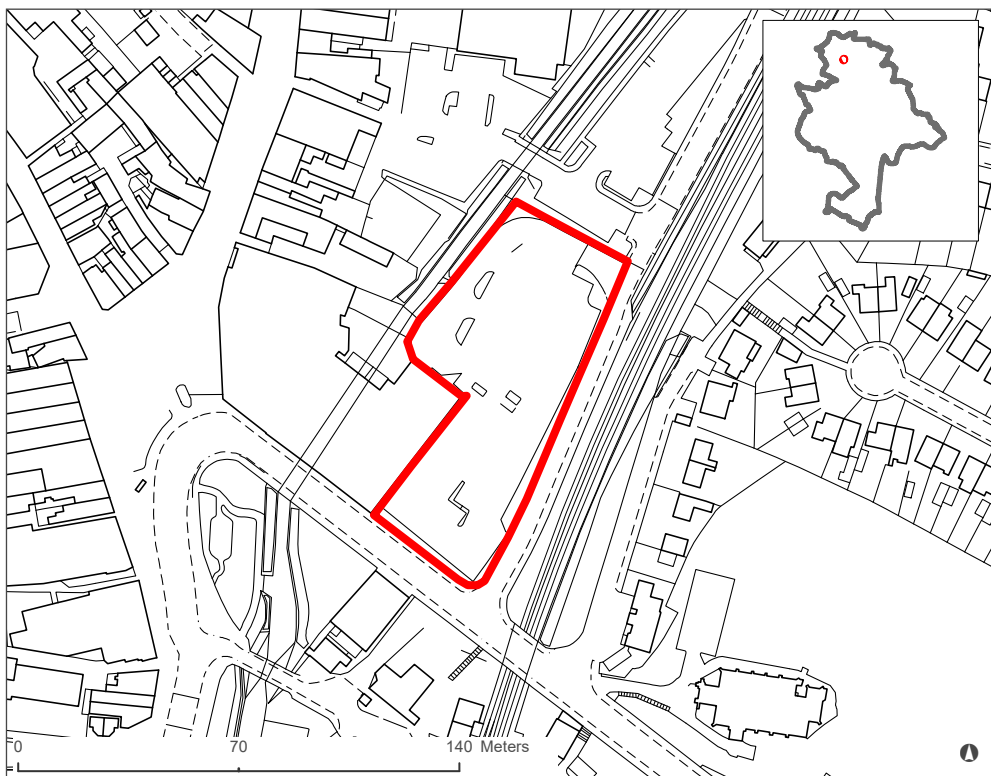
<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> no recent planning activity so considered unlikely to come forward in the plan period0
--

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 457051	<b>Northings:</b> 342747
<b>Last updated date:</b>	



## Site ID: 641 Wilkinsons car park, Springfield Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Busy car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.48 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

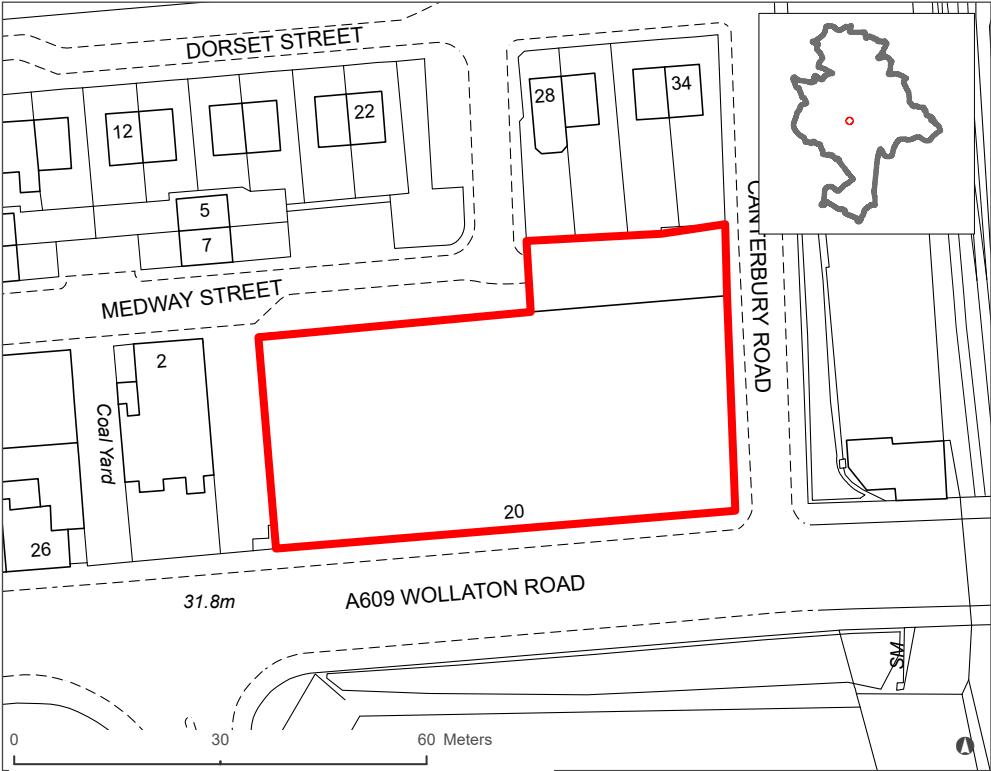
**Easting:** 454133

**Northing:** 345144

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 646 Depot, Wollaton Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.24 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

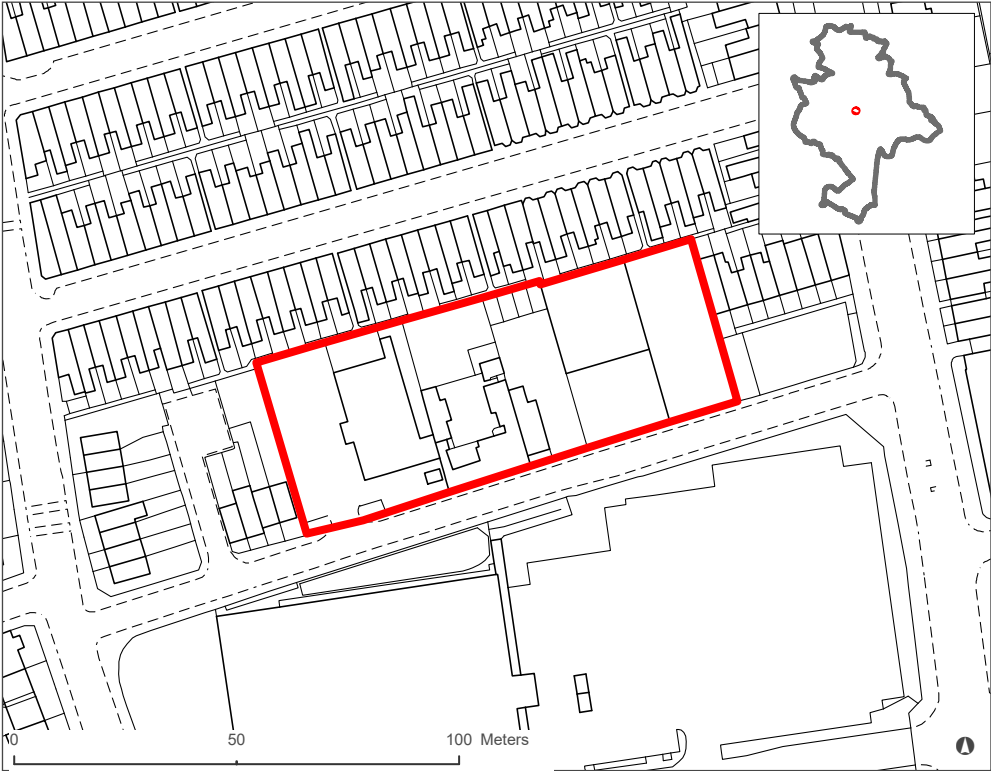
**Easting:** 454852 **Northing:** 340110

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.4 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Disposal of Council asset

**Easting:** 455333

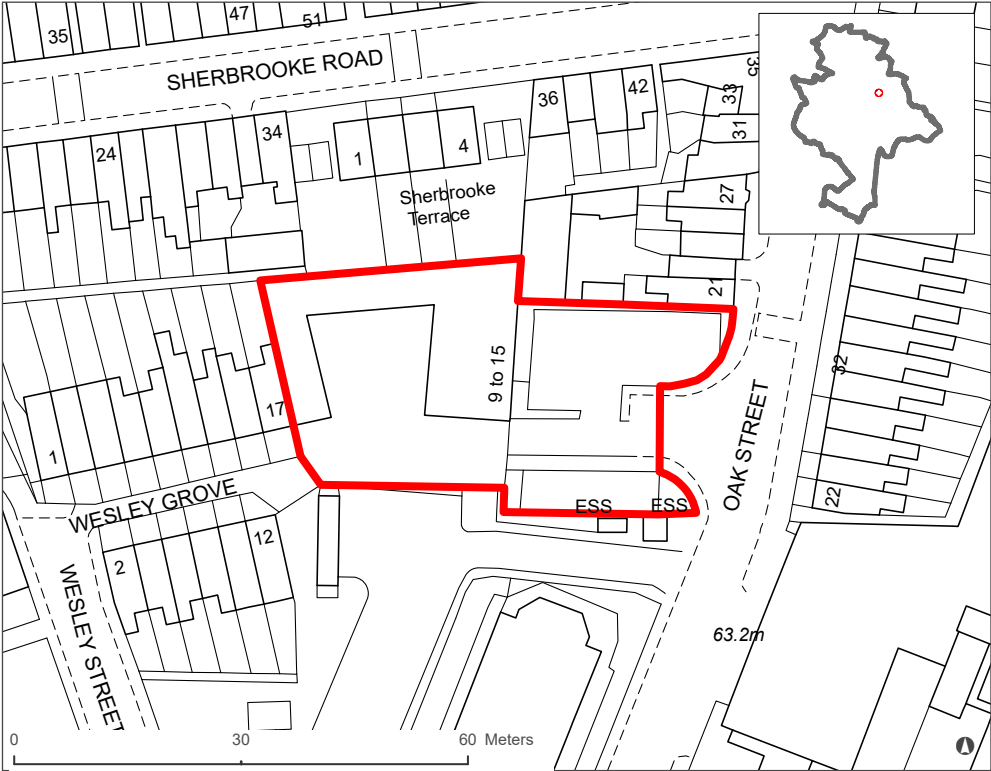
**Northing:** 340894

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Sherwood

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.15 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**13/02143/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 456990

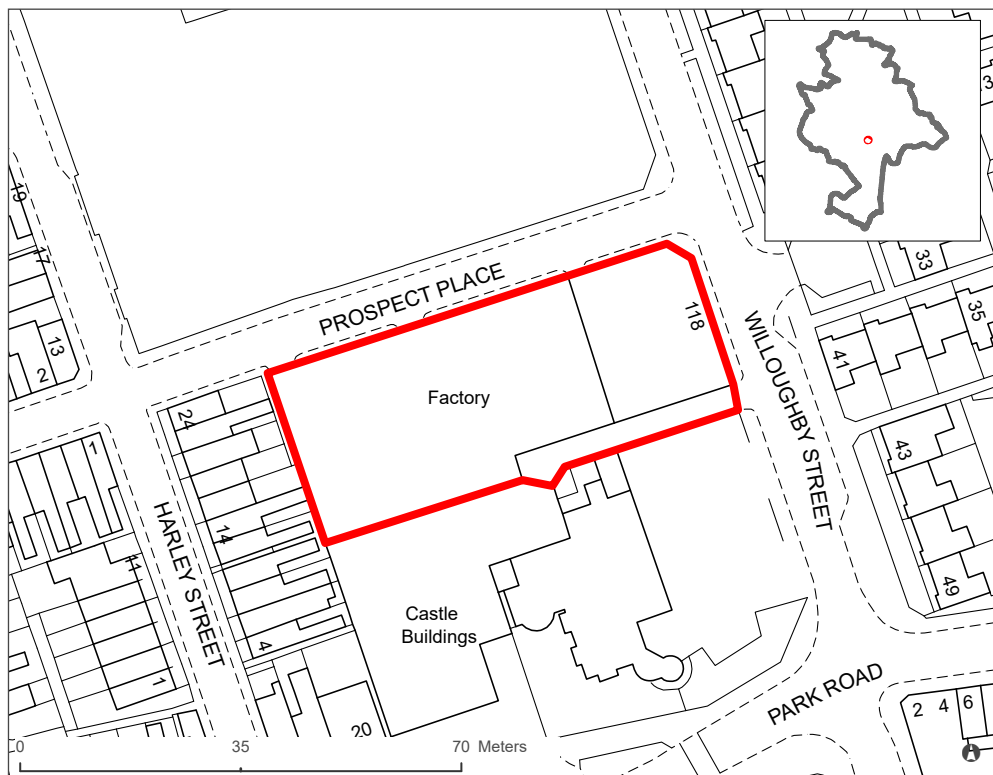
**Northing:** 342191

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

# Site ID: 650 Factory Willoughby Street, Prospect Place



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**Overall Conclusion:** Could be Suitable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive

**Existing Use:** Vacant ind building

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

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

**Site Source:** Disposal of Council asset

**Easting:** 455753

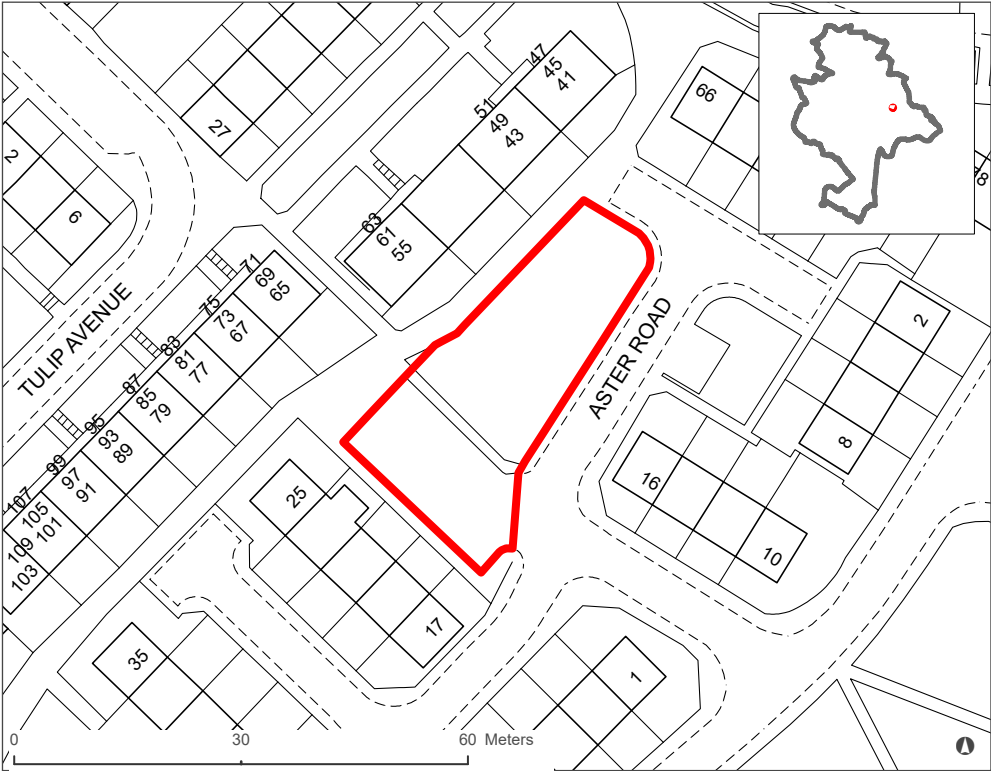
**Northing:** 339229

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

Site ID: 666    Garage block, Aster Road



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> St Ann's	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.08 (Hectares)
<b>Existing Use:</b> vacant garage block	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> No	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

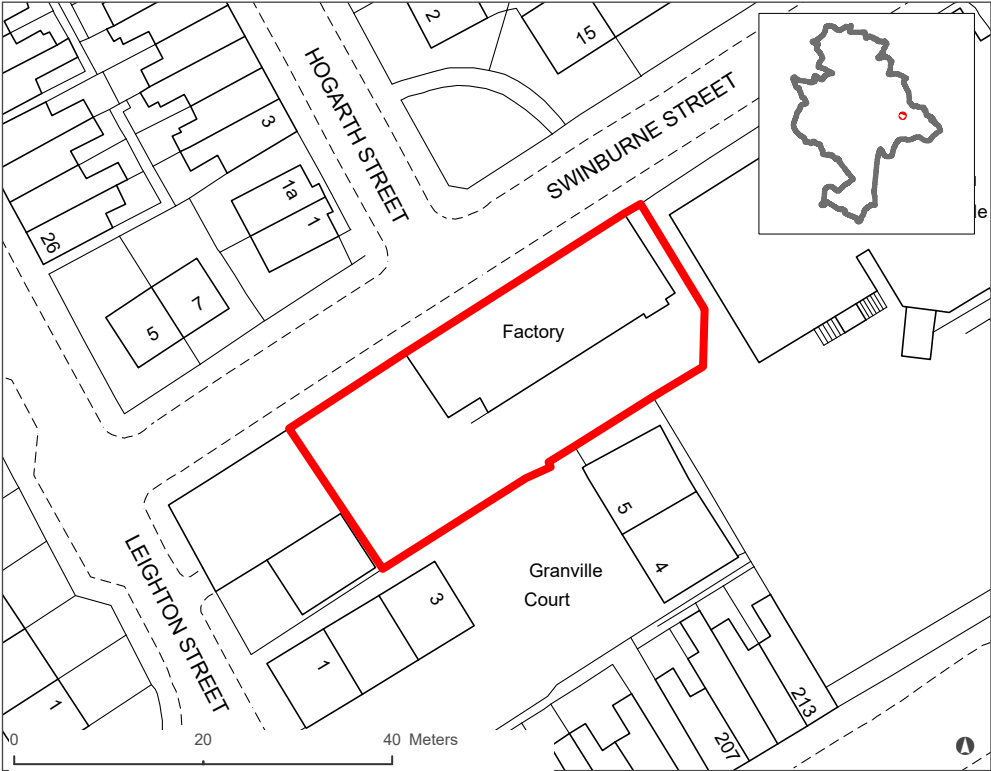
<b>Reasoned Justification:</b> Likely to remain as garages and open space
--

**Site Source:** Site / SHLAA Survey  
**Easting:** 458007    **Northing:** 341077

**Date first added to SHLAA:** 14/12/2017  
**Last updated date:**



Site ID: 680    Factory/warehouse, Swinburne Street



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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** Factory/warehouse,

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application  
Ref:**08/01524/PFUL3

**LAPP Reference:**

**Overcoming non-standard  
constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 458724

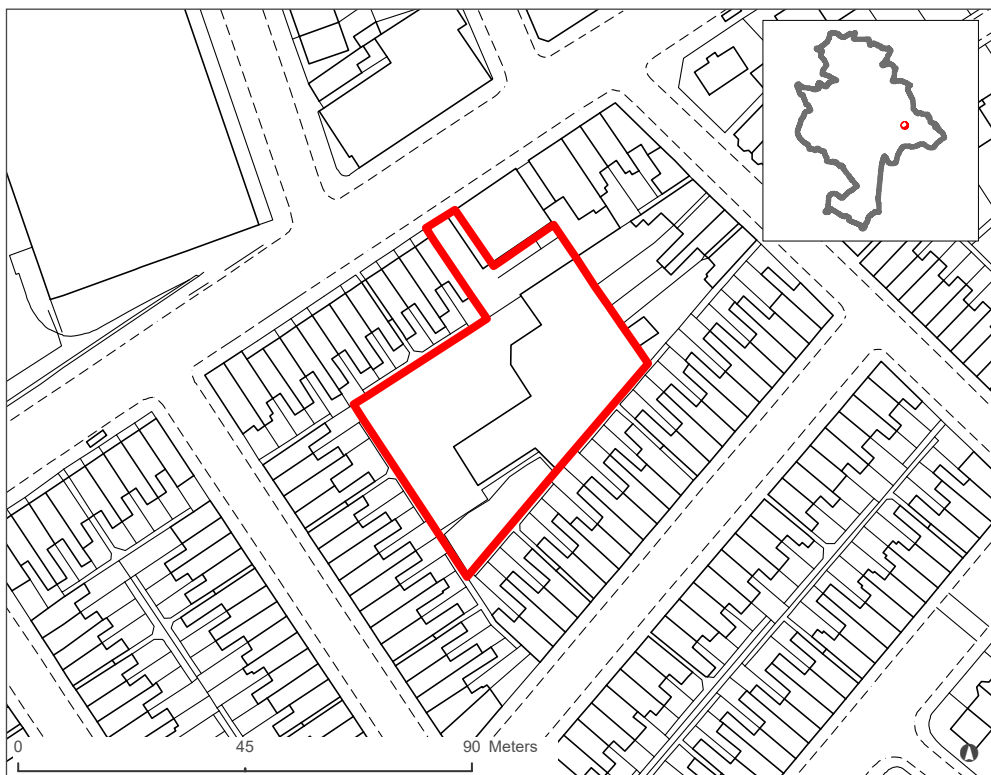
**Northing:** 340500

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

## Site ID: 682 170-184 Carlton Road



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**Overall Conclusion:** Could be Suitable

**Ward:** St Ann's

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** Vacant

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application  
Ref:**11/03391/PFUL3

**LAPP Reference:**

**Overcoming non-standard  
constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

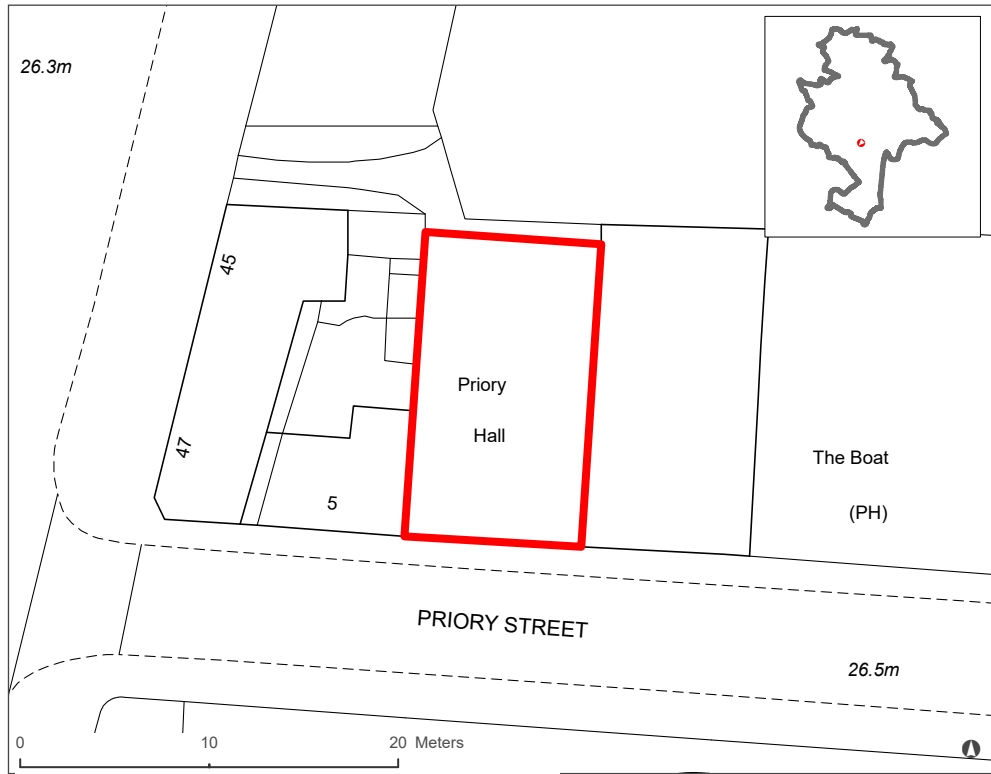
**Easting:** 458578

**Northing:** 340338

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:** 31/03/2023

## Site ID: 748 Priory Mission Hall, Priory Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.02 (Hectares)

**Site Viability Zone:** Zone 2: Medium  
house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:**

Yes

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**

No

**TPOs:** No

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455230

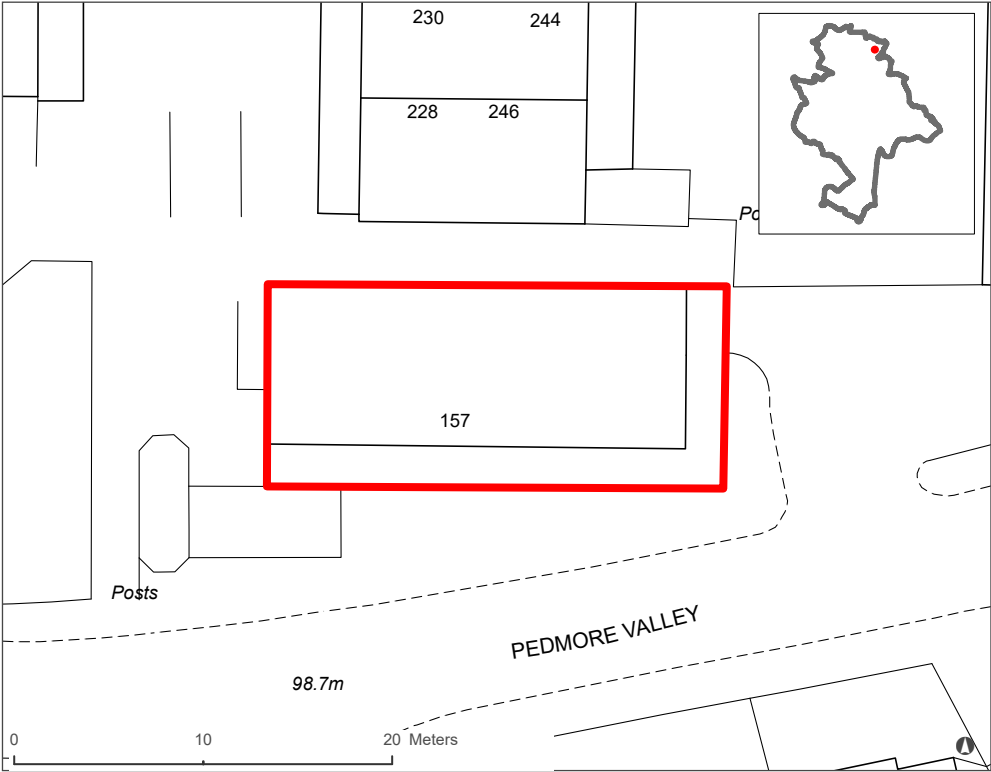
**Northing:** 338730

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 762 Pedmore Valley Dental Practice Pedmore Valley



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**Overall Conclusion:** Could be Suitable

**Ward:** Bestwood

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive

**Existing Use:** Dental Practice

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Dental Practice

**Site Source:** Site / SHLAA Survey

**Easting:** 456696

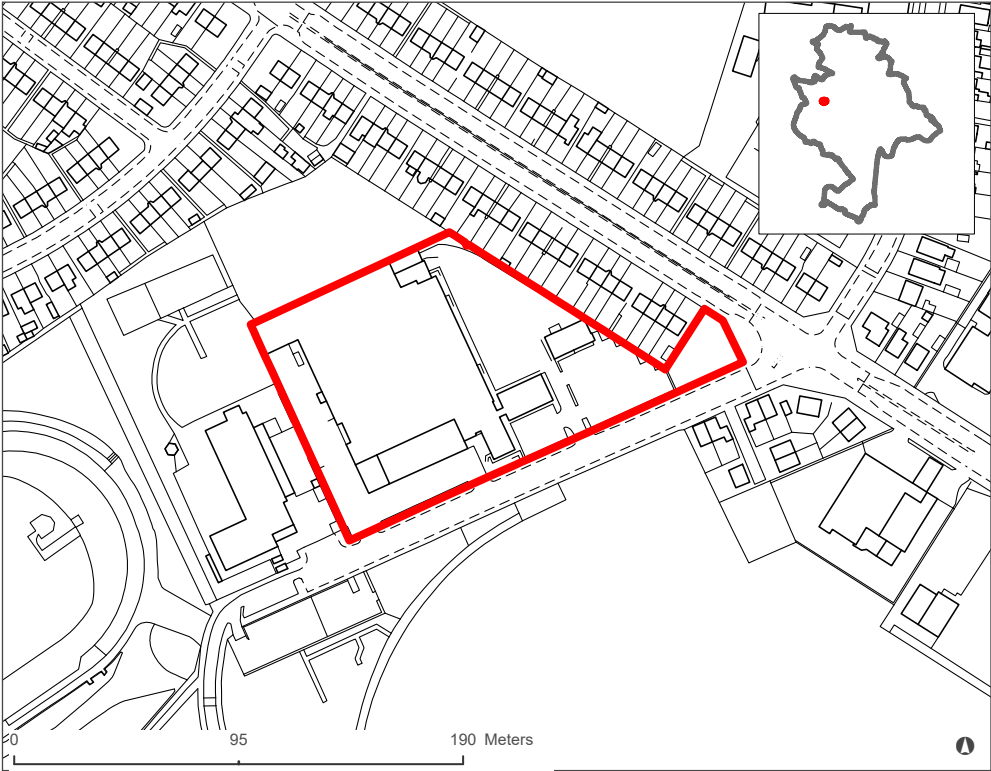
**Northing:** 345360

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 890 NCC Depot, Harvey Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bilborough

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** Ncc depot

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.33 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

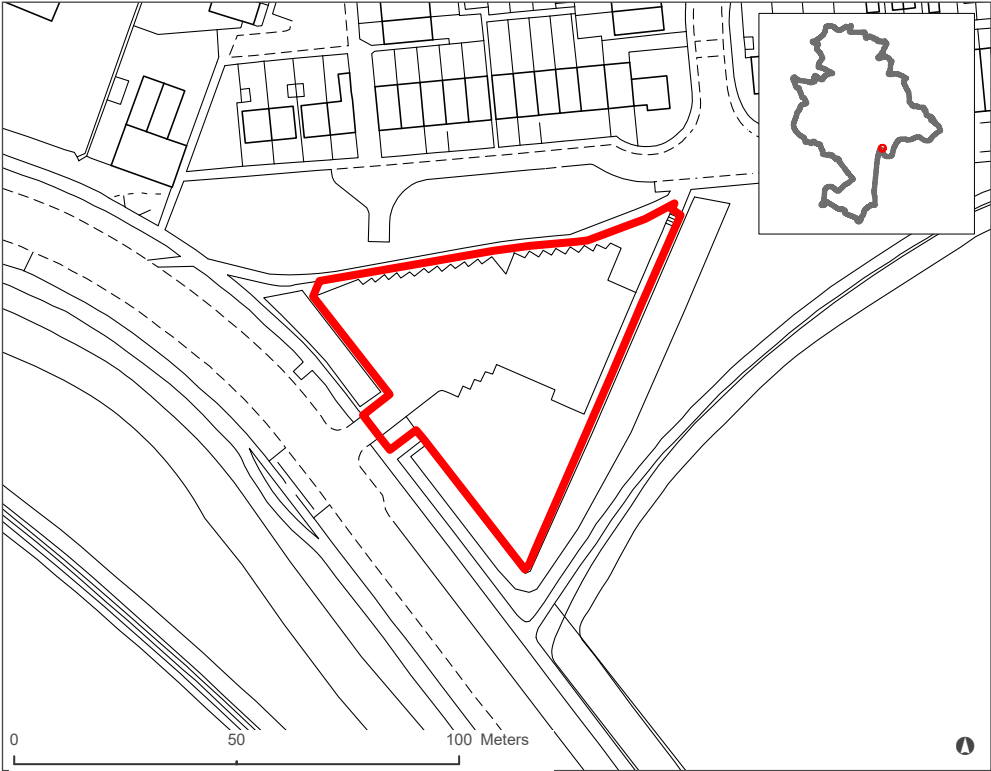
**Easting:** 452950

**Northing:** 341622

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 891 Toll Bridge Inn, Victoria Embankment



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.32 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457255

**Northing:** 338109

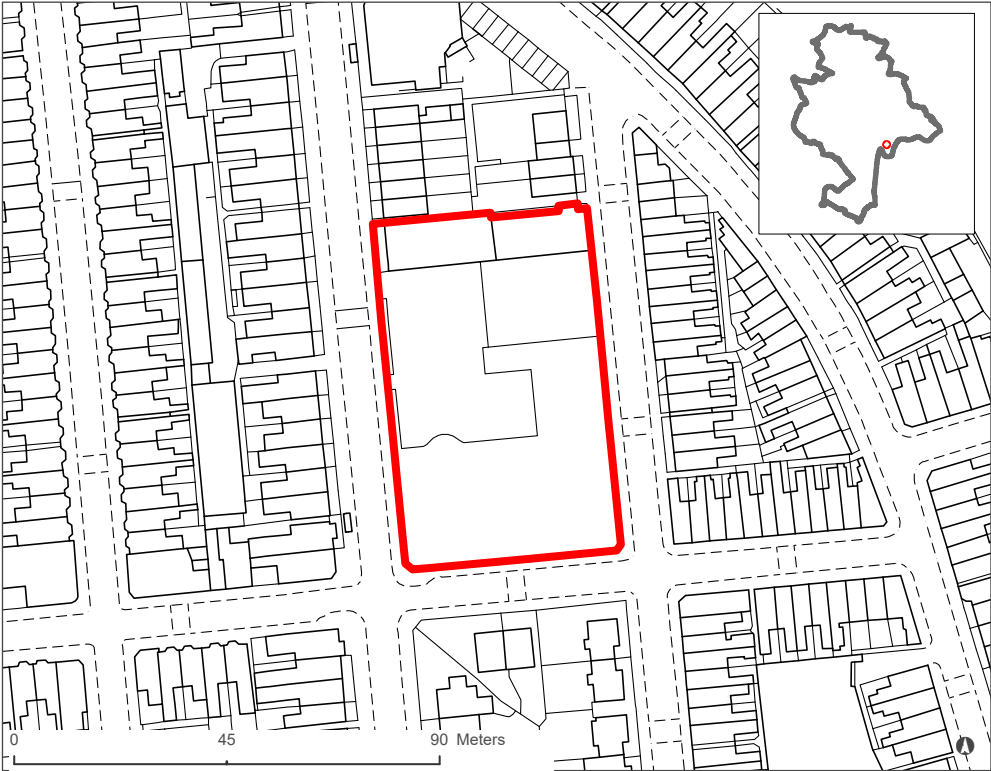
**Date first added to SHLAA:**

14/12/2017

**Last updated date:**



Site ID: 933 76 Wilford Grove



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.34 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457562

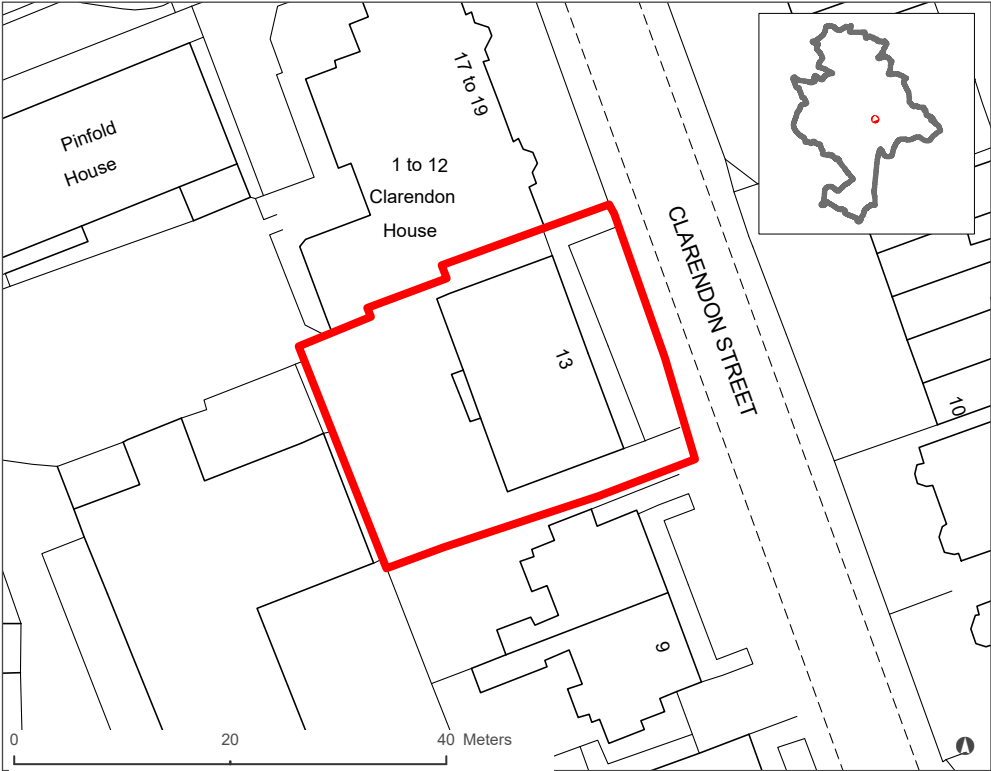
**Northing:** 338431

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 1104 13-15, Clarendon Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 456699

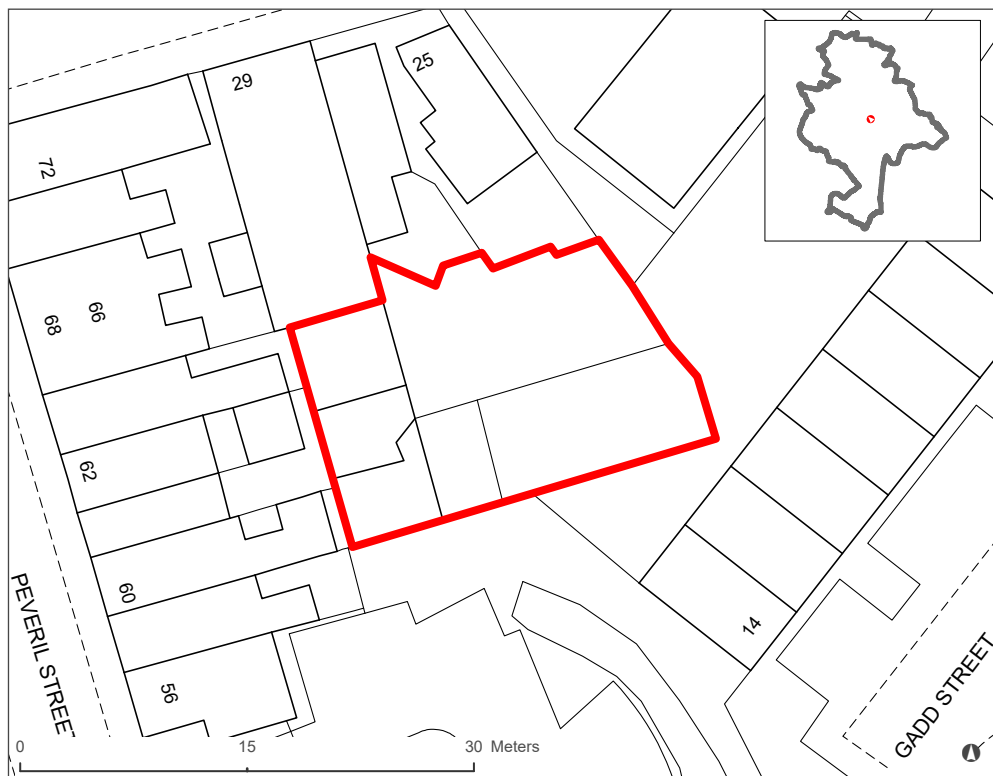
**Northing:** 340231

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive

**Existing Use:** Factory

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

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

**LAPP Reference:**

**Overcoming non-standard  
constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

2006 unimplemented pp

**Site Source:** Site / SHLAA Survey

**Easting:** 455938

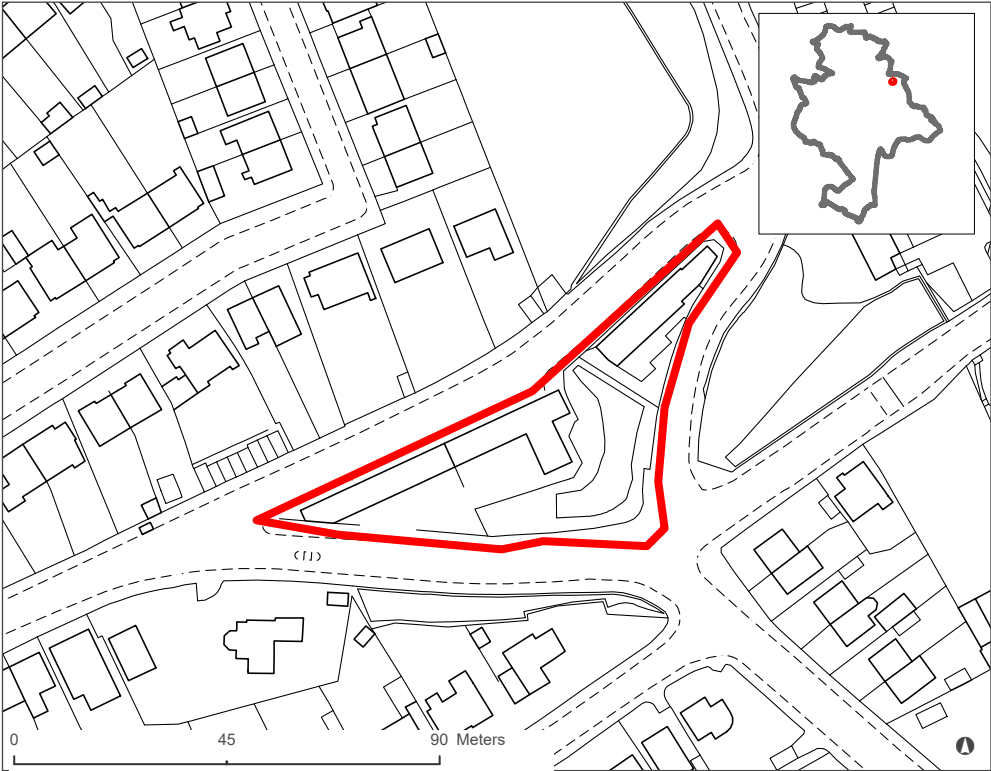
**Northing:** 340779

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 1512 National Dry Cleaners, Winchester Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Sherwood

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** National Dry Cleaners,

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.25 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457937

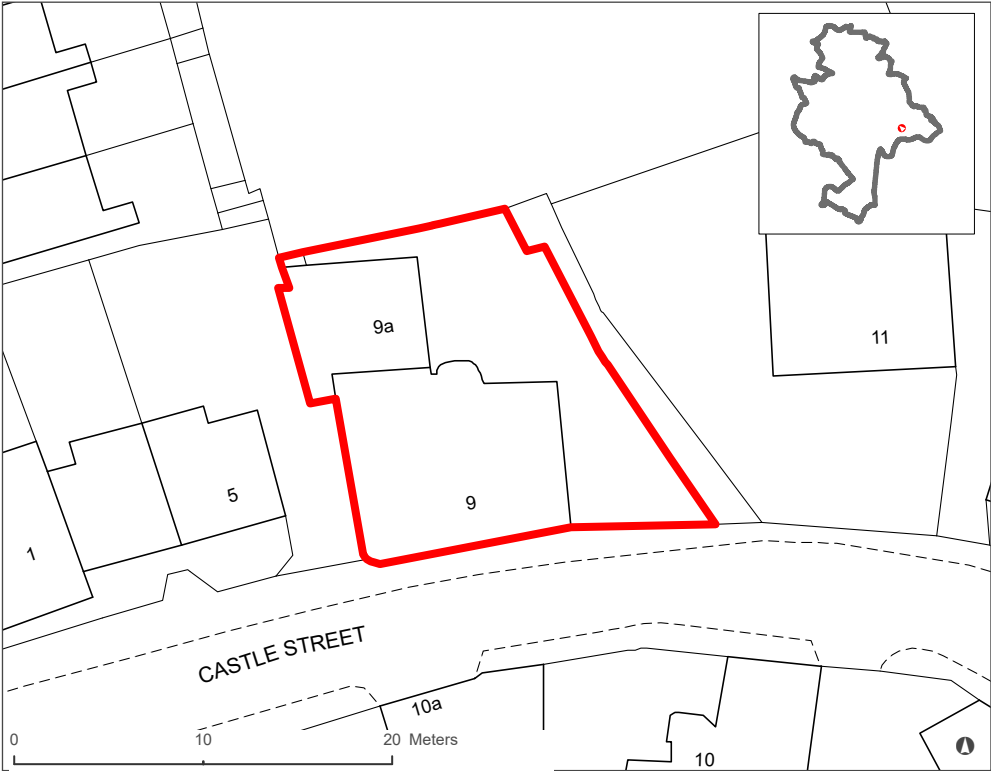
**Northing:** 342994

**Date first added to SHLAA:**

14/12/2017

**Last updated date:**

Site ID: 1806 9 -9A Castle Street



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**Overall Conclusion:** Could be Suitable

**Ward:** Dales

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**12/01005/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

**Site Source:** Site / SHLAA Survey

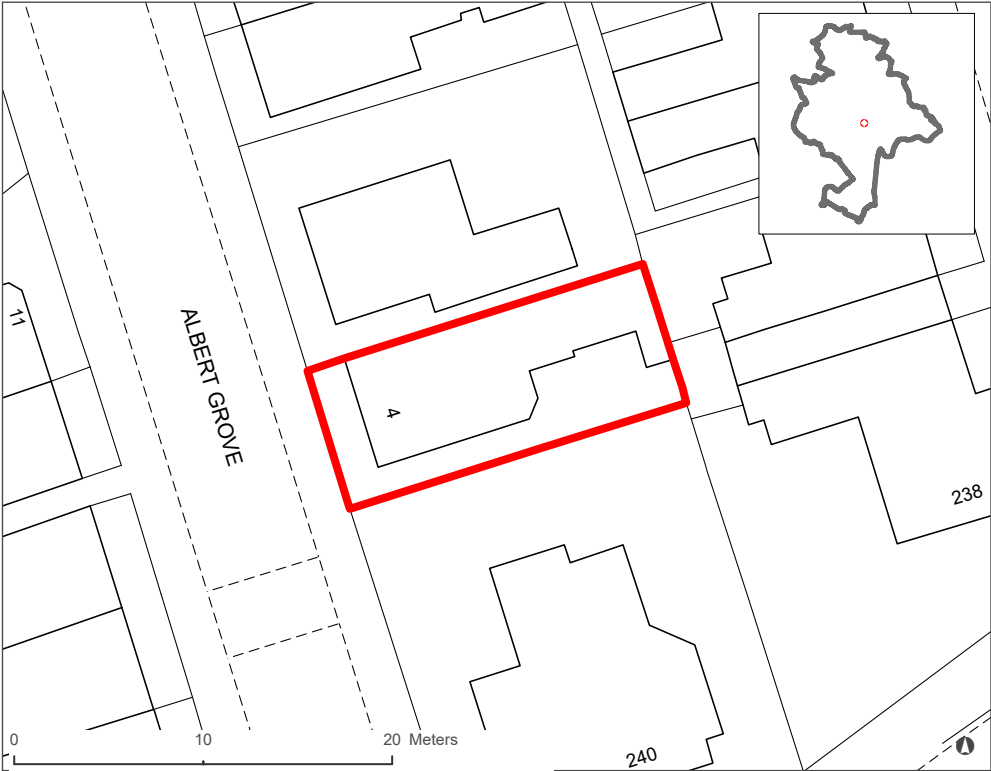
**Easting:** 458654

**Northing:** 339608

**Date first added to SHLAA:**  
14/12/2017

**Last updated date:**

Site ID: 1950 4 Albert Grove



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<b>Overall Conclusion:</b> Could be Suitable	<b>Land Type:</b> Brownfield
<b>Ward:</b> Radford	<b>Planning Status:</b>
<b>Ownership Status:</b> Unknown Ownership	<b>Construction Status:</b> No
<b>Reporting Status:</b> non d/d	<b>Site Area:</b> 0.01 (Hectares)
<b>Existing Use:</b> unknown	<b>Site Viability Zone:</b> Zone 3: Low house prices
	<b>Is the site suitable?</b> Could be Suitable
	<b>Current or Previous Application Ref:</b> N/A
	<b>LAPP Reference:</b>
	<b>Overcoming non-standard constraints</b>

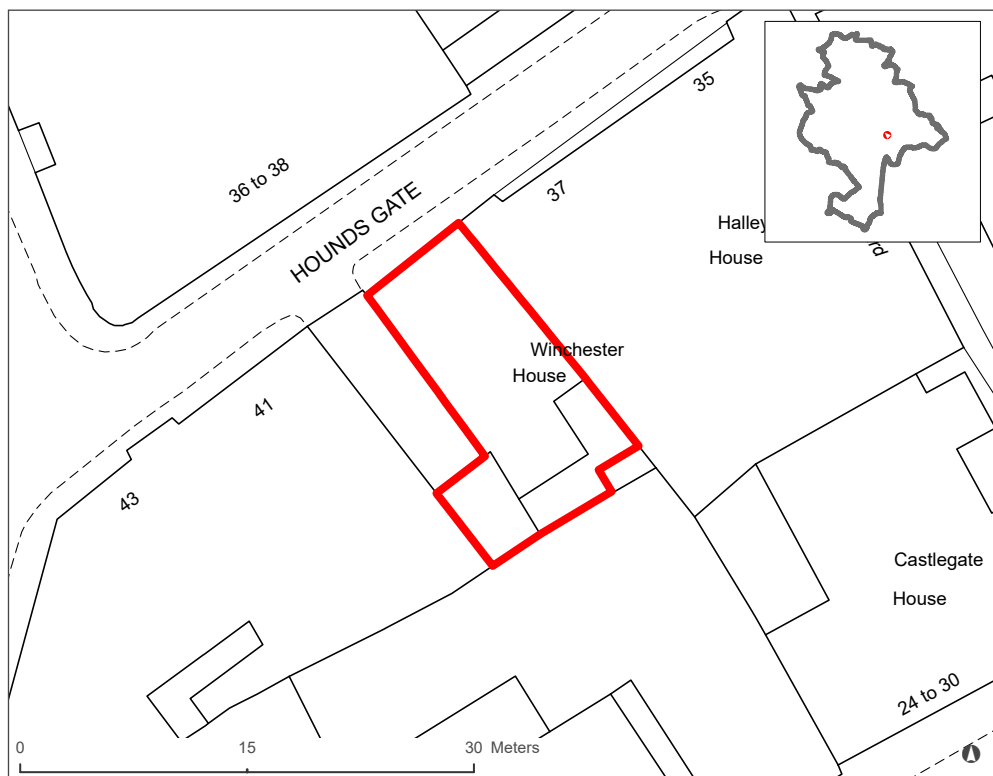
<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No	<b>SSSI:</b> No
<b>Conservation Area:</b> Yes	<b>Open Space Network:</b> No
<b>Listed Building :</b> No	<b>Ancient Woodland:</b> No
<b>Historic Parks and Gardens :</b> No	<b>Local Nature Reserve:</b> No
<b>Archaeological Sites :</b> No	<b>Local Wildlife Sites:</b> No
<b>Local Interest Buildings:</b> No	<b>TPOs:</b> No
<b>Constraints (Flooding):</b>	
<b>Flood Zone 3-1 in 100 years:</b> No	<b>Constraints (Air Quality):</b>
	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> no recent planning activity so considered unlikely to come forward in the plan period
---

<b>Site Source:</b> Site / SHLAA Survey	<b>Date first added to SHLAA:</b> 14/12/2017
<b>Easting:</b> 455911	<b>Northings:</b> 339971
	<b>Last updated date:</b>



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.02 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:** 13/00620/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

## Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

## Constraints (Flooding):

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

## Constraints (Air Quality):

**AQMA:** Yes

## Constraints (Greenbelt):

**Greenbelt:** No

## Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457132

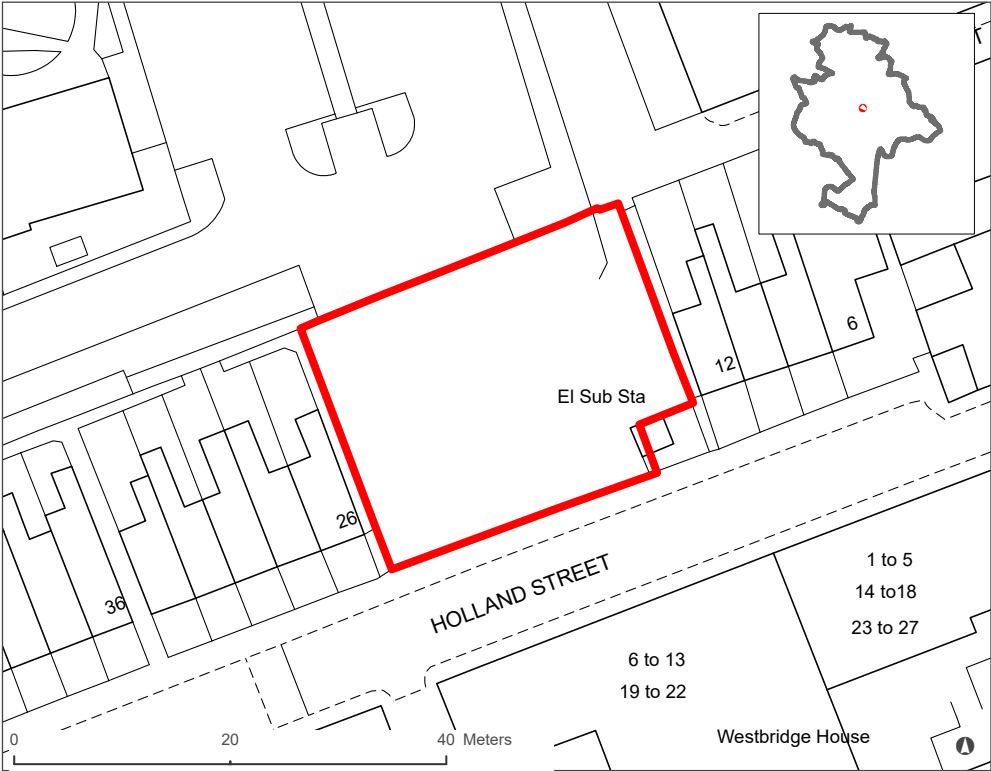
**Northing:** 339680

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**13/01818/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 455810

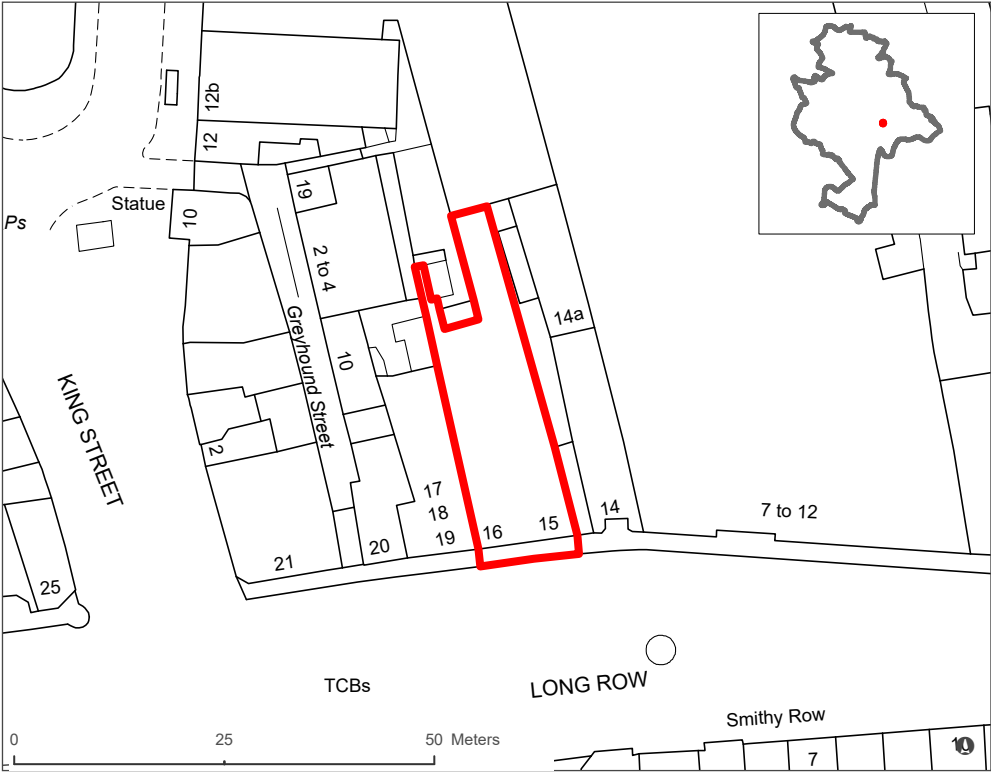
**Northing:** 341084

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

Site ID: 2011 15 Long Row Nottingham NG1 2DH



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**13/02566/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Easting:** 457282

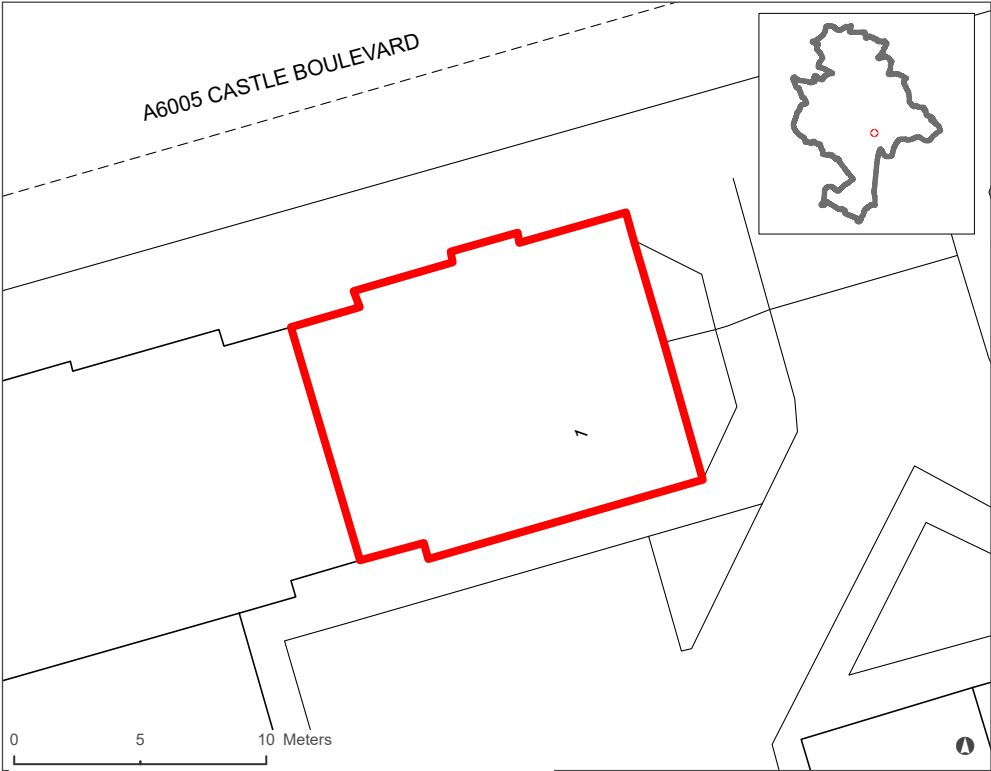
**Northing:** 339943

**Date first added to SHLAA:**

14/12/2017

**Last updated date:** 31/03/2023

Site ID: 2012 1 Castle Quay



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<b>Overall Conclusion:</b> Could be Suitable <b>Ward:</b> Castle <b>Ownership Status:</b> Not owned by a public authority <b>Reporting Status:</b> Archive lapsed <b>Existing Use:</b> unknown	<b>Land Type:</b> Brownfield <b>Planning Status:</b> Permissioned <b>Construction Status:</b> No <b>Site Area:</b> 0.02 (Hectares) <b>Site Viability Zone:</b> Zone 3: Low house prices <b>Is the site suitable?</b> Could be Suitable <b>Current or Previous Application Ref:</b> 13/02671/PACPD <b>LAPP Reference:</b> <b>Overcoming non-standard constraints</b>
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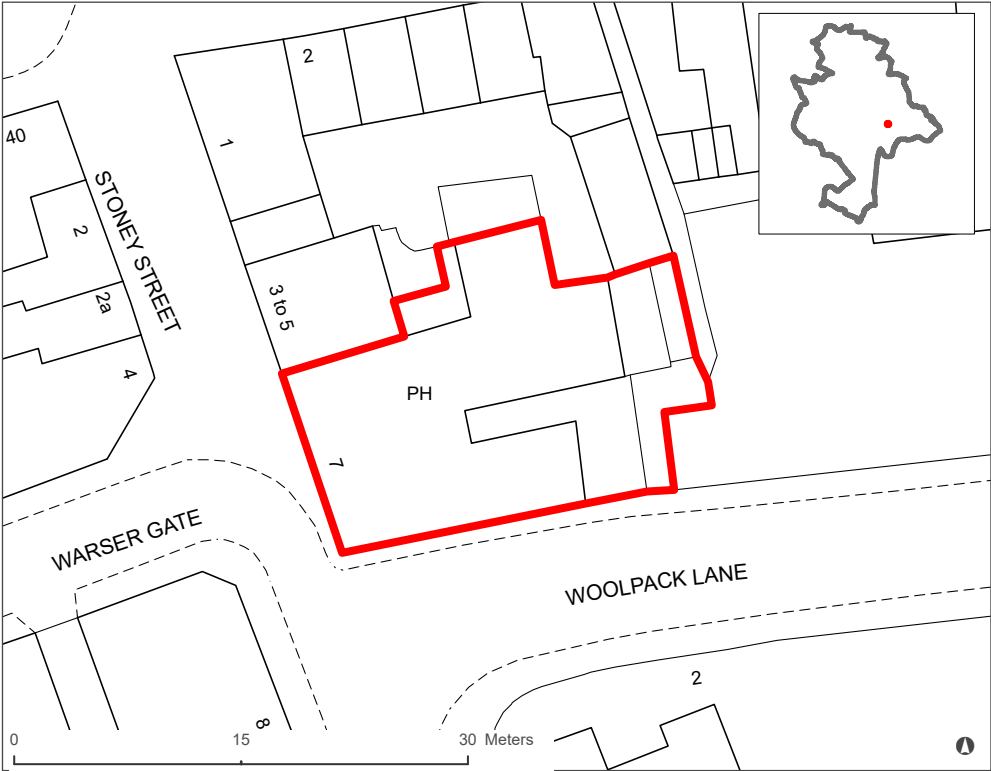
<b>Constraints (Ecology):</b>	
<b>Scheduled Ancient Monument:</b> No <b>Conservation Area:</b> Yes <b>Listed Building :</b> No <b>Historic Parks and Gardens :</b> No <b>Archaeological Sites :</b> Yes <b>Local Interest Buildings:</b> No	<b>SSSI:</b> No <b>Open Space Network:</b> No <b>Ancient Woodland:</b> No <b>Local Nature Reserve:</b> No <b>Local Wildlife Sites:</b> Yes <b>TPOs:</b> No
<b>Constraints (Flooding):</b>	<b>Constraints (Air Quality):</b>
<b>Flood Zone 3-1 in 100 years:</b> No	<b>AQMA:</b> Yes
<b>Constraints (Greenbelt):</b>	
<b>Greenbelt:</b> No	

<b>Reasoned Justification:</b> The site had Prior Approval for residential use, as such is considered suitable for residential development
---

**Site Source:** Site / SHLAA Survey  
**Easting:** 456632      **Northing:** 339240

**Date first added to SHLAA:** 14/12/2017  
**Last updated date:**

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Unknown  
Ownership

**Reporting Status:** archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**14/02314/LLIS1

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

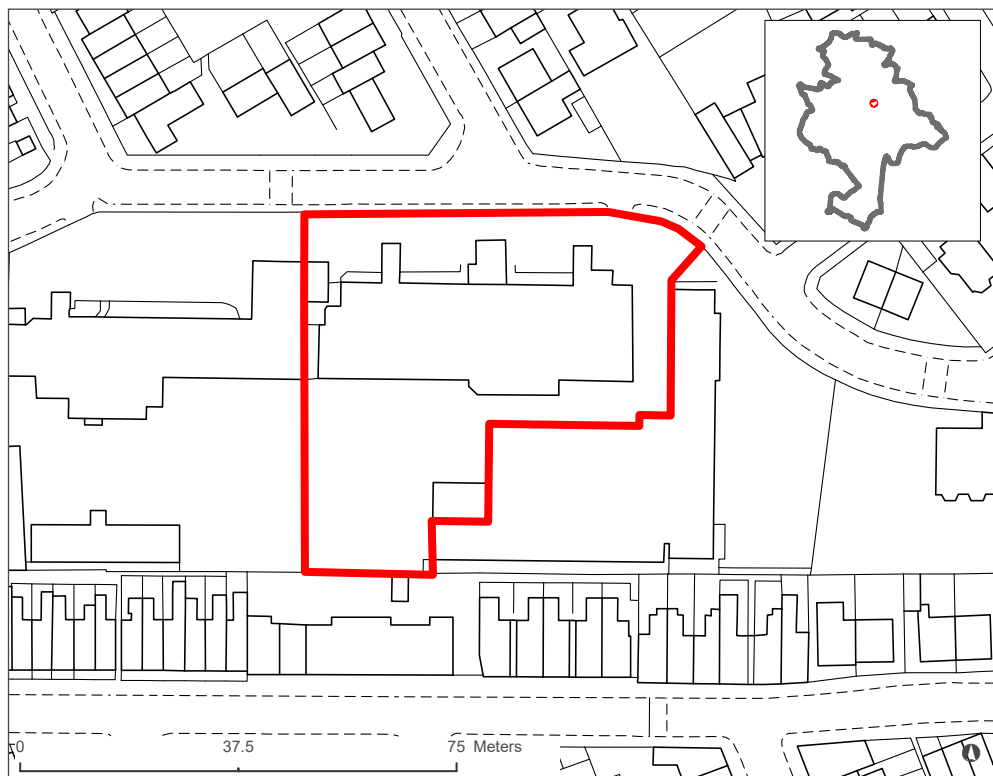
'Although residential permission has expired, the principle of residential has been established.

**Site Source:** Planning Application / pre application **Date first added to SHLAA:** 14/12/2017

**Easting:** 457636 **Northing:** 339902

**Last updated date:**

## Site ID: 2148 The White House, Beech Avenue



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.3 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**14/00712/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

### Constraints (Ecology):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

### Constraints (Flooding):

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

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

### Reasoned Justification:

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

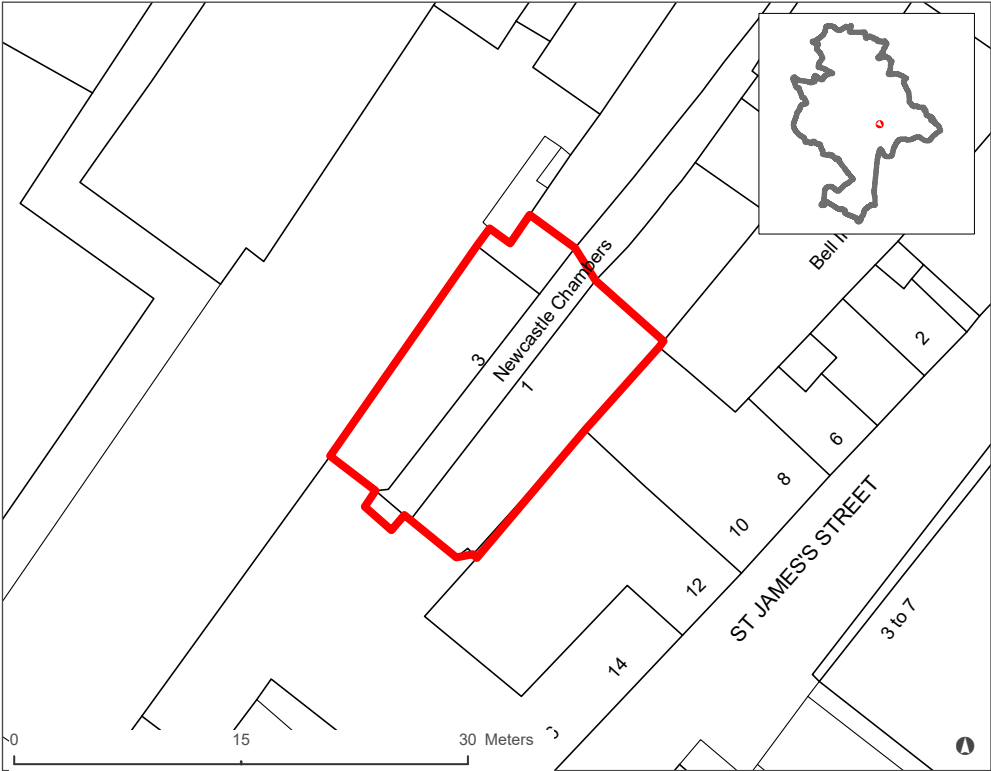
**Site Source:** Planning Application / pre application **Date first added to SHLAA:** 14/12/2017

**Easting:** 456137 **Northing:** 341948

**Last updated date:**



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



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**Overall Conclusion:** Could be Suitable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**15/00554/LLIS1

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

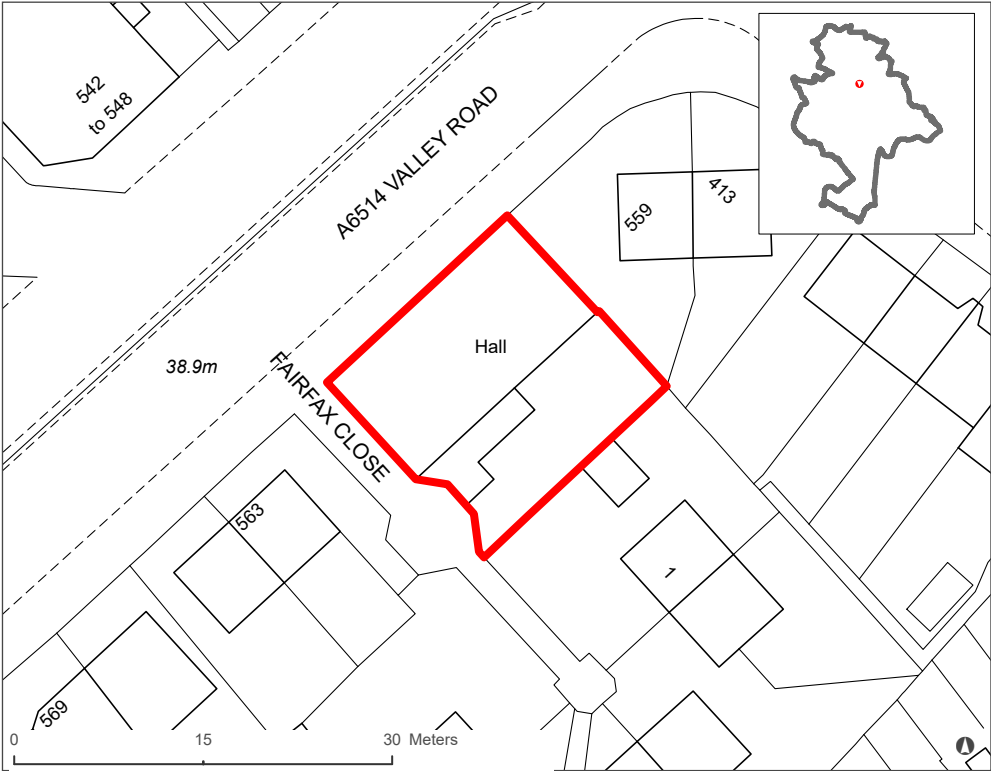
No significant constraints, site is regarded as suitable, achievable and available

**Site Source:** Planning Application / pre application **Date first added to SHLAA:** 14/12/2017

**Easting:** 457045 **Northing:** 339886

**Last updated date:** 31/03/2023

Site ID: 2173 561 Valley Road, NG5 1JG



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**Overall Conclusion:** Could be Suitable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permitted

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**15/01620/PACPD

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

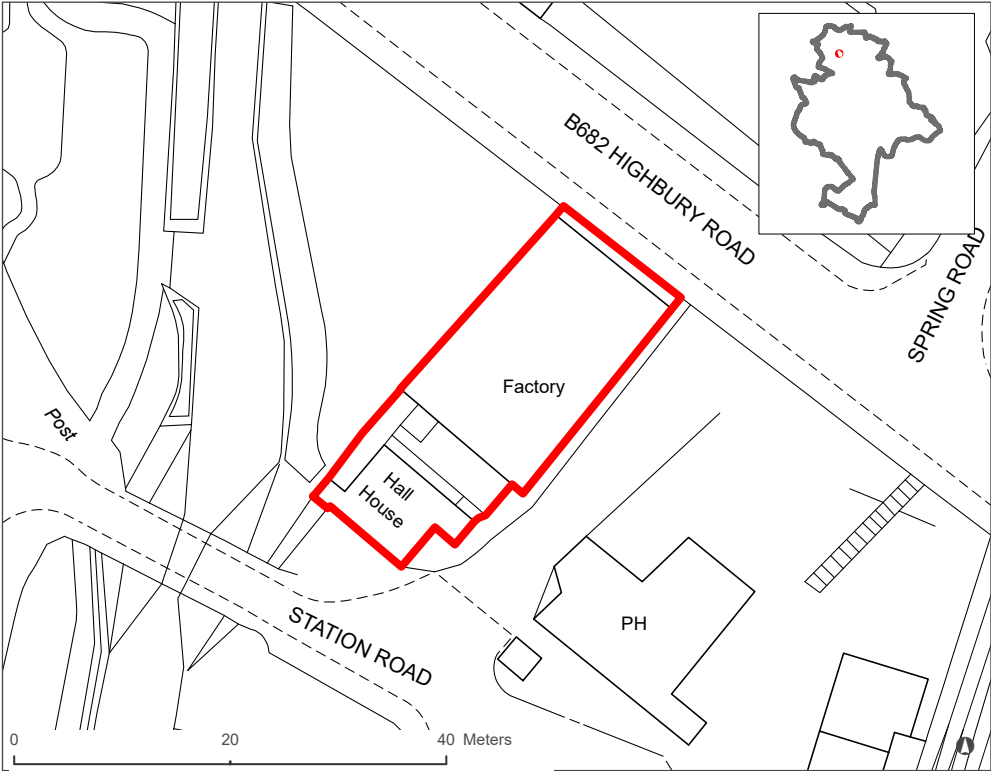
The site had Prior Approval for residential use, as such is considered suitable for residential development

**Site Source:** Planning Application / pre application **Date first added to SHLAA:** 14/12/2017

**Easting:** 455554 **Northing:** 342857

**Last updated date:**

Site ID: 2252    Old Town Hall, Highbury Road



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**Overall Conclusion:** Could be Suitable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive lapsed

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.05 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**16/01831/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** Yes

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Site is regarded as suitable, achievable and available

**Site Source:** Planning Application / pre application    **Date first added to SHLAA:** 14/12/2017

**Easting:** 454079    **Northing:** 345074

**Last updated date:** 31/03/2023

Site ID: 2459 Methodist Bridgeway Hall/ Salvation Army Site



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:**

**Reporting Status:** Archive

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.33 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Suitable for 50 dwellings but not currently available

**Site Source:** Planning Application/PREAPP

**Easting:** 457507

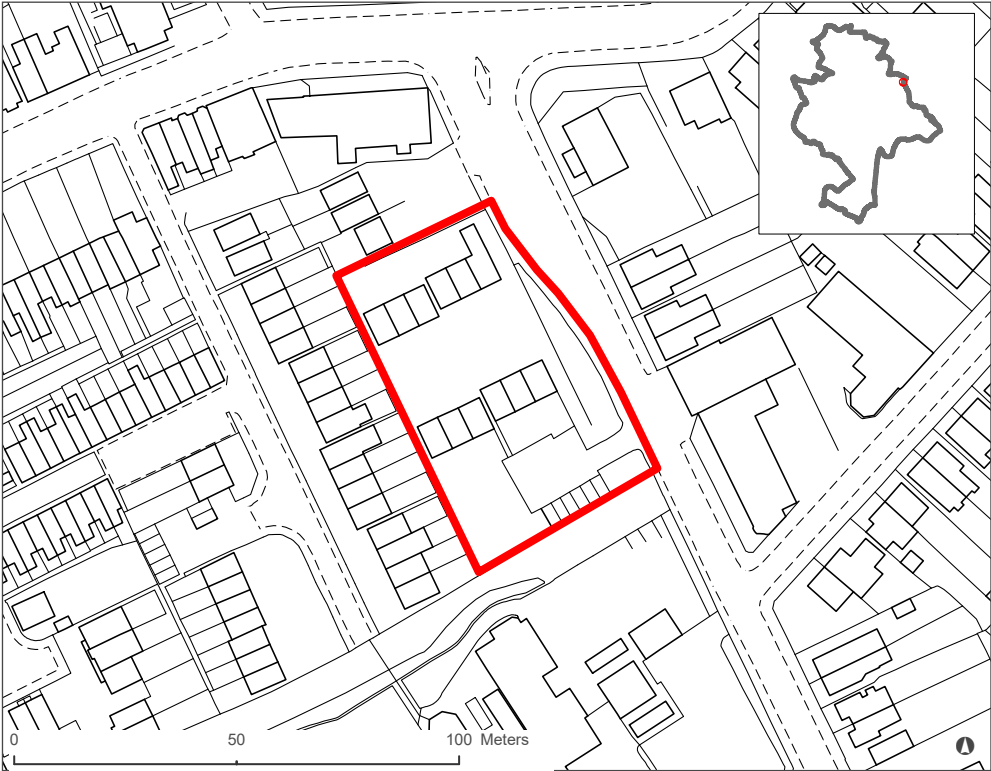
**Northing:** 338868

**Date first added to SHLAA:**

15/04/2019

**Last updated date:** 31/03/2023

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



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**Overall Conclusion:** Could be Suitable

**Ward:** Mapperley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive

**Existing Use:** Residential institution

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.32 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Could be Suitable

**Current or Previous Application Ref:**19/01775/PFUL3

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

**Site Source:** Planning Application/PREAPP

**Easting:** 458788

**Northing:** 342948

**Date first added to SHLAA:**

30/06/2020

**Last updated date:** 31/03/2023

Site ID: 2663 Fraser Road Telephone Exchange



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**Overall Conclusion:** Could be Suitable

**Ward:** Meadows

**Ownership Status:**

**Reporting Status:** Non D/D

**Existing Use:**

**Land Type:**

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.1 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Current or Previous Application Ref:**

**LAPP Reference:**

**Overcoming non-standard constraints**

**Constraints (Ecology):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites: :** No

**Local Interest Buildings:** No

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:**  
No

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

**Site Source:**

**Easting:** 457972

**Northing:** 338323

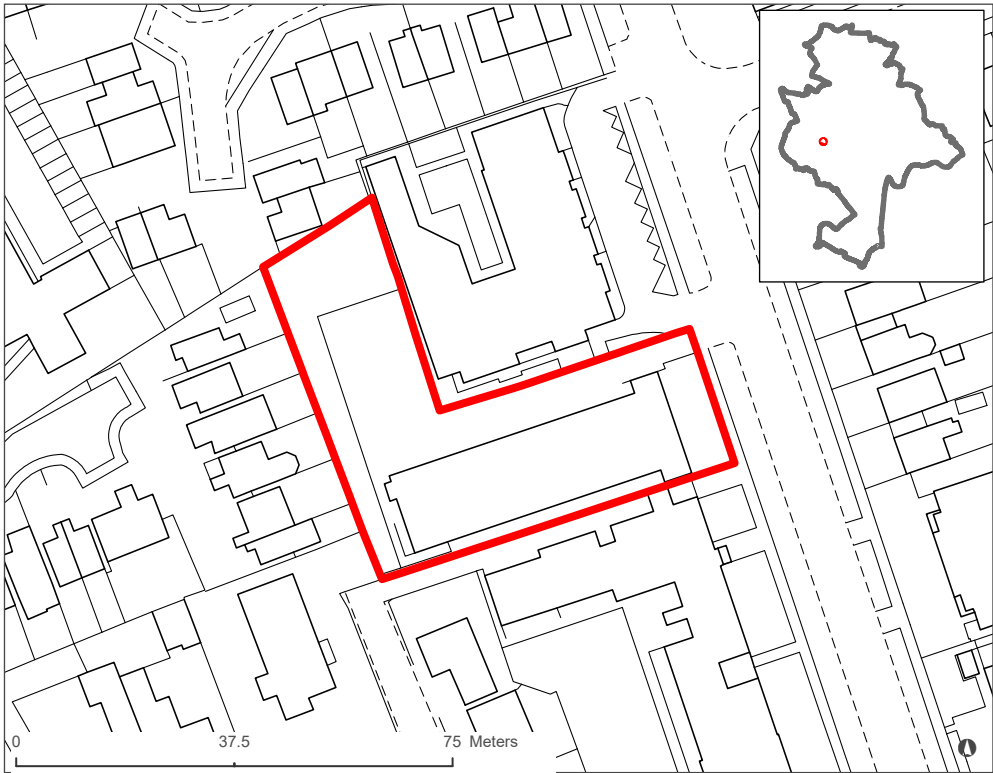
**Date first added to SHLAA:**

**Last updated date:**



**Sites which  
are Not  
Deliverable  
or  
Developable**

Site ID: 3 Telephone Exchange, Lambourne Drive



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Wollaton West

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 0.23 (Hectares)

**Site Viability Zone:** Zone 1: High house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

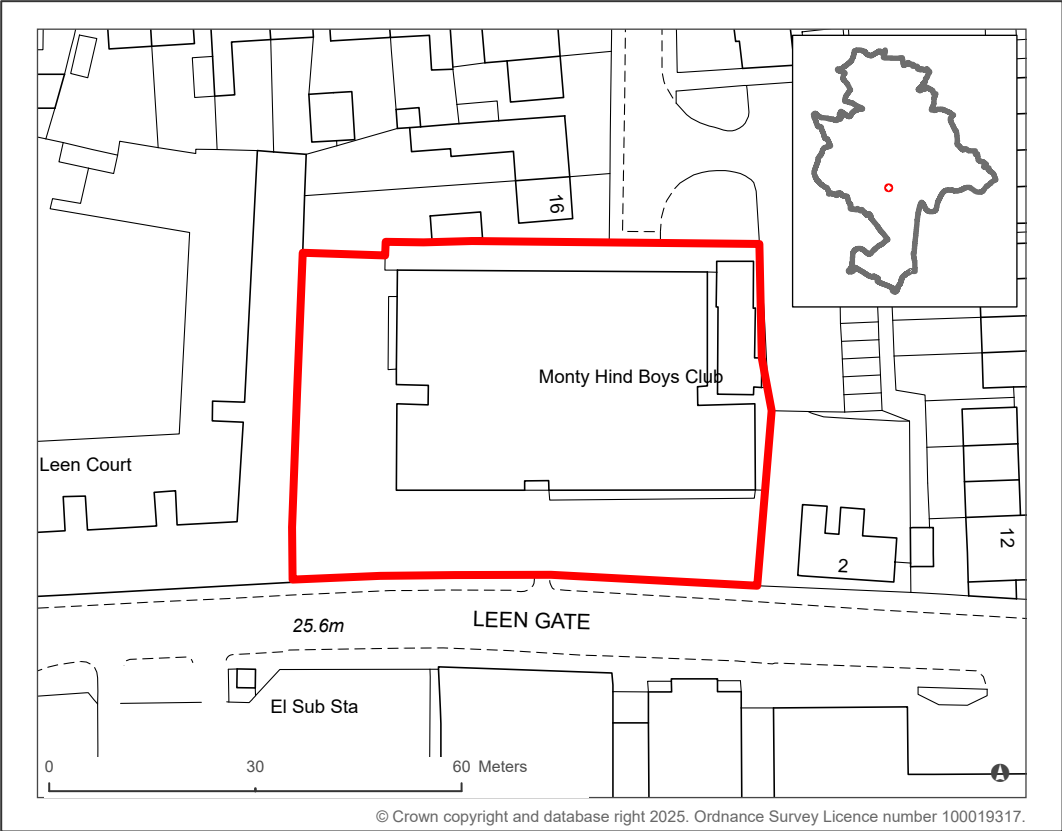
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 453193 **Northing:** 340193

**Last updated date:**

Site ID: 12 Monty Hind Training Centre, Leengate



**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** active centre with sports hall to rear

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.33 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

Reasoned Justification:

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

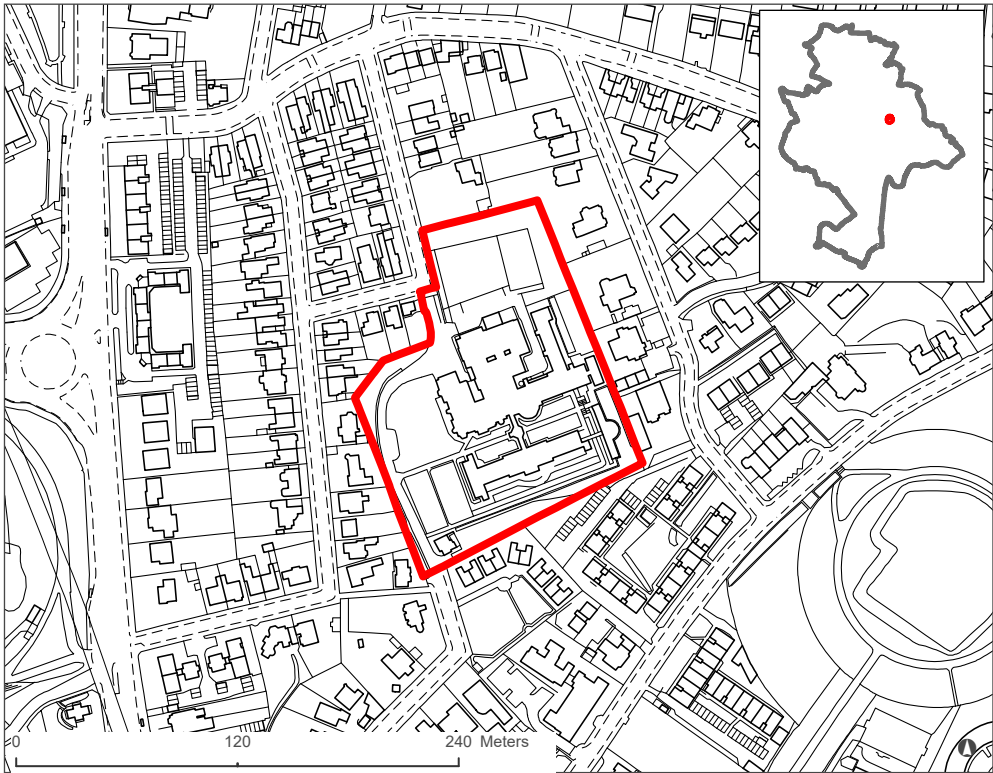
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455126 **Northing:** 338953

**Last updated date:**

Site ID: 25 Muslim school, Thorncliffe Rise



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Mapperley

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** Educational private school

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.83 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

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

Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457115 **Northing:** 341411

**Last updated date:**

Site ID: 58    Open area, Denholme Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bilborough

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.27 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

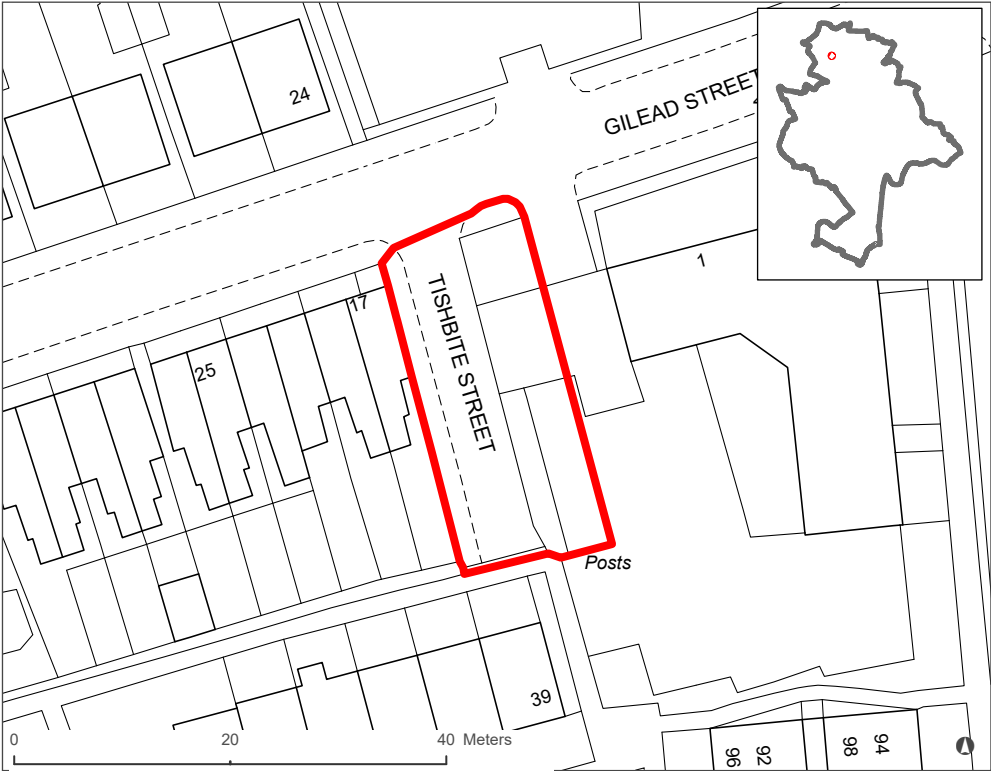
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 451777    **Northing:** 340199

**Last updated date:**

Site ID: 63 Tishbite Street, Gilead Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** highway

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.04 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

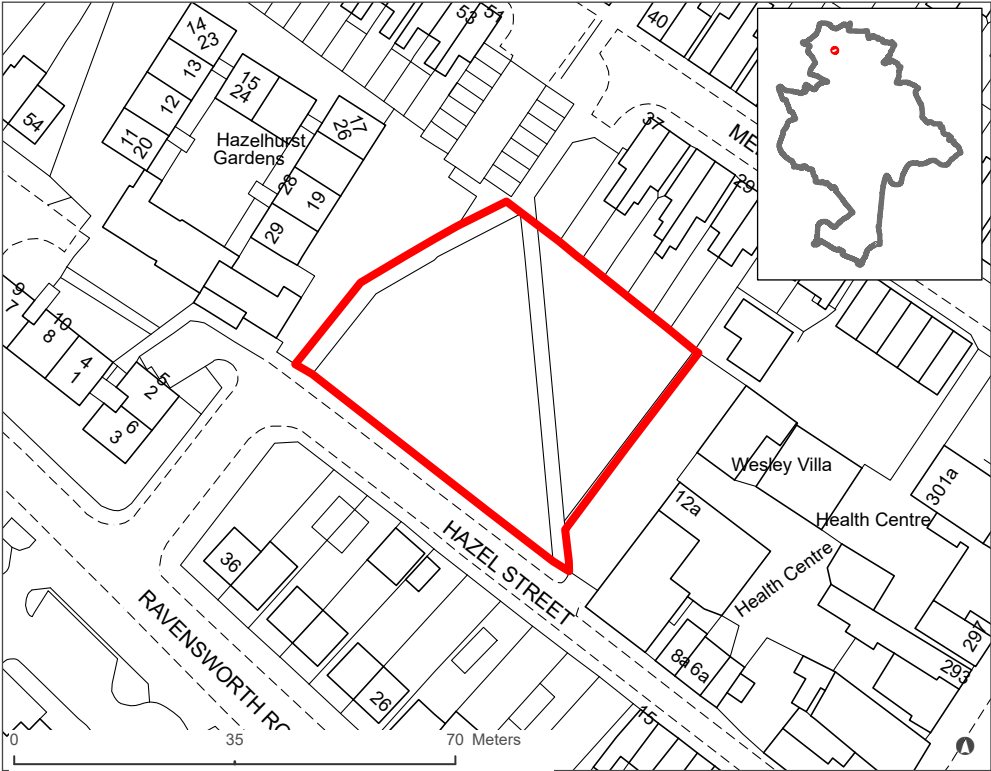
**Date first added to SHLAA:** 14/12/2017

**Easting:** 453842 **Northing:** 345145

**Last updated date:**



Site ID: 72 Public open space, Hazel Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** os- public through route

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.19 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

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

Reasoned Justification:

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

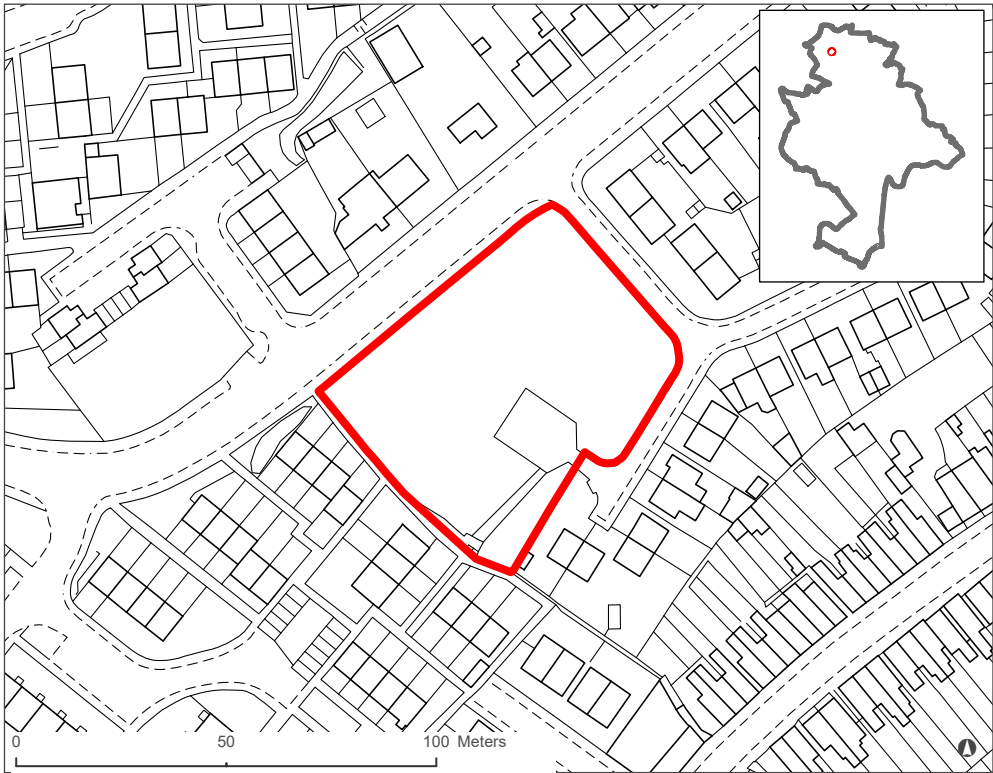
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 454021 **Northing:** 345452

**Last updated date:**

Site ID: 79 Green open space, Rock Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.4 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

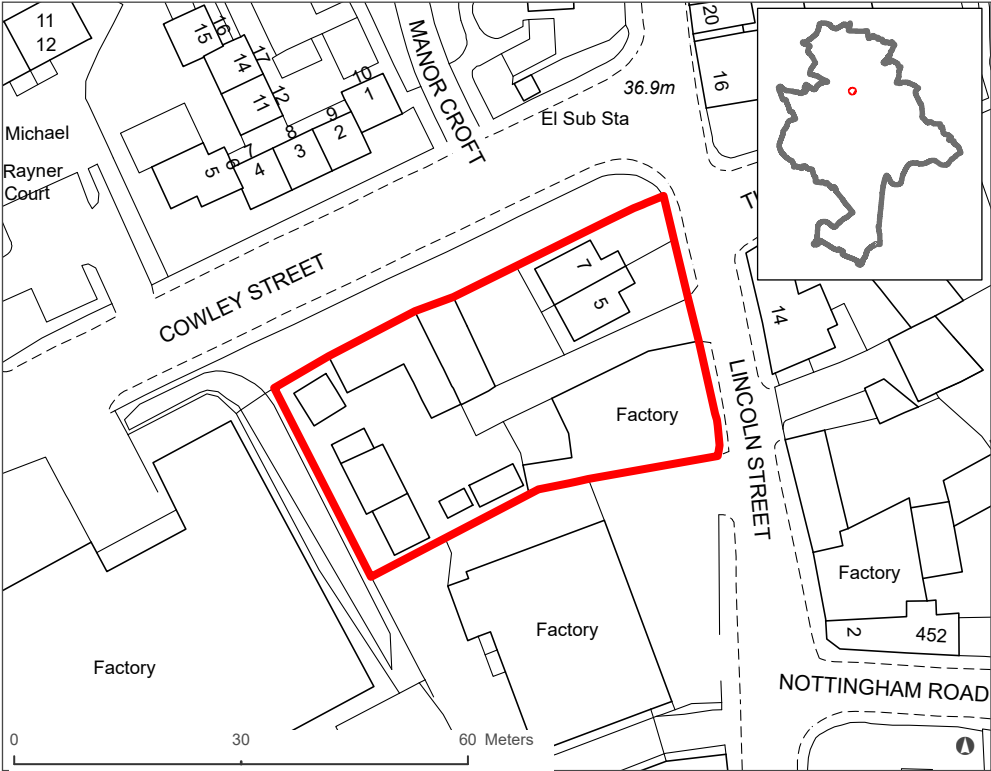
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 453740 **Northing:** 345518

**Last updated date:**

Site ID: 97 Lincoln street corner, Cowley Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** 1 dwelling plus industrial units

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.16 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:**

14/12/2017

**Easting:** 455060 **Northing:** 343052

**Last updated date:** 31/03/2023

Site ID: 103    Vernon Trading Estate, Vernon Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.8 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

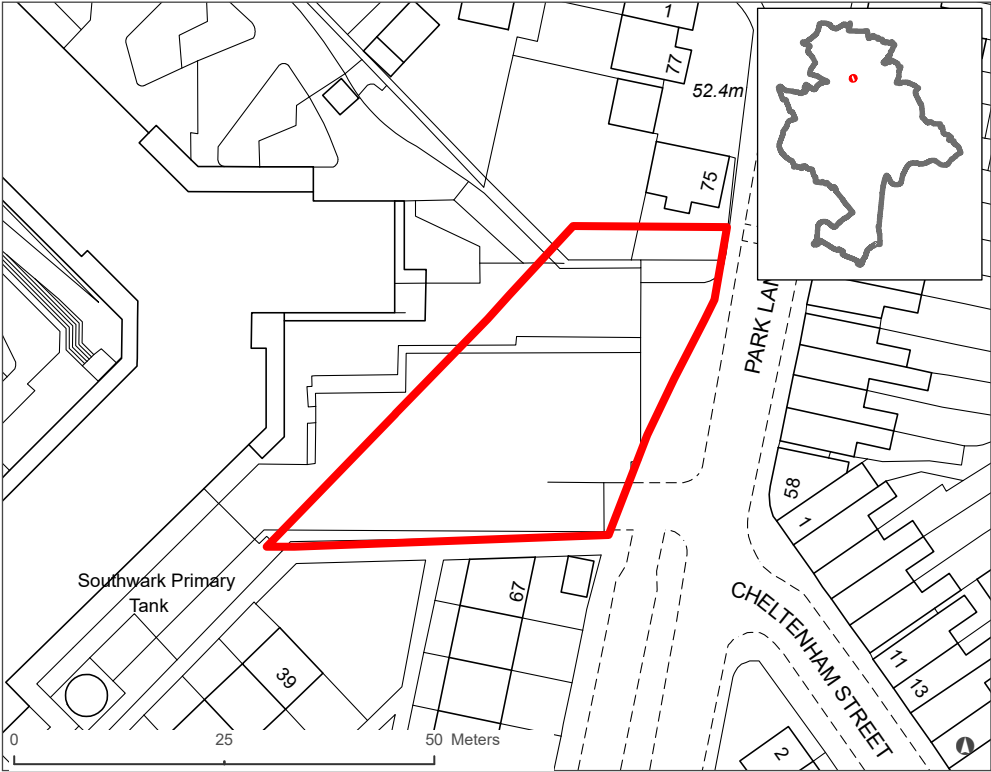
**Site Source:** Submitted by other public sector body

**Easting:** 455137    **Northing:** 343429

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 106 Allotment corner Park Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.11 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

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

Reasoned Justification:

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

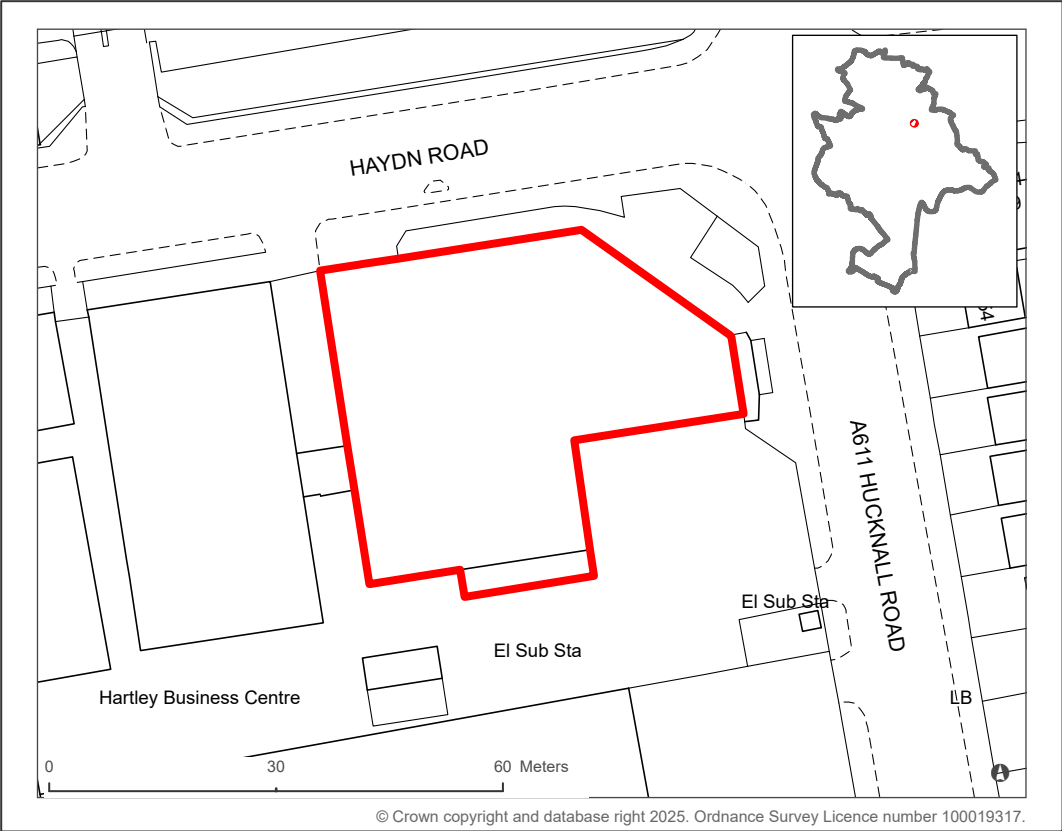
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455071 **Northing:** 343803

**Last updated date:**

Site ID: 115 Hartley workspace, Hucknall Road



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Berridge

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.18 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Reasoned Justification:

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

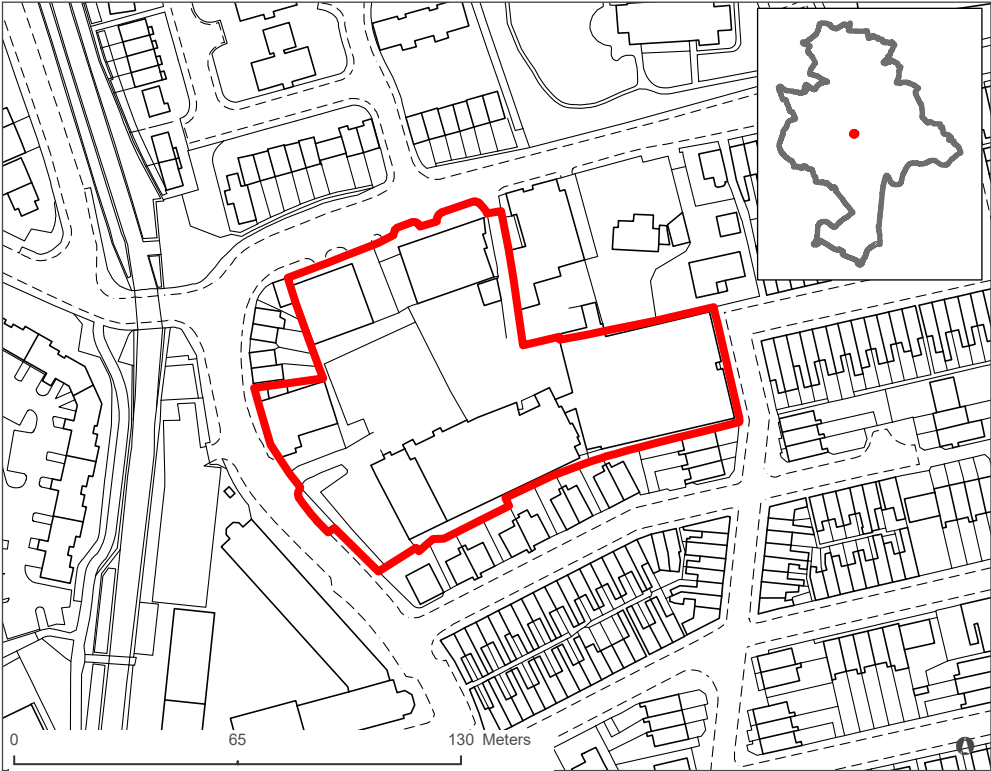
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 456664 **Northing:** 342735

**Last updated date:**





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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Radford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.8 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

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

Reasoned Justification:

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

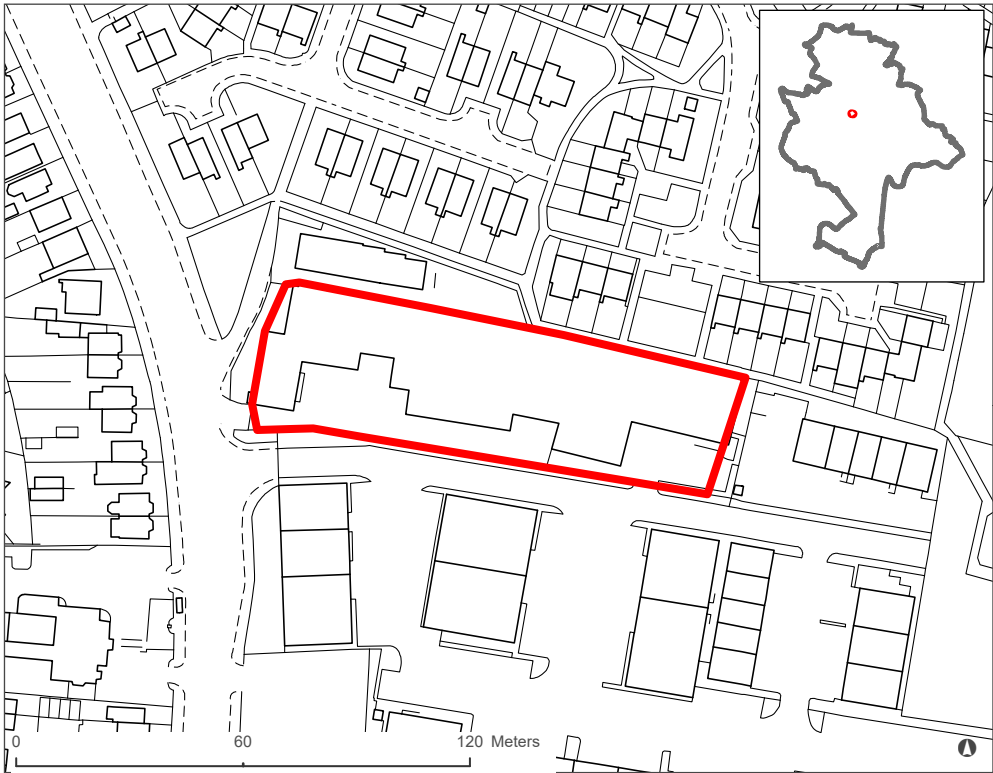
**Site Source:** Disposal of Council asset

**Easting:** 455170 **Northing:** 340579

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 151 RMB and Plumb, Alfreton Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Leen Valley

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** part boarded up, part in use

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.44 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

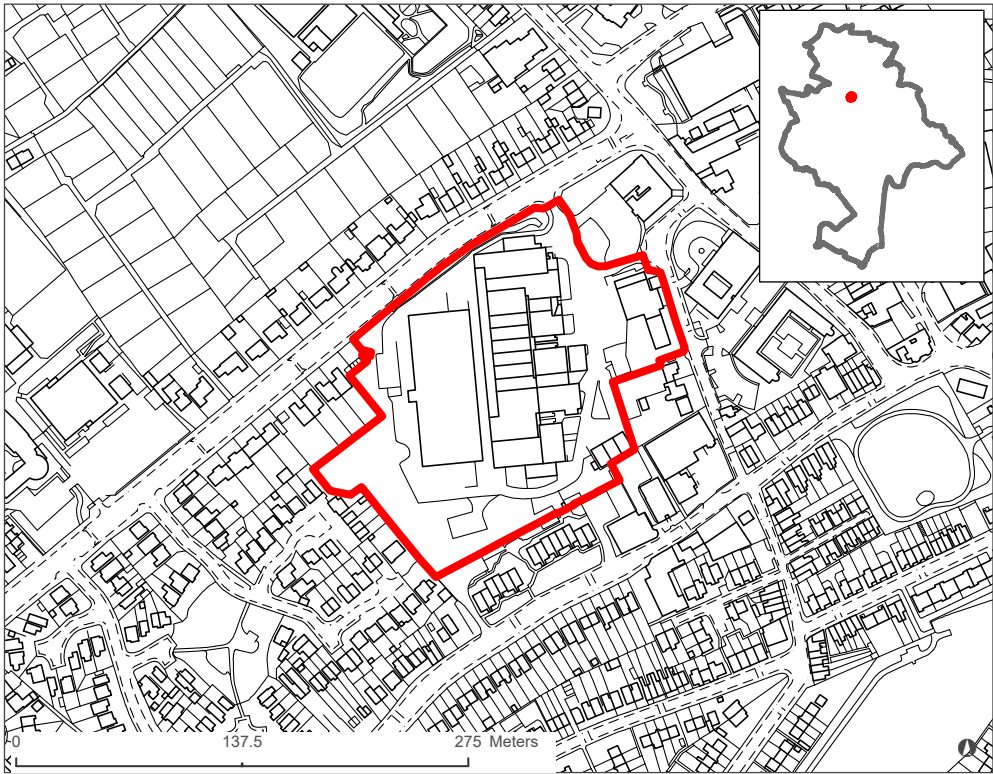
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455001 **Northing:** 341833

**Last updated date:**

Site ID: 152 Industrial park, Bar Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 2.89 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

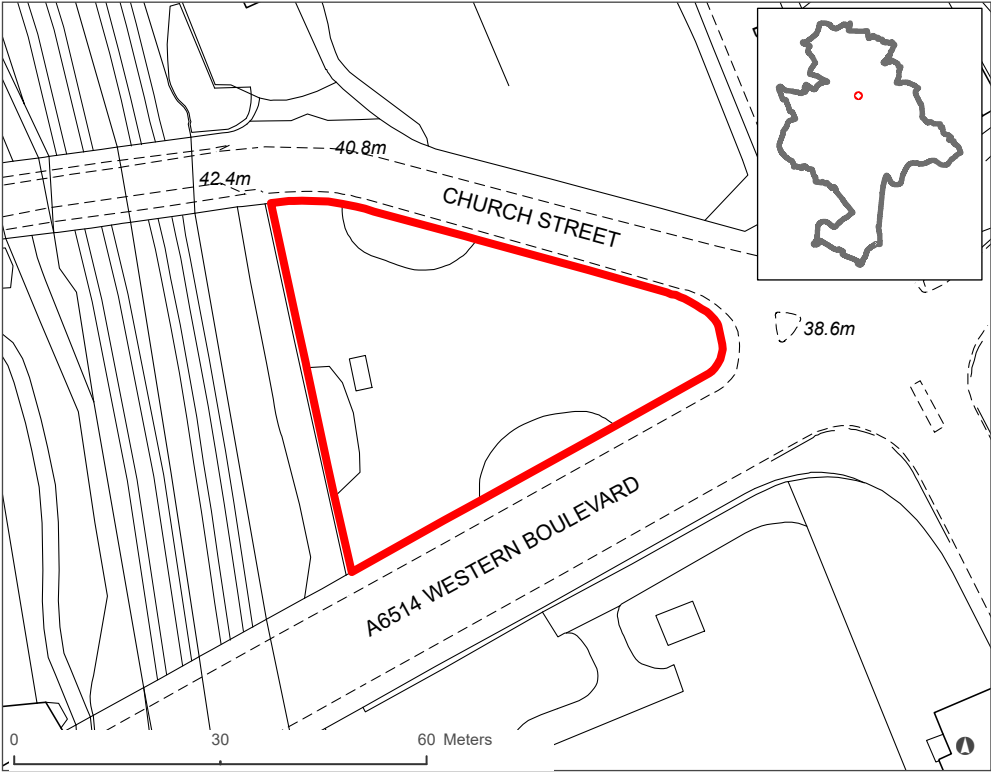
**Site Source:** Disposal of Council asset

**Easting:** 454907 **Northing:** 342949

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 153    Green area, Western Boulevard



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** Yes

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

Reasoned Justification:

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

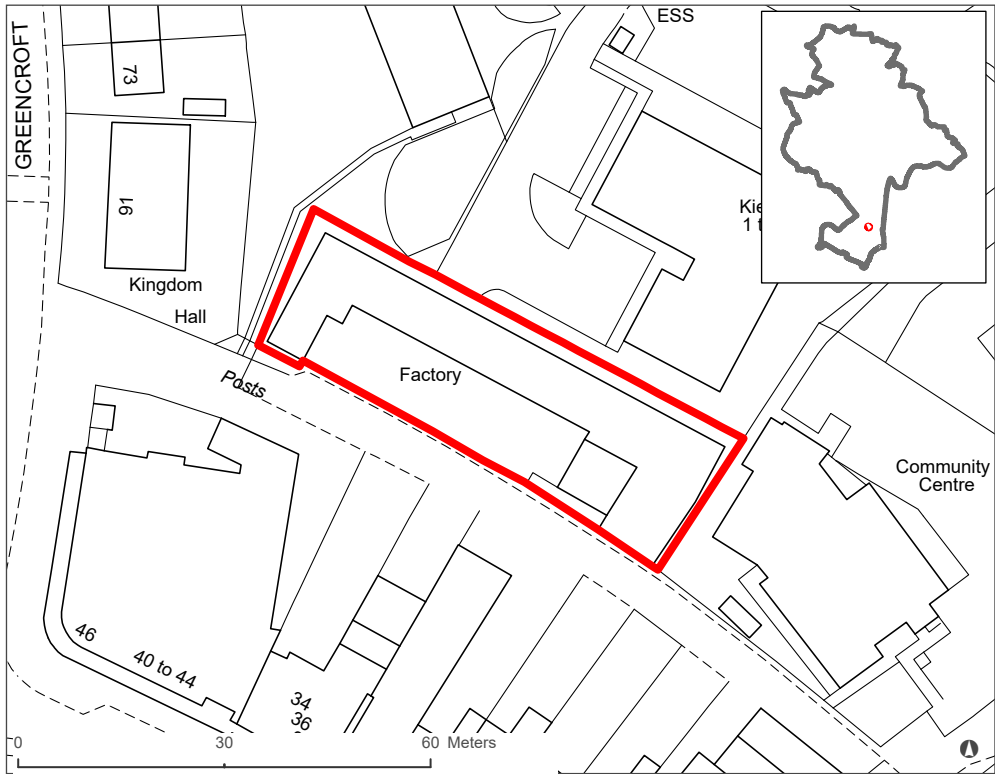
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455404    **Northing:** 342768

**Last updated date:**

Site ID: 176 A1 Window Systems, Varney Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Clifton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.14 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

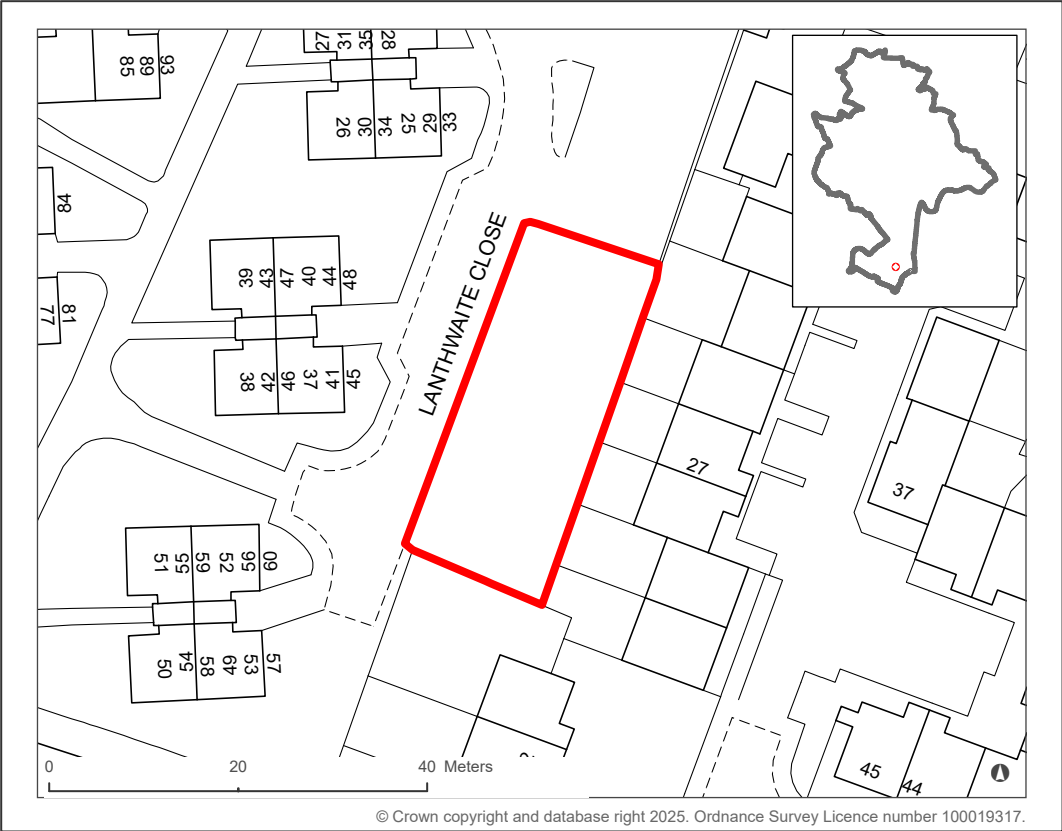
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455792 **Northing:** 335168

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Clifton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Open space - amenity land amenity grassland

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Reasoned Justification:

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

**Site Source:** Site / SHLAA Survey

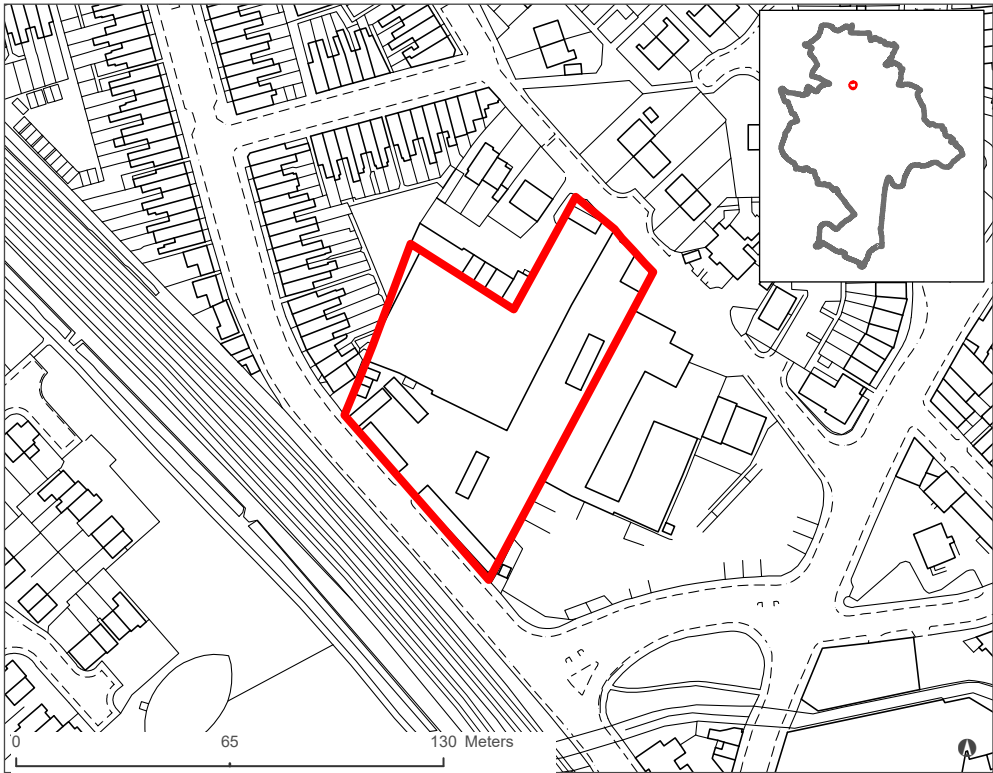
**Date first added to SHLAA:** 14/12/2017

**Easting:** 455551 **Northing:** 334210

**Last updated date:**



Site ID: 196 Scrap yard, Bulwell Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.53 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

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

**Constraints (Ecology):**

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

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

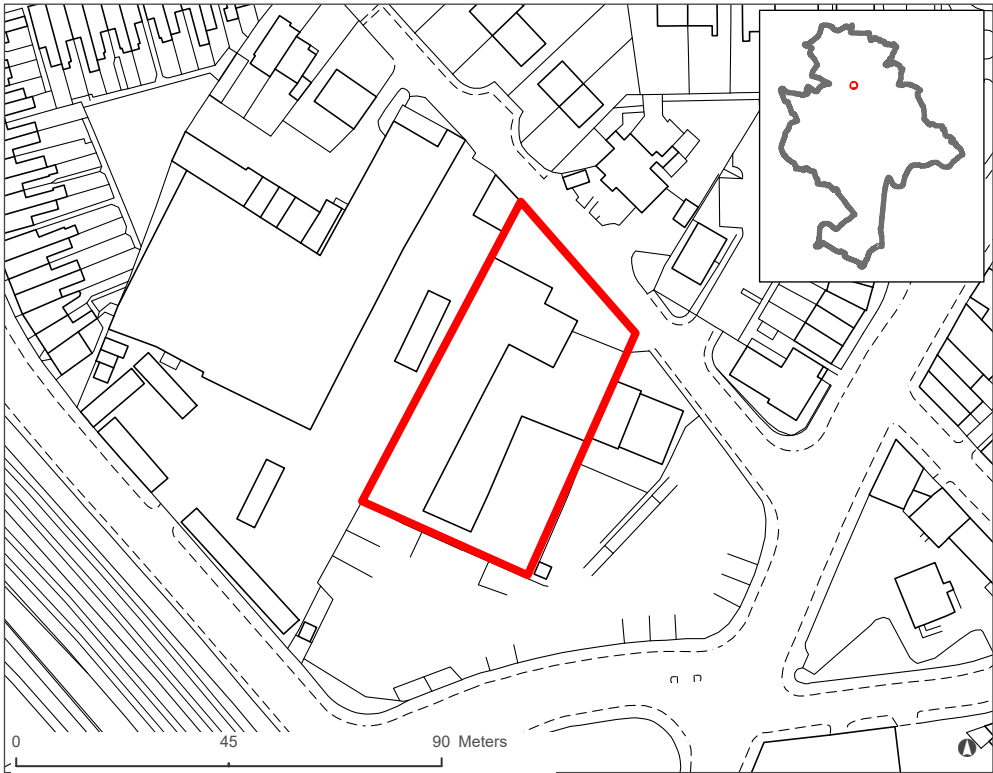
**Site Source:** Disposal of Council asset

**Easting:** 455025 **Northing:** 343562

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 197   Russell House, Bulwell Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.23 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

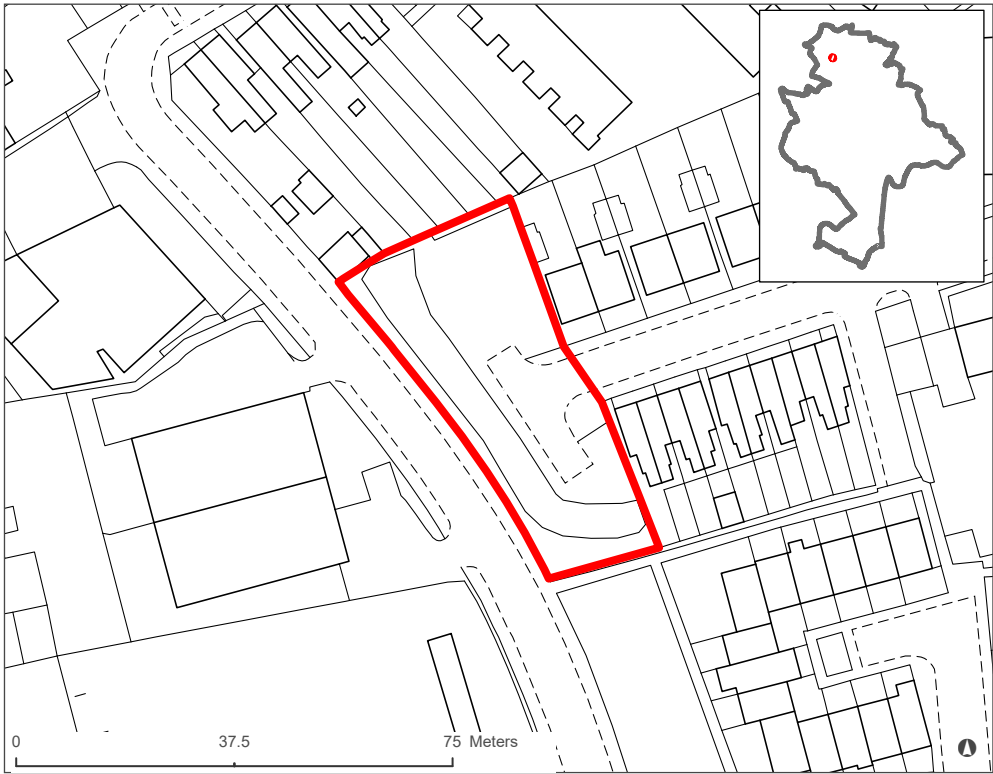
**Site Source:** Disposal of Council asset

**Easting:** 455049   **Northing:** 343534

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 211 End of Gilead Street, Lillington Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.16 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

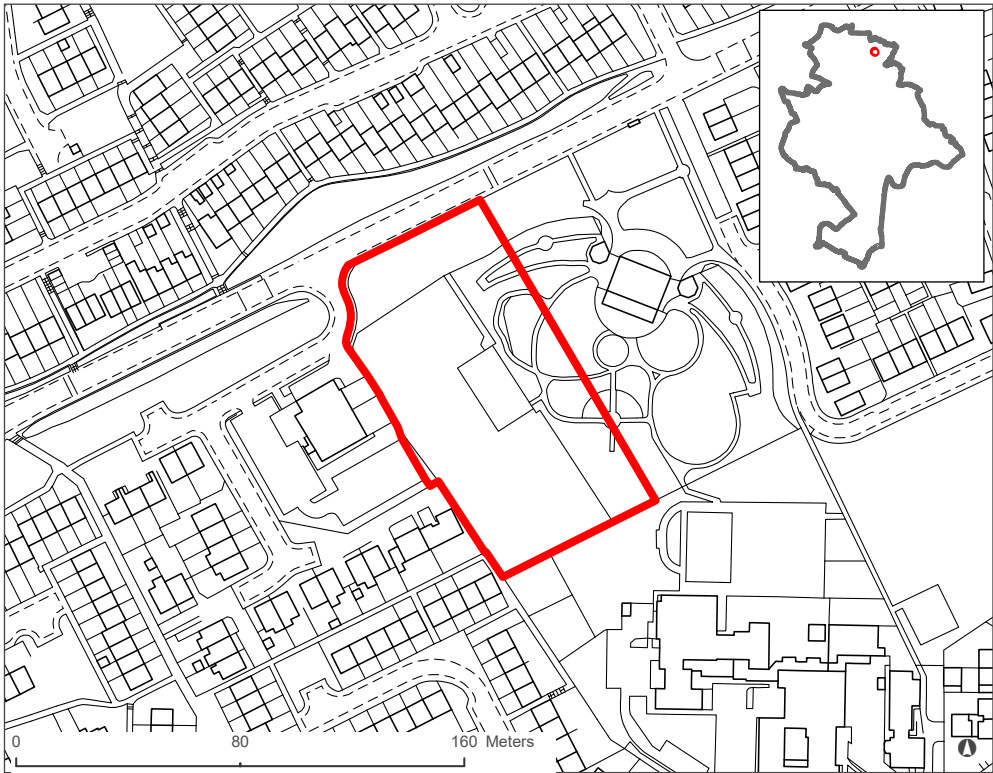
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 453791 **Northing:** 345132

**Last updated date:**

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



Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

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

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bestwood

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Vacant open space

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.8 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Reasoned Justification:

Unlikely to be developed for residential development

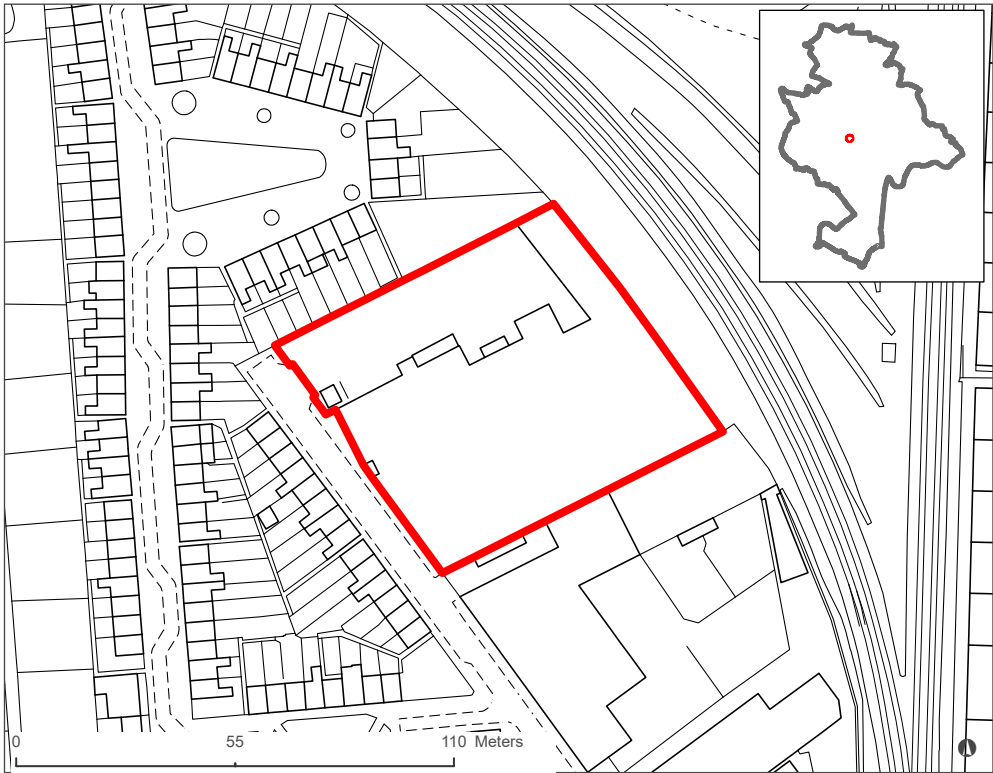
**Site Source:** Site/SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 456259 **Northing:** 345584

**Last updated date:**

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



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Constraints (Heritage Assets):

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

Constraints (Ecology):

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

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.55 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

Reasoned Justification:

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

**Site Source:** Disposal of Council asset

**Easting:** 454816 **Northing:** 340385

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**



Site ID: 399    Carlton Road- Former Co-op



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Complete

**Existing Use:** Vacant Retail - co-op

**Land Type:** Brownfield

**Planning Status:** LP Site Not  
Permissioned

**Construction Status:** No

**Site Area:** 0.6 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard  
constraints**

**Current or Previous Application**

**Ref:**15/016/NOAPPN

**LAPP Reference:**SR33

**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

**Reasoned Justification:**

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

**Site Source:** Local Plan allocation

**Date first added to SHLAA:**

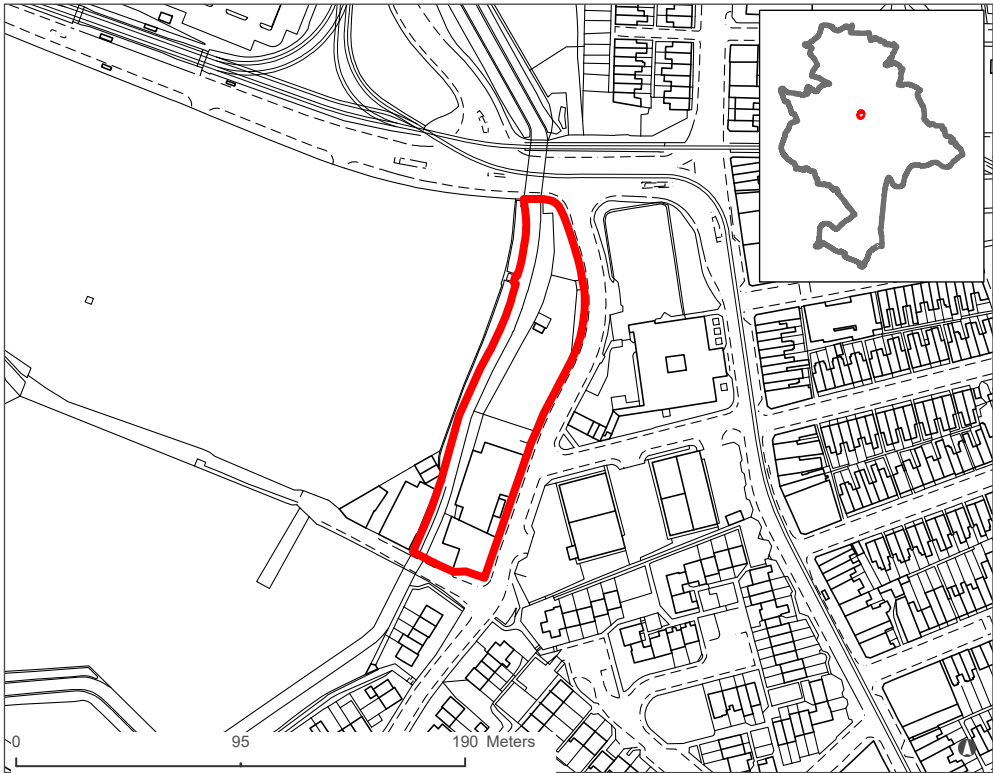
14/12/2017

**Easting:** 458527    **Northing:** 340324

**Last updated date:**



Site ID: 512 Industrial buildings, Gauntley Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.48 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

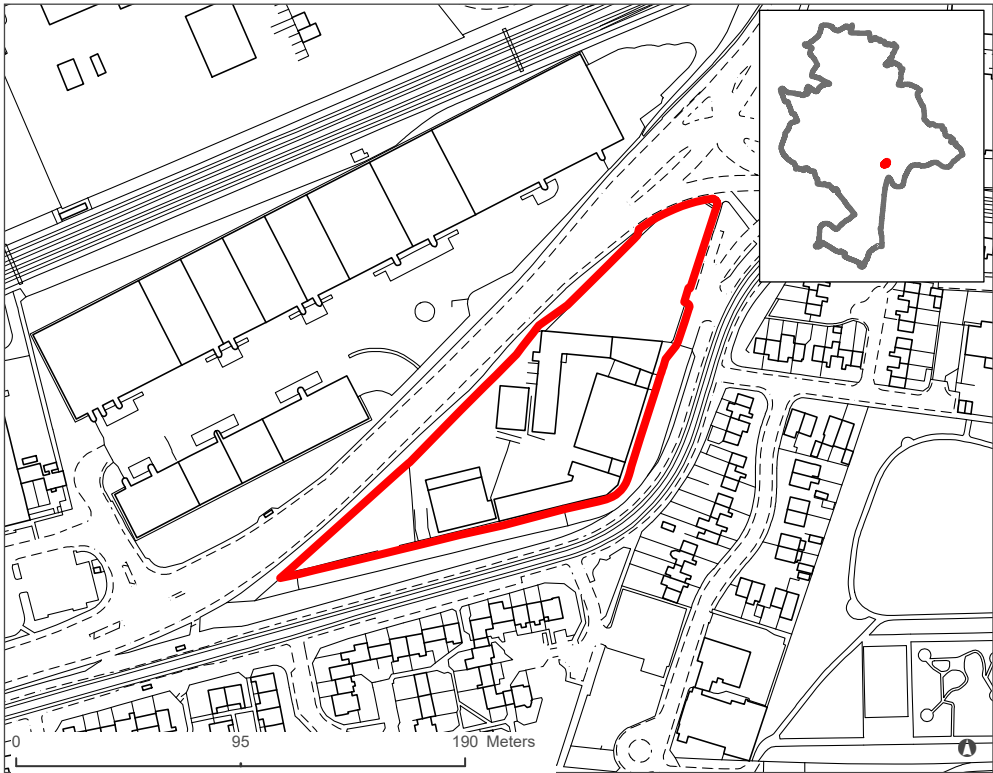
**Site Source:** Disposal of Council asset

**Easting:** 455446 **Northing:** 341874

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 519 D1, Wilford Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

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

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.96 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

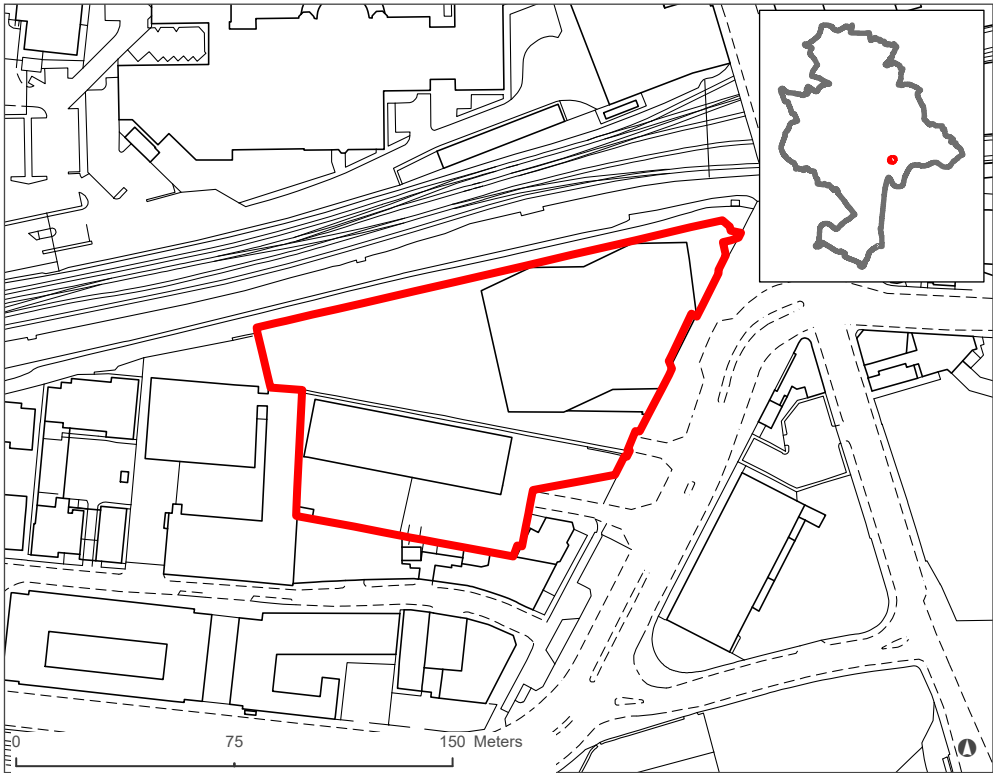
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457000 **Northing:** 338967

**Last updated date:**

Site ID: 523 Sovereign House, Sheriffs Way



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Not owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** Demolished active office/retail/car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.1 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

To be developed for offices

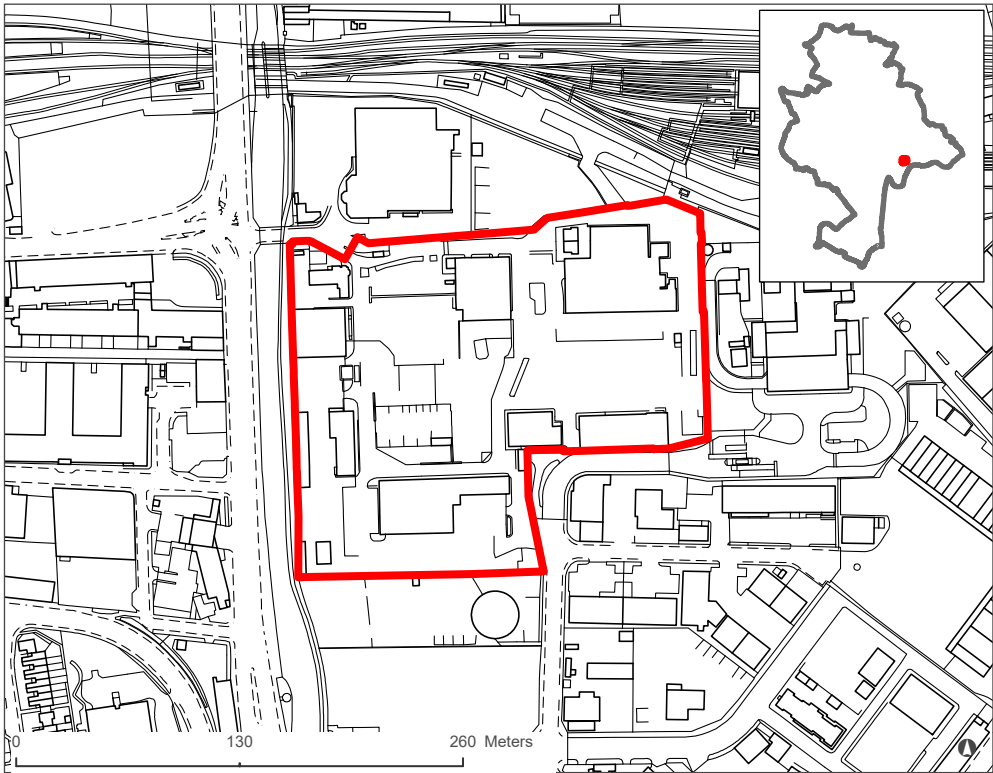
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457379 **Northing:** 339123

**Last updated date:**

Site ID: 544 Eastcroft Depot, London Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** eastcroft depot

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 4.09 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

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

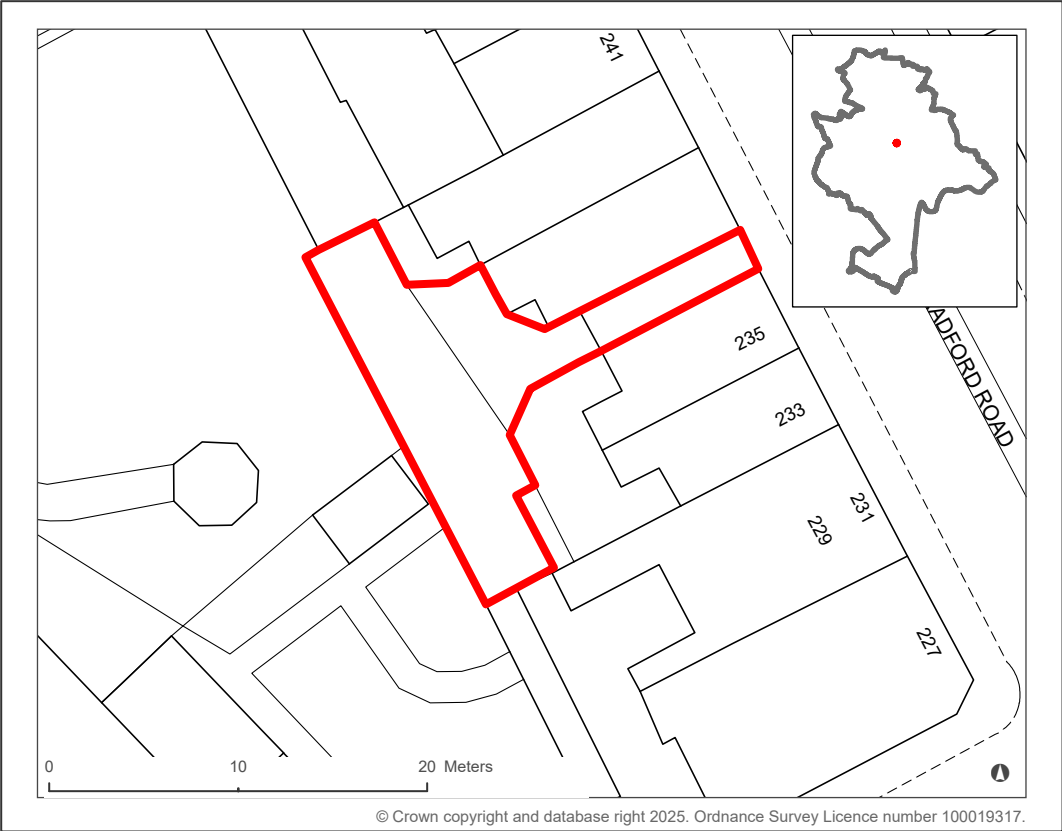
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 458128 **Northing:** 339158

**Last updated date:**

Site ID: 603 235a, Radford Road



**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Hyson Green and Arboretum

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** vacant site cleared

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.02 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

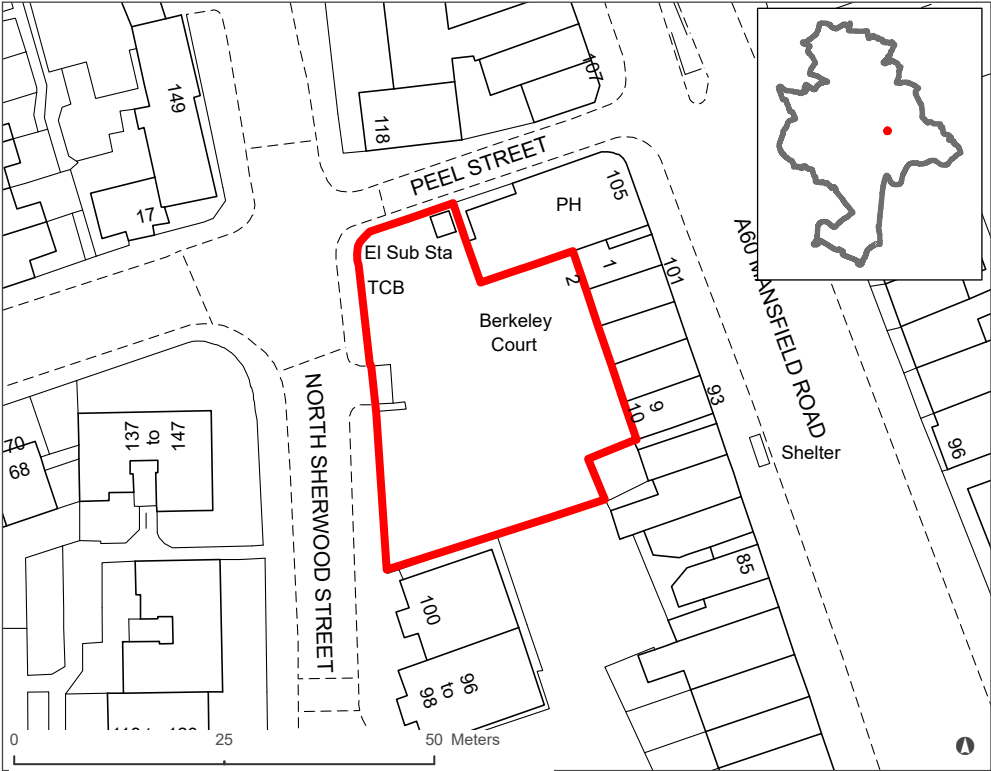
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455603 **Northing:** 341590

**Last updated date:**

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



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** St Ann's

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** active - car park

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.1 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

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

**Site Source:** Site / SHLAA Survey

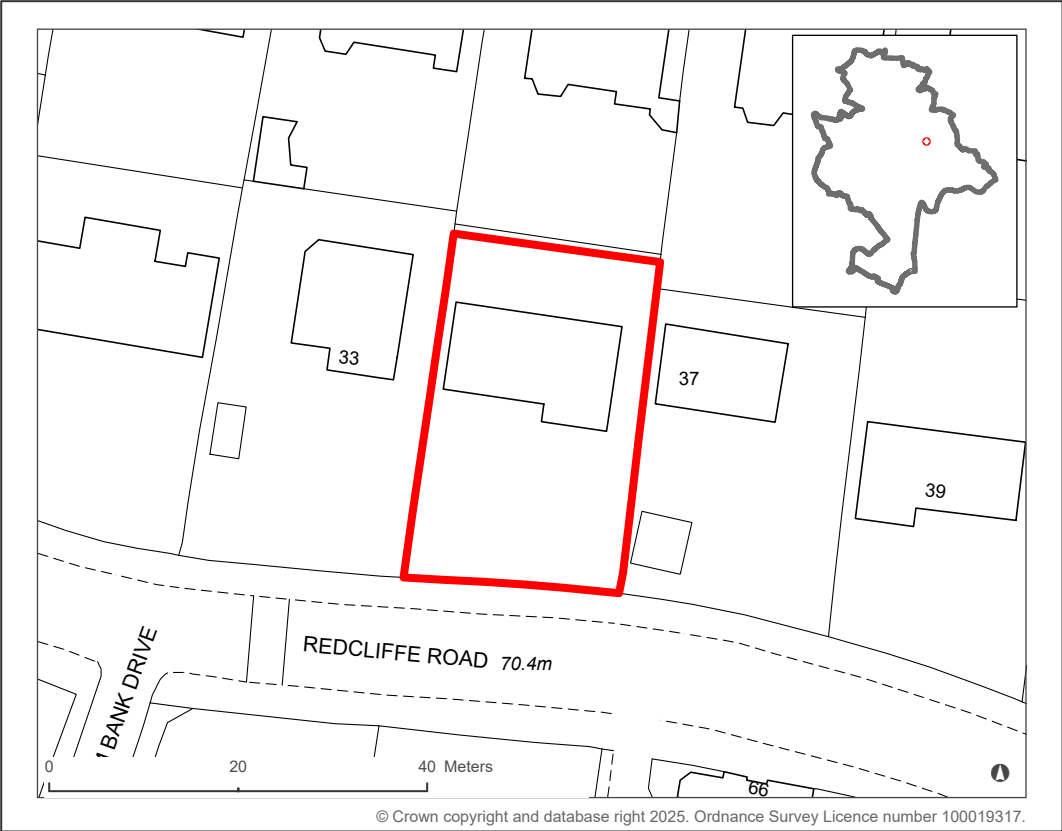
**Date first added to SHLAA:** 14/12/2017

**Easting:** 457138 **Northing:** 340718

**Last updated date:**



Site ID: 628 Garden rear of 36, Magdala Road



**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Mapperley

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**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

**Reasoned Justification:**

Permission refused. See SHLAA ref 872.

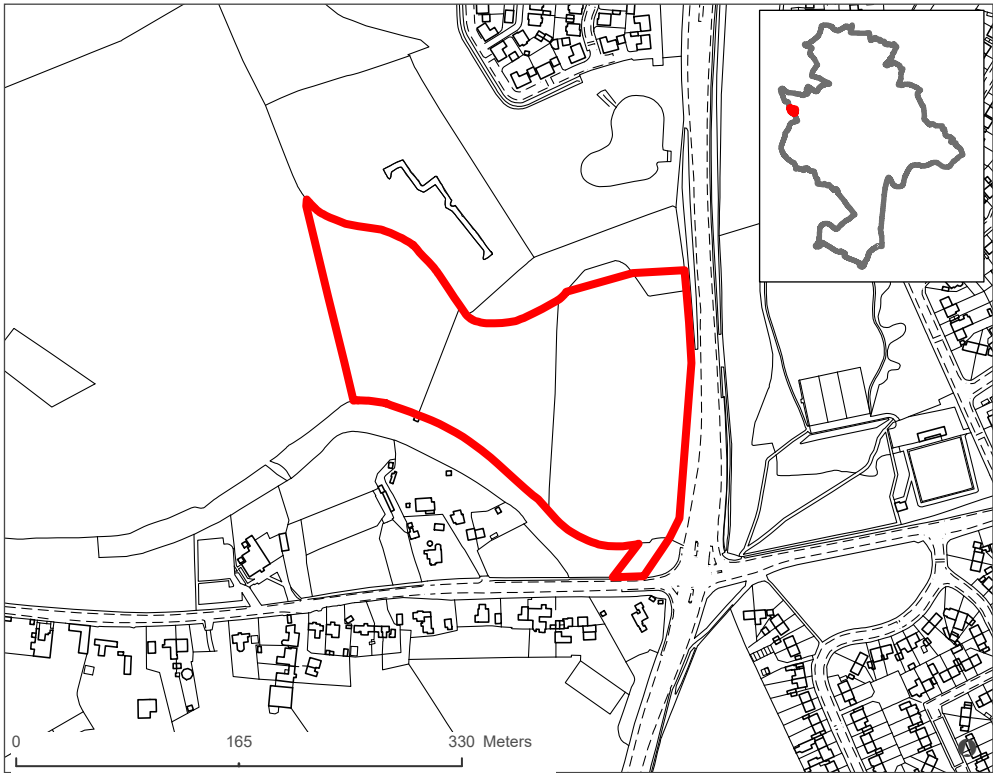
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457390 **Northing:** 341657

**Last updated date:**

Site ID: 637 Land off Woodhouse Way, Woodhouse Way



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bilborough

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

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

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 3.91 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

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

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

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

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Reasoned Justification:**

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

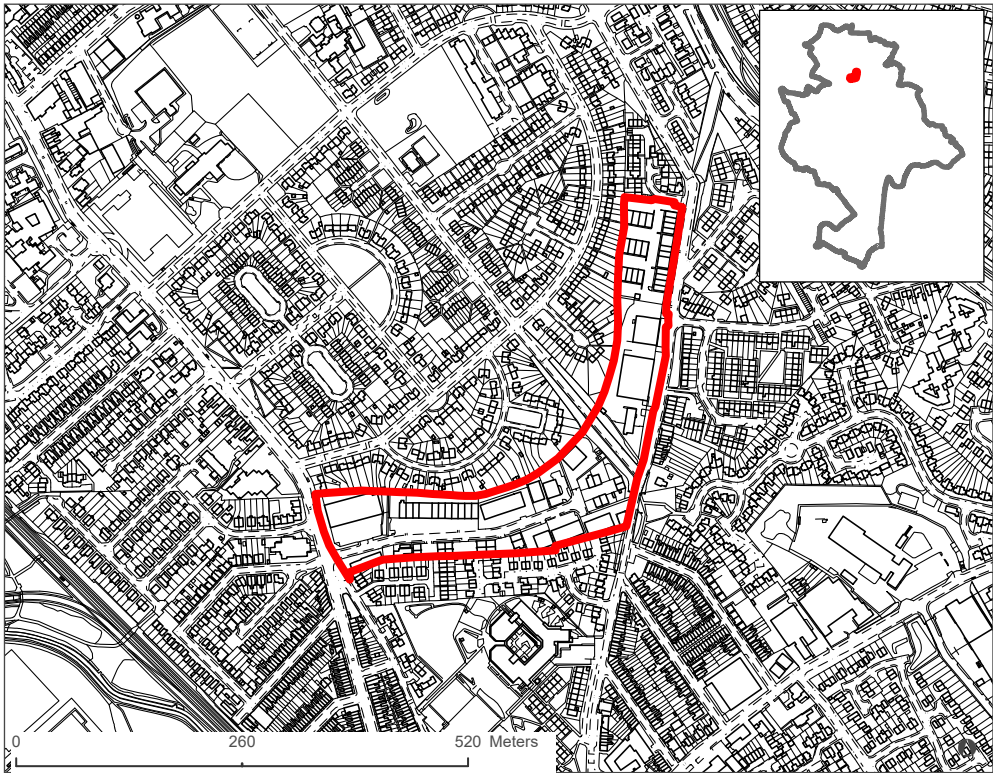
**Site Source:** submitted by private owner/agent/developer

**Easting:** 451380 **Northing:** 342070

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 642 Industrial units, Northern Court/Park Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** Employment site retain or land use has policy protecting current use. NCRELS recommend retain. active industrial estate

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 4.82 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

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

Reasoned Justification:

Active industrial uses development subject to employment policy of the Local Plan. Site is unsuitable for residential development , therefore non d/d.

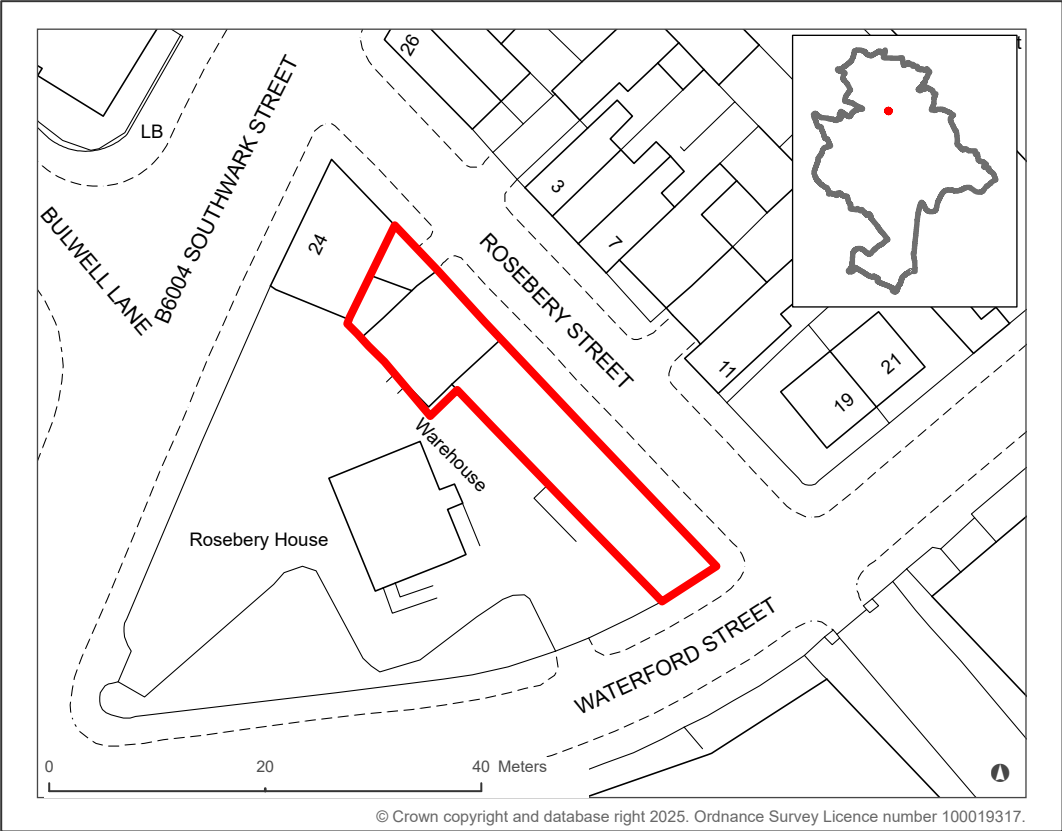
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455147 **Northing:** 344342

**Last updated date:**

Site ID: 643    Site on, Rosebery Street



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** Yes  
**TPOs:** Yes

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** Active employment as nhs offices, no sign of use ceasing activity, therefore unsuitable subject policy of the NLP. active nhs site

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.03 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

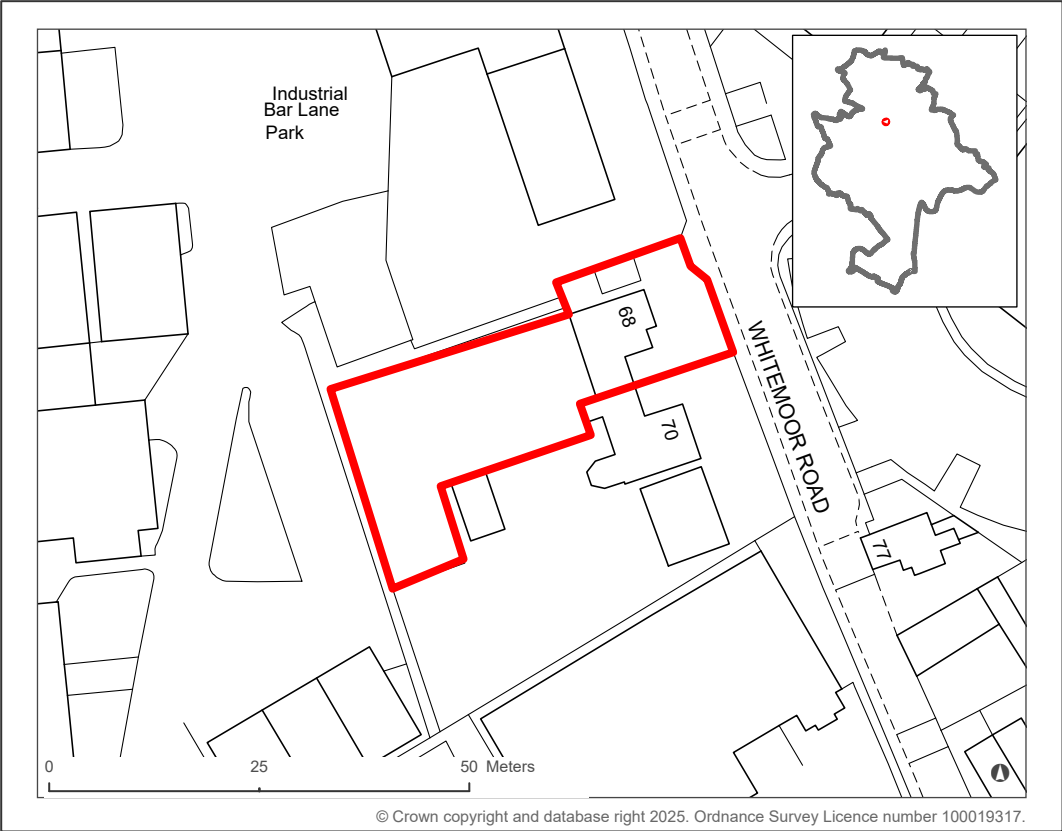
**Site Source:** Disposal of Council asset

**Easting:** 455119    **Northing:** 343497

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 644 Industrial area, Bar Lane



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** Yes

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** A number of units majority in active employment use. NCRELS recommends consider releasing land west of percey st. however majority active uses

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.08 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

Reasoned Justification:

Active employment use therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

**Site Source:** Disposal of Council asset

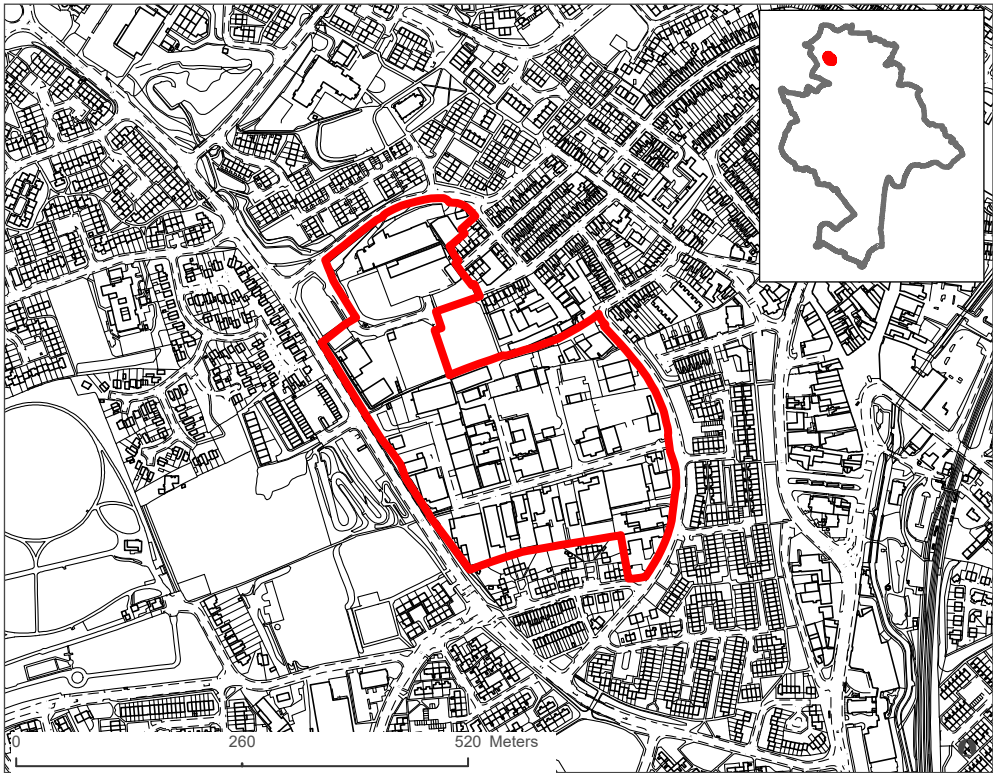
**Easting:** 454957 **Northing:** 342818

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**



Site ID: 651 Industrial area, Greasley Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** Range of active employment uses. NCRELS recommends consider for release commenting that is a poor site in a poor location with a large number of to let

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 9.6 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

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

Reasoned Justification:

Industrial area in employment use, although large number of "to let" boards, however still a presumption against development for a non employment use .

**Site Source:** Site / SHLAA Survey

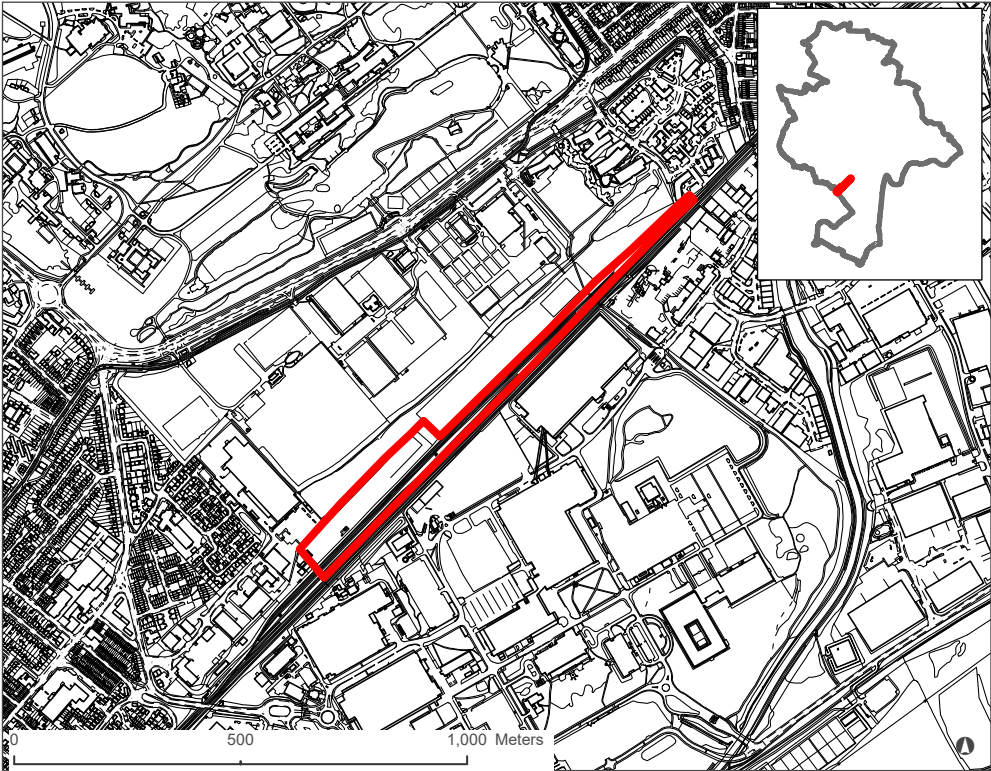
**Date first added to SHLAA:** 14/12/2017

**Easting:** 453538 **Northing:** 345260

**Last updated date:**



Site ID: 652 Beeston Sidings



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** sidings and vacant land

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 5.46 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Vacant allocated employment site. Location is poor for residential, site is likely to be heavily contaminated and is also within Zones 2 & 3 of both EA flood zones and the Trent SFRA. Residential development on this site is unsuitable, therefore non d/d.

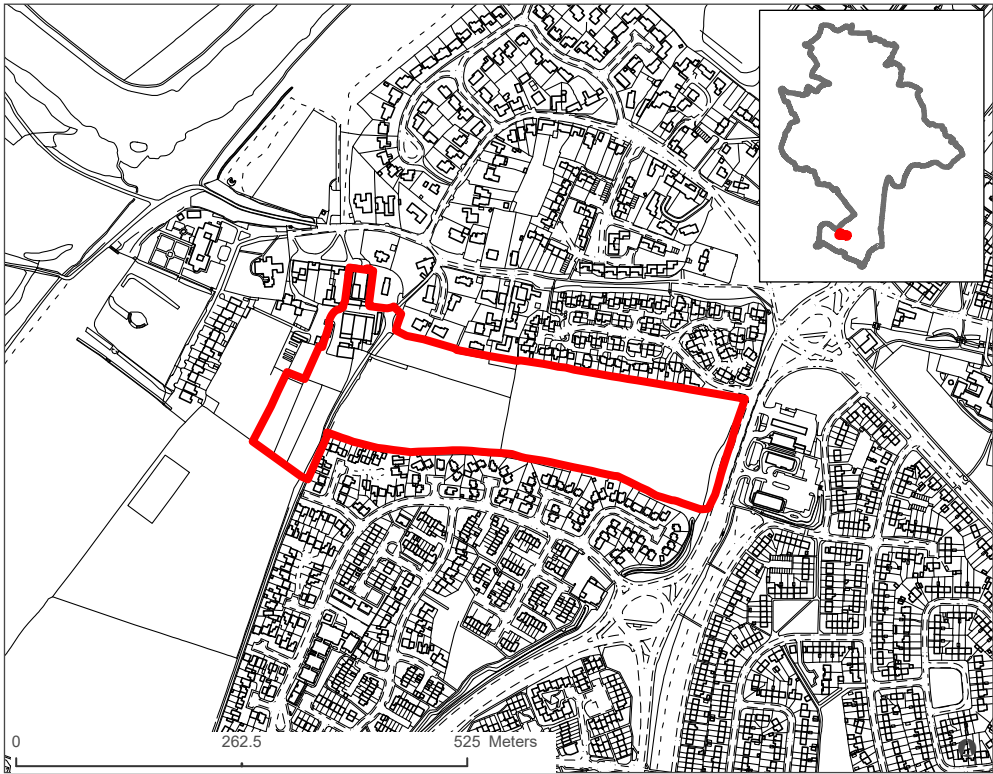
**Site Source:** submitted by other public sector body

**Easting:** 454614 **Northing:** 337500

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**

Site ID: 655 Home Farm, Clifton Lane



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Clifton West

**Ownership Status:** Owned by a public authority

**Reporting Status:** non d/d

**Existing Use:** working agricultural land. agricultural within conservation area

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 6.84 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** Yes

Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** Yes

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

Reasoned Justification:

Site included as part of the Open Space Network therefore presumption against developmen. Also in active agricultural use of which part is classified as Grade 2. Site therefore non d/d.

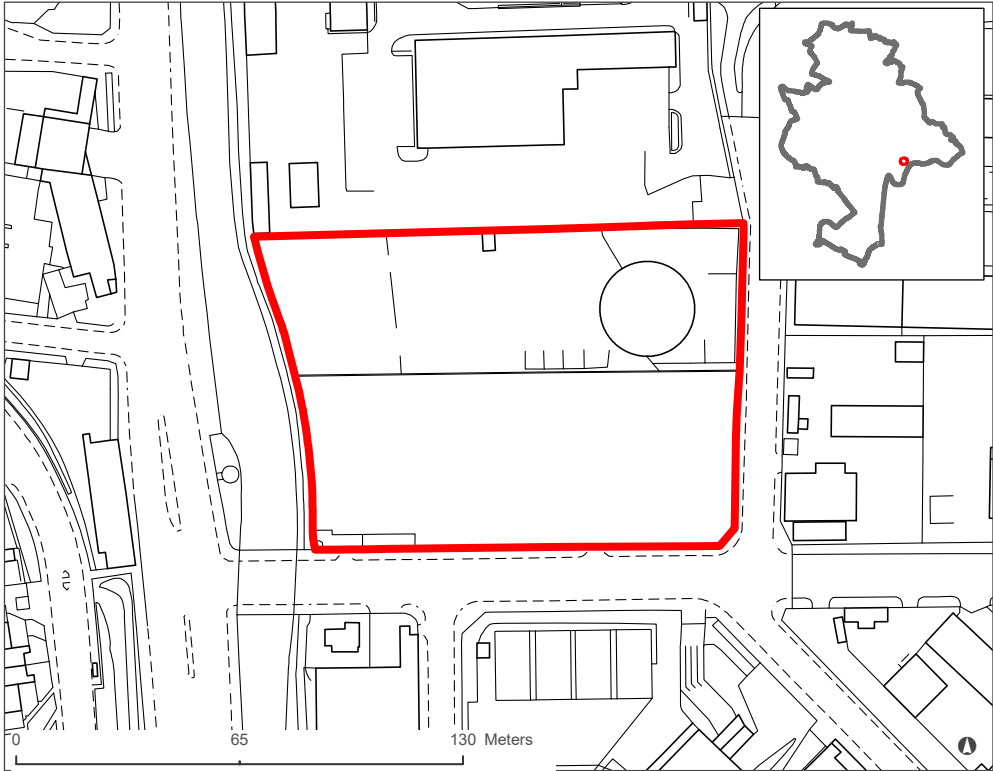
**Site Source:** 3rd Party Submission

**Date first added to SHLAA:** 14/12/2017

**Easting:** 454205 **Northing:** 334810

**Last updated date:**

Site ID: 1122 Wing Yip, London Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.2 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**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

**Reasoned Justification:**

No recent pre-application discussions for residential. Unsuitable , no sign of site coming forward, therefore non d/d .

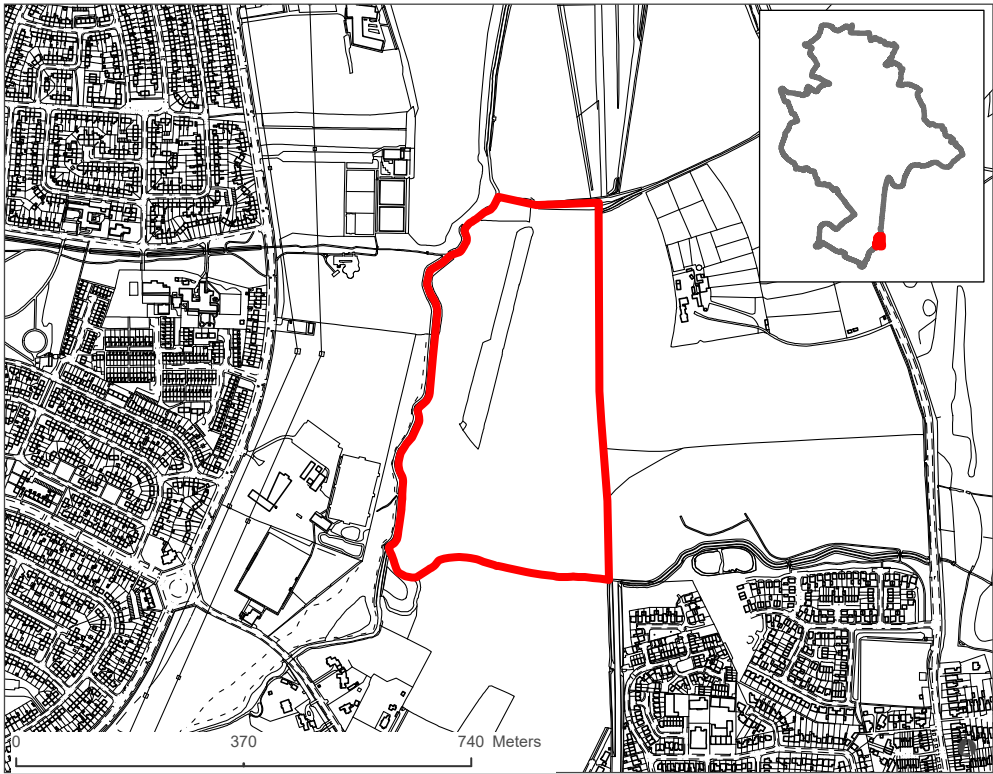
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457934 **Northing:** 338846

**Last updated date:**

Site ID: 1140 Land east of South Nottingham College / Land West of Wilford Road, Farnborough Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Clifton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 17.19 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application**

**Ref:**N/A

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** Yes

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Reasoned Justification:**

Development is not feasible separately from the part lying within Rushcliffe Borough. The site is located within Green Belt in a sensitive location preventing coalescence of the principal urban area and Ruddington. The site is in the Open Space Network and a SSSI and LWS abuts the site and is neither deliverable nor developable at present.

**Site Source:** submitted by other public sector body

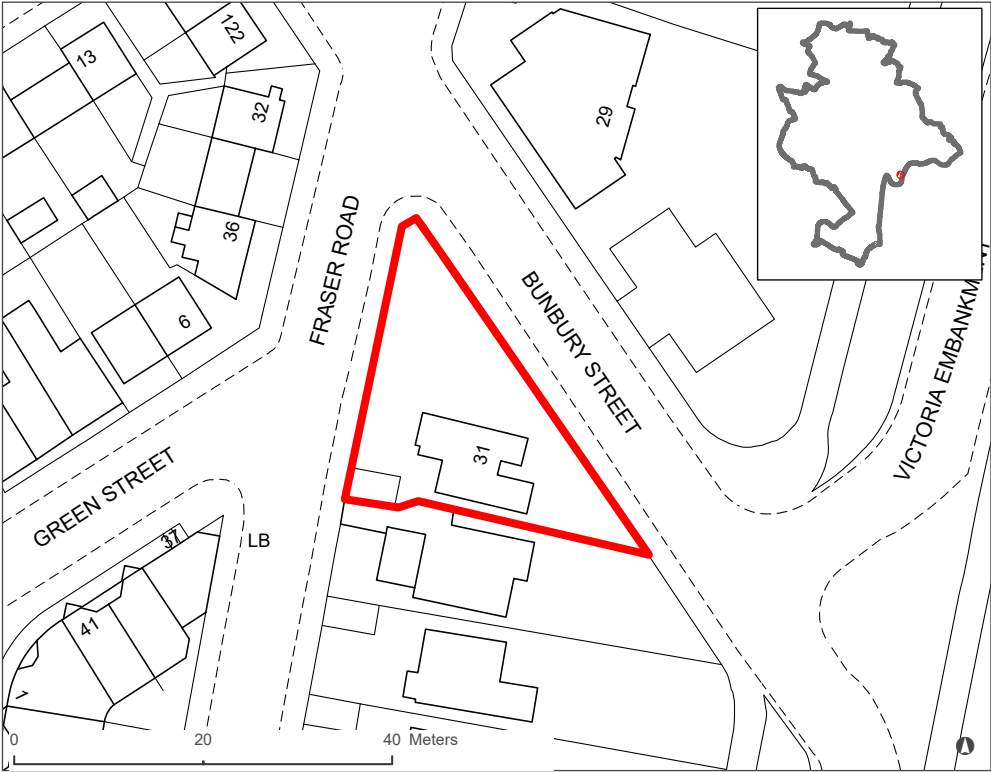
**Easting:** 456517 **Northing:** 334574

**Date first added to SHLAA:** 14/12/2017

**Last updated date:**



Site ID: 1569 31 Victoria Embankment



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Unknown Ownership

**Reporting Status:** Non D/D

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.05 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**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

**Reasoned Justification:**

Refused permission.

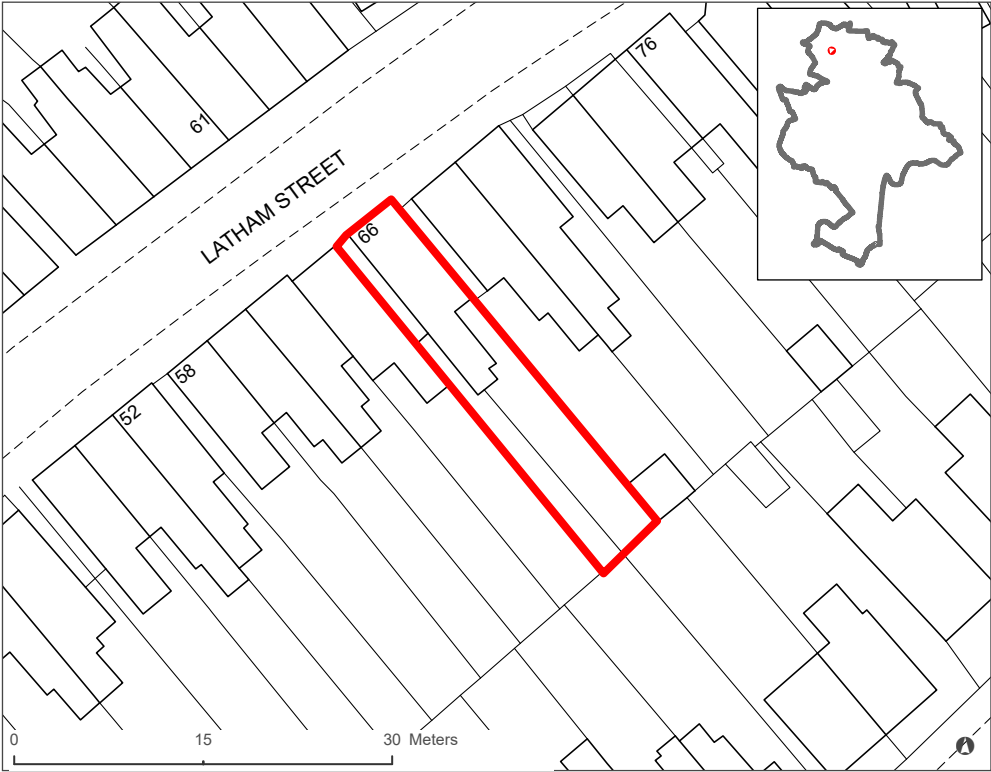
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 457936 **Northing:** 338074

**Last updated date:**

Site ID: 1572 66 Latham Street



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bulwell

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.02 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

Reasoned Justification:

Refused permission.

**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 453815 **Northing:** 345481

**Last updated date:**



Site ID: 1575 Land north of Hall View, Bilborough Road



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** Yes

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bilborough

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.23 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

Reasoned Justification:

Withdrawn application.

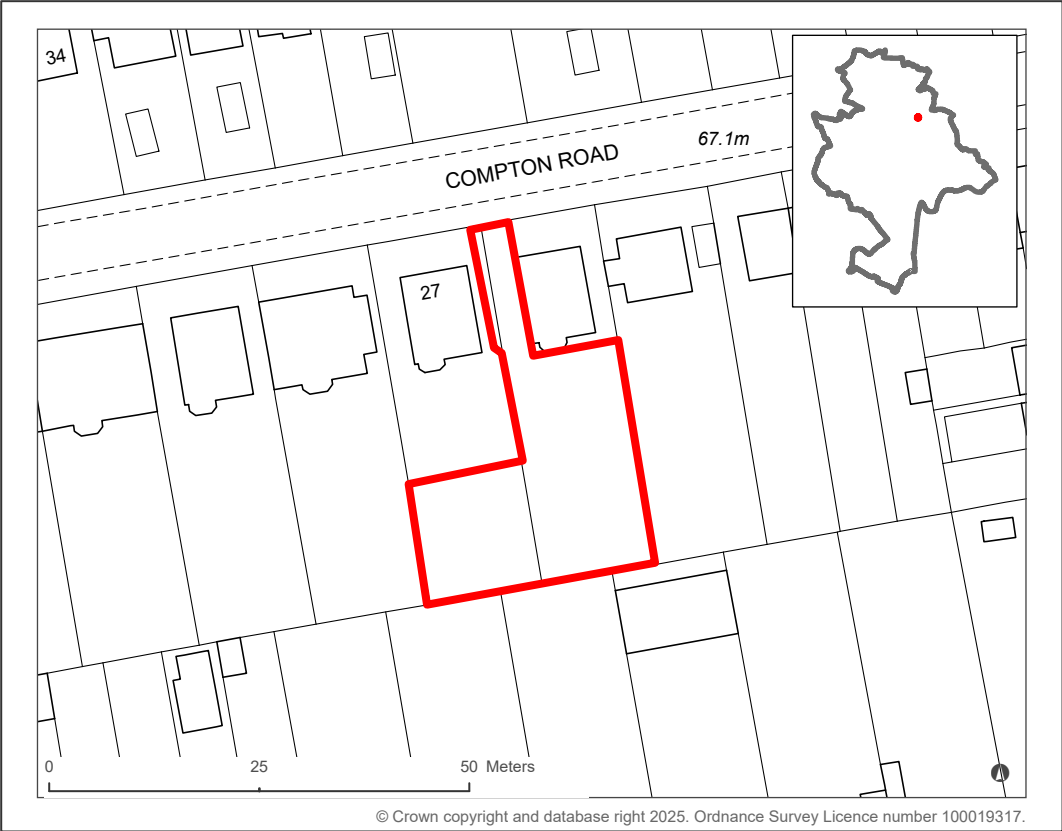
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 451073 **Northing:** 340759

**Last updated date:**

Site ID: 1576 Land to rear of 25 and 27 Compton Road



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Sherwood

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.06 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**Reasoned Justification:**

Refused planning permission.

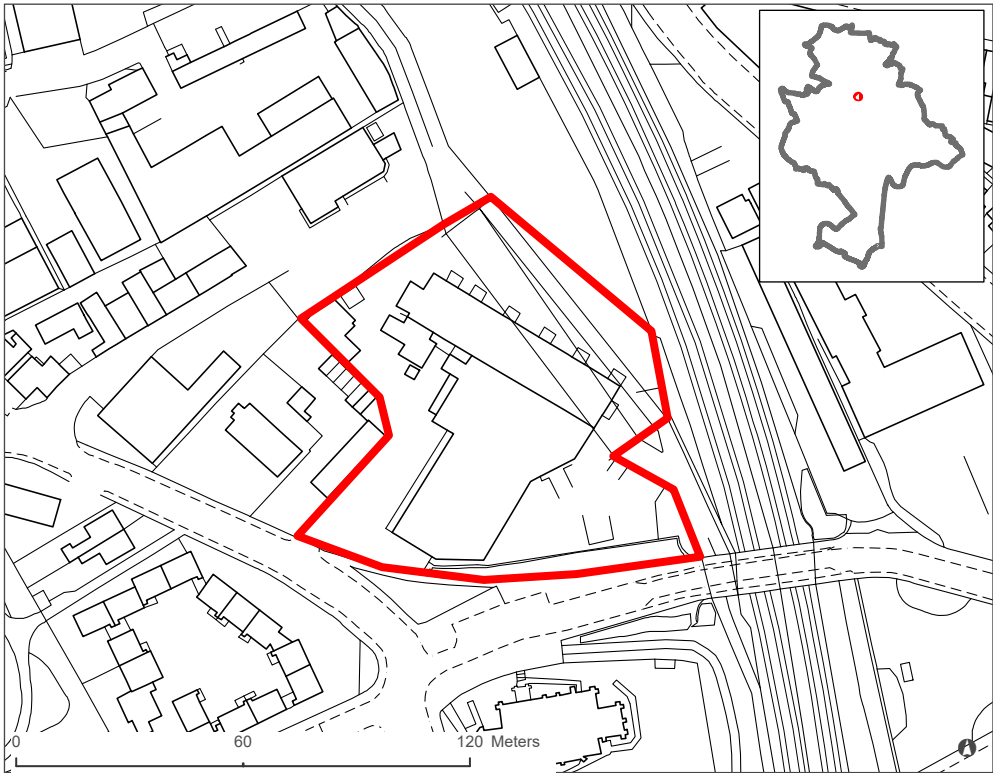
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 456859 **Northing:** 343092

**Last updated date:**

Site ID: 1628 Church View Industrial Park, Church Street



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Basford

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.7 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Site lies entirely in Flood Zone 3 and the River Leen is culverted under the site/building footprint. Proximity to railway line/tram line could also be an issue for residential development. Site is not suitable, so assume non-d/d .

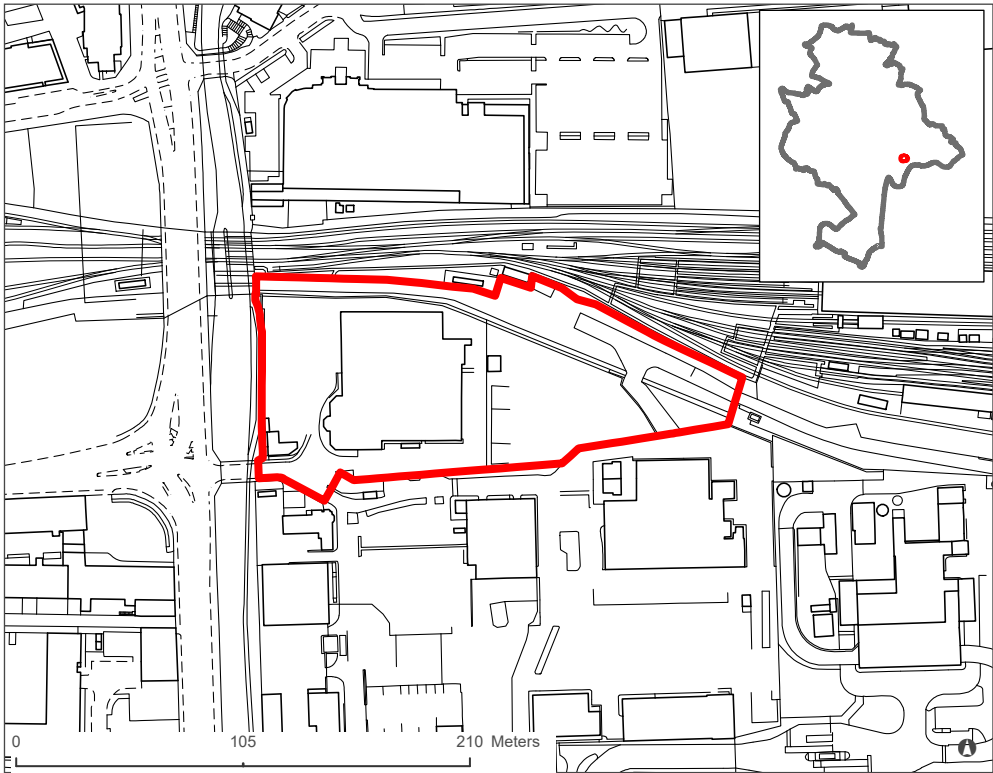
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 455230 **Northing:** 342826

**Last updated date:**

Site ID: 2146    Former Hartwells, London Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Meadows

**Ownership Status:** Unknown Ownership

**Reporting Status:** non d/d

**Existing Use:** unknown

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.64 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** No

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** Yes

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

planning permission for non residential

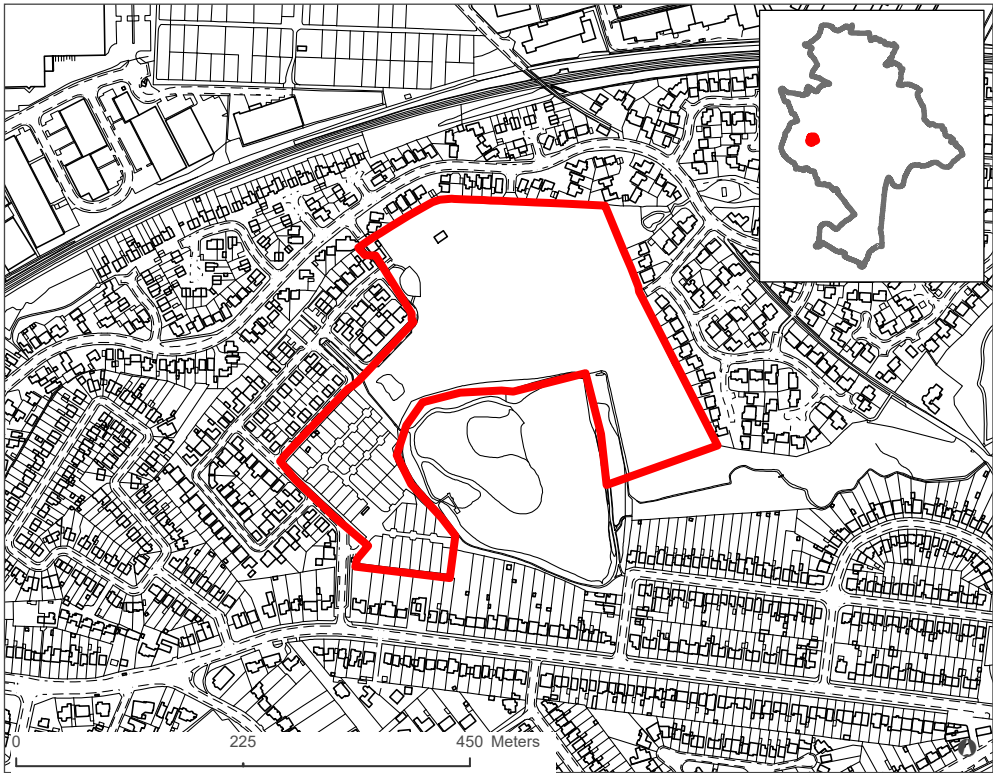
**Site Source:** Site / SHLAA Survey

**Date first added to SHLAA:** 14/12/2017

**Easting:** 458036    **Northing:** 339227

**Last updated date:**

Site ID: 2225    Remainder of Radford Bridge Allotment site, off Russell Drive



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Wollaton West

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** Allotments

**Land Type:** Greenfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 7.32 (Hectares)

**Site Viability Zone:** Zone 1: High house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**N/A

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** No

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** Yes

**Local Wildlife Sites:** Yes

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** No

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** No

**Reasoned Justification:**

Allotments in use are not suitable therefore non-developable and non developable

**Site Source:** Site/SHLAA Survey

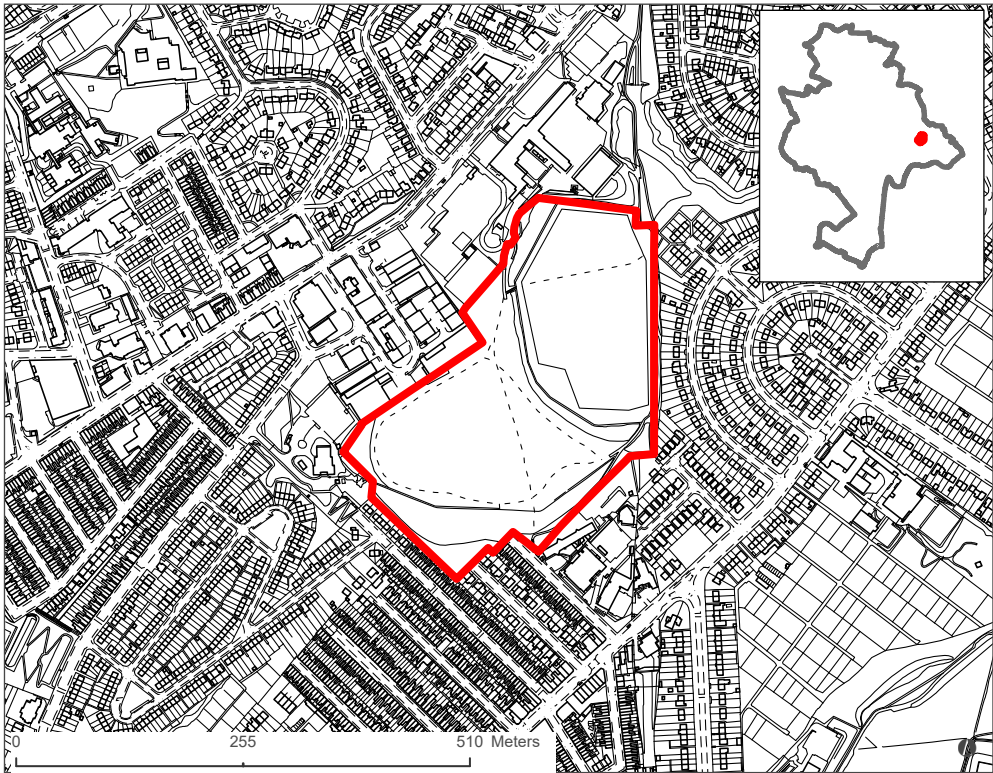
**Date first added to SHLAA:** 14/12/2017

**Easting:** 452676    **Northing:** 340253

**Last updated date:** 31/03/2023



Site ID: 2243 Carlton Rd Castle College – extended site boundary



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** St Ann's

**Ownership Status:** not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** Open Space

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:** no

**Site Area:** 8.81 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

**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

**Reasoned Justification:**

Site is unsuitable. Known contamination issues (closed landfill, ground contamination). The site is part of the Open Space Network and is not considered suitable.

**Site Source:** submitted by private owner/agent/developer

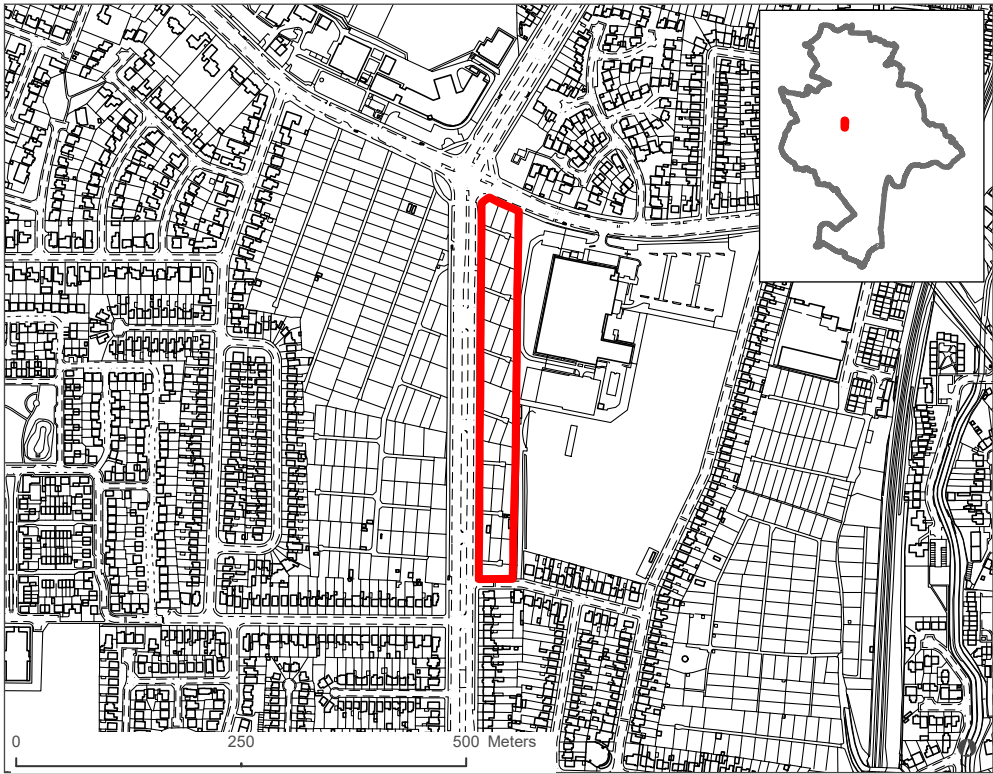
**Easting:** 459035 **Northing:** 340562

**Date first added to SHLAA:** 14/12/2018

**Last updated date:**



Site ID: 2423    New Aspley Gardens Allotments - East



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Leen Valley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** Allotments

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:**

**Site Area:** 1.66 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

**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

**Reasoned Justification:**

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

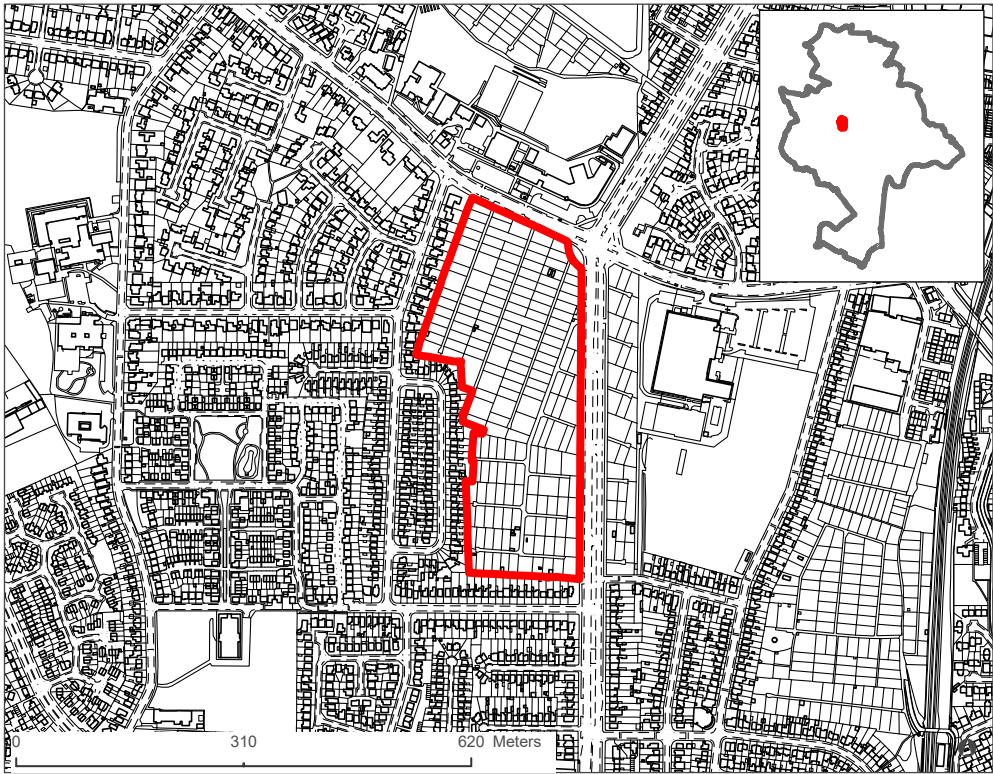
**Site Source:** submitted by private owner/agent/developer

**Easting:** 454485    **Northing:** 341433

**Date first added to SHLAA:** 14/12/2018

**Last updated date:**

Site ID: 2424    New Aspley Gardens Allotments - West



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Leen Valley

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** Allotments

**Land Type:** Greenfield

**Planning Status:**

**Construction Status:**

**Site Area:** 8.1 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

**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

**Reasoned Justification:**

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

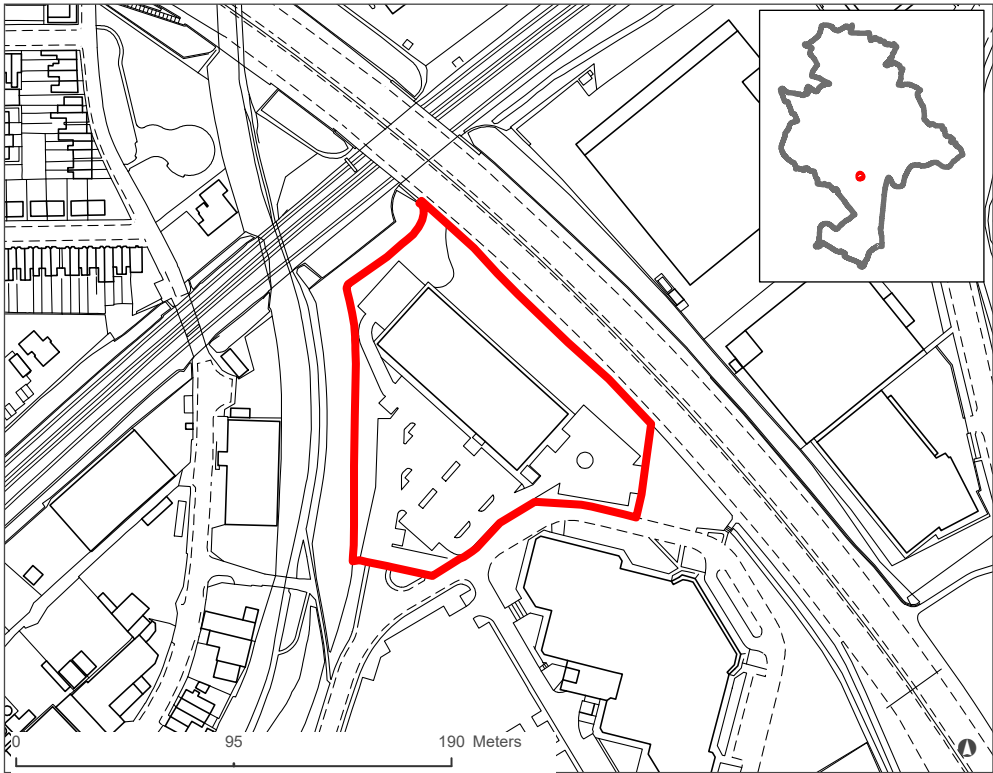
**Site Source:** submitted by private owner/agent/developer

**Easting:** 454279    **Northing:** 341528

**Date first added to SHLAA:** 14/12/2018

**Last updated date:**

Site ID: 2425 Ten Pin Bowling, Redfield Way, Lenton, Nottingham



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Lenton and Wollaton East

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:** Ten Pin Bowling Alley

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 1.33 (Hectares)

**Site Viability Zone:** Zone 2: Medium house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

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

Reasoned Justification:

Site is in an unsuitable location for residential development, and more suitable for industrial/business use

**Site Source:** submitted by private owner/agent/developer

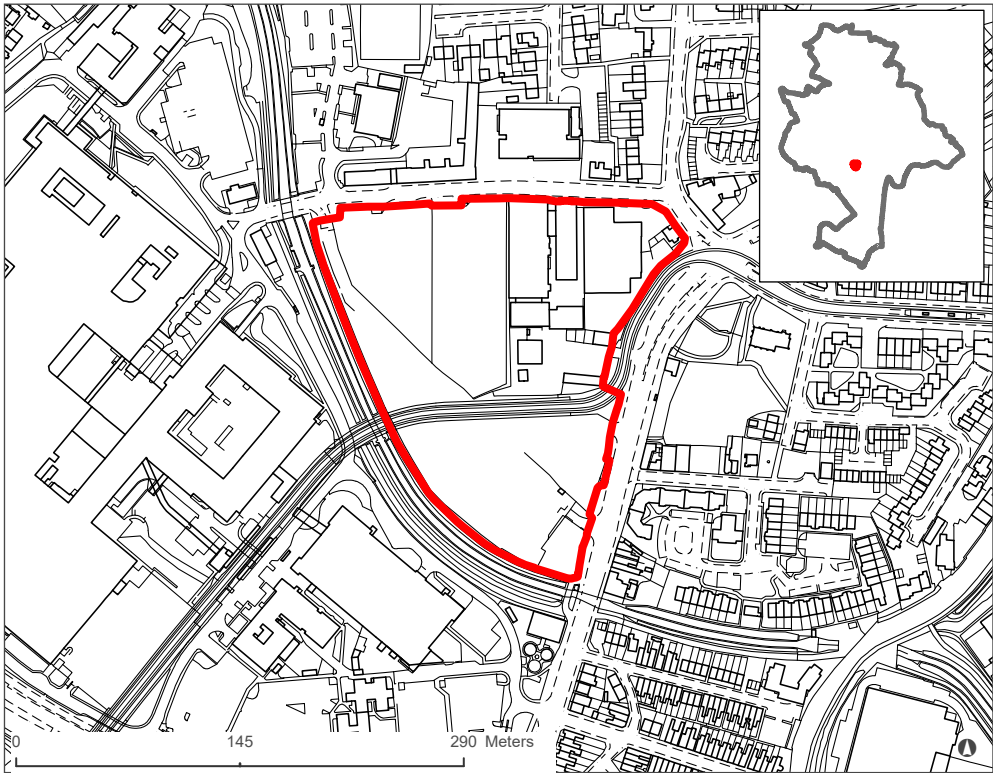
**Easting:** 455384 **Northing:** 338213

**Date first added to SHLAA:** 14/12/2018

**Last updated date:**



Site ID: 2457    Former Medi Park, adj. QMC



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**Overall Conclusion:** Not Deliverable or Developable  
**Ward:** Lenton and Wollaton East  
**Ownership Status:**  
**Reporting Status:** Non D/D  
**Existing Use:**

**Land Type:** Brownfield  
**Planning Status:** Not Permitted  
**Construction Status:** No  
**Site Area:** 3.66 (Hectares)  
**Site Viability Zone:** Zone 2: Medium house prices  
**Is the site suitable?** Not Suitable  
**Overcoming non-standard constraints**  
**Current or Previous Application Ref:**  
**LAPP Reference:**

Constraints (Heritage Assets):

**Scheduled Ancient Monument:** Yes  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** Yes  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** Yes

Constraints (Air Quality):

**AQMA:** Yes

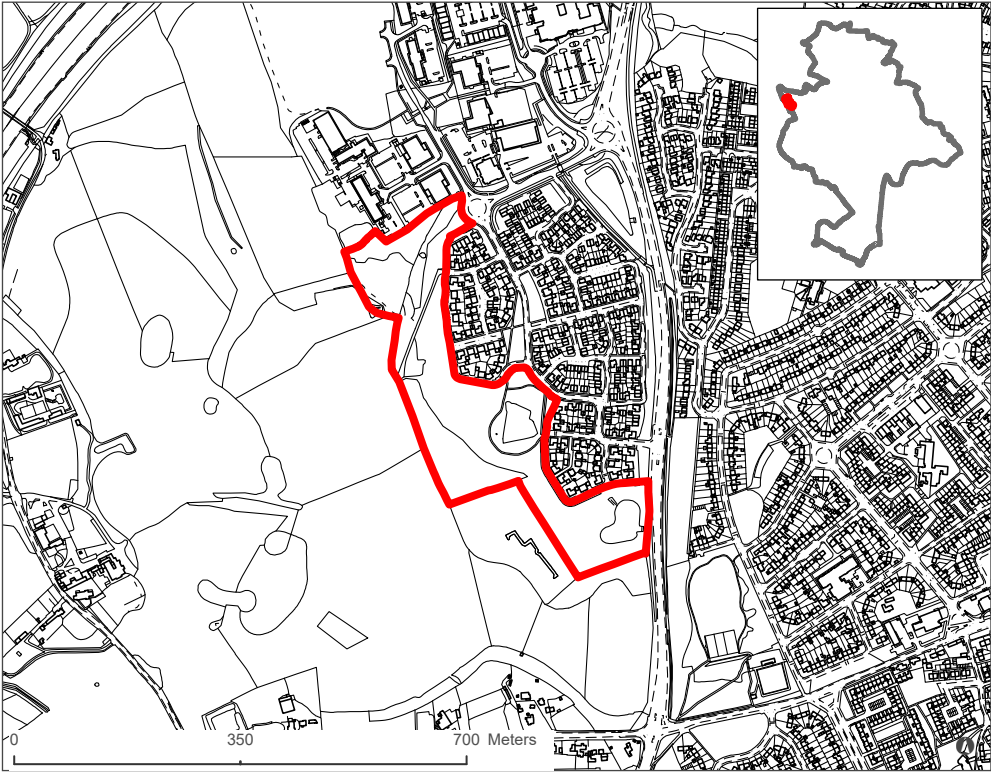
Constraints (Greenbelt):

**Greenbelt:** No

**Reasoned Justification:**  
Not suitable because of policy considerations

**Site Source:** Planning Application/ PREAPP  
**Easting:** 455012    **Northing:** 338885  
**Date first added to SHLAA:** 15/04/2019  
**Last updated date:** 31/03/2023

Site ID: 2499    Extension to Woodhouse Park



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bilborough

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:**

**Land Type:** Greenfield

**Planning Status:** Not Permitted

**Construction Status:** No

**Site Area:** 8.21 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

**Constraints (Heritage Assets):**

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** No

**Local Interest Buildings:** No

**Constraints (Ecology):**

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** Yes

**Local Nature Reserve:** No

**Local Wildlife Sites:** Yes

**TPOs:** Yes

**Constraints (Flooding):**

**Flood Zone 3-1 in 100 years:** No

**Constraints (Air Quality):**

**AQMA:** Yes

**Constraints (Greenbelt):**

**Greenbelt:** Yes

**Reasoned Justification:**

No longer be considered as the developer is no longer promoting that for residential development. Grade 3 agricultural land, within Green Belt. Principle of residential on this site would be policies of the Local Plan and therefore unsuitable and non d/d and policy constraints unlikely to be ever overcome.

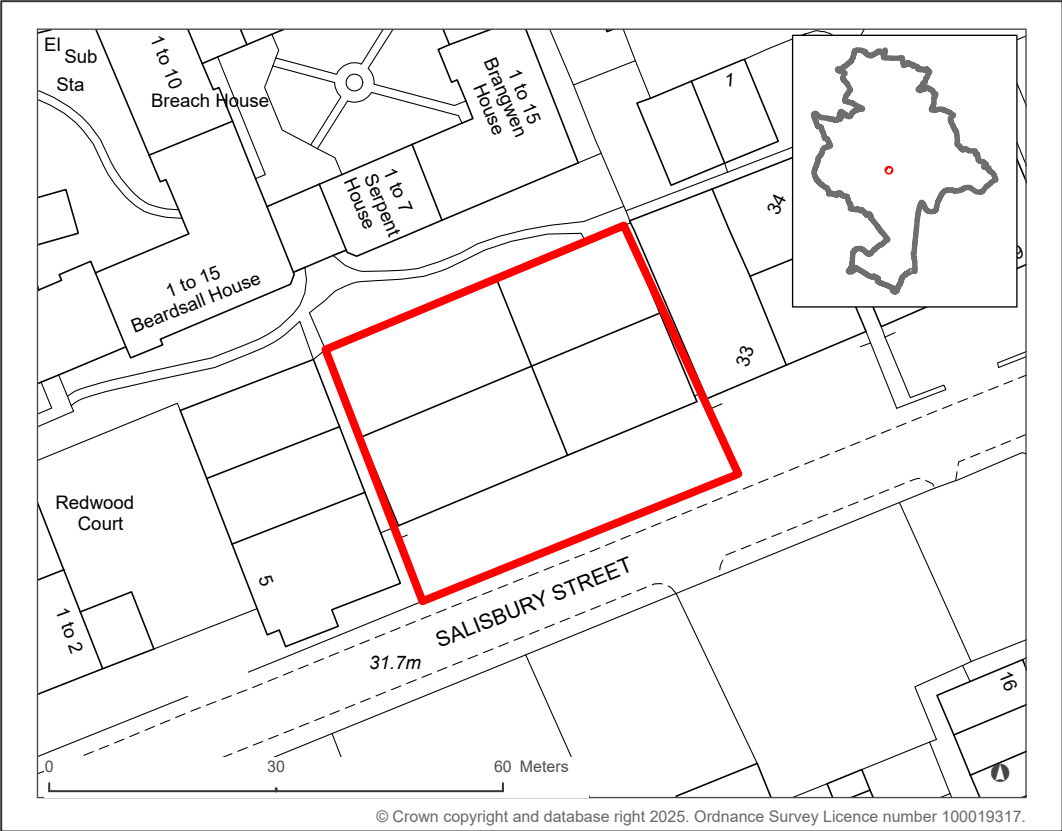
**Site Source:** 3rd Party Submission

**Date first added to SHLAA:**

**Easting:** 451525    **Northing:** 342267

**Last updated date:**

Site ID: 2526 Units 1 to 4, Salisbury Street



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** No  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Radford

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:** No

**Site Area:** 0.16 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:** 20/00090/PREAPP

**LAPP Reference:**

**Reasoned Justification:**

Unsuitable due to the loss of employment site and principal of the student accommodation within this location.

**Site Source:** Site/SHLAA Survey

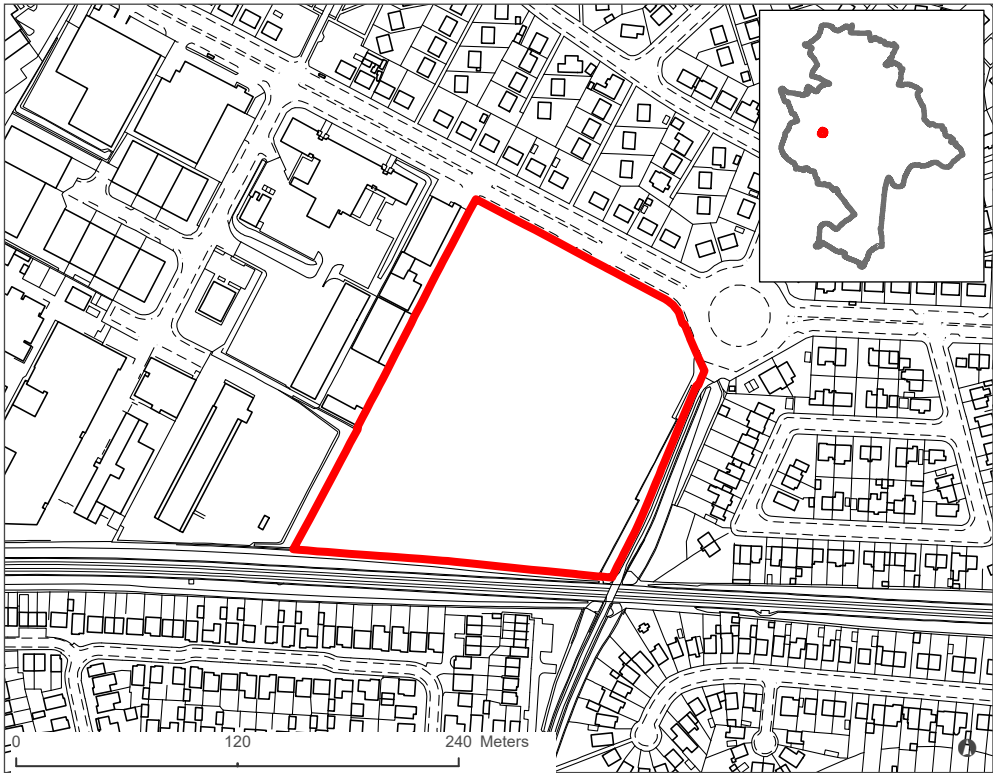
**Date first added to SHLAA:**

**Easting:** 455133 **Northing:** 339951

**Last updated date:**



Site ID: 2552    Former Chromoworks Site, Wigman Road



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**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Bilborough

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Non D/D

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:**

**Construction Status:**

**Site Area:** 2.79 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Not Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**

**LAPP Reference:**

**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

**Reasoned Justification:**

The site falls in the Major Business Park/Industrial Estate boundary of the LAPP

**Site Source:** 3rd Party Submission

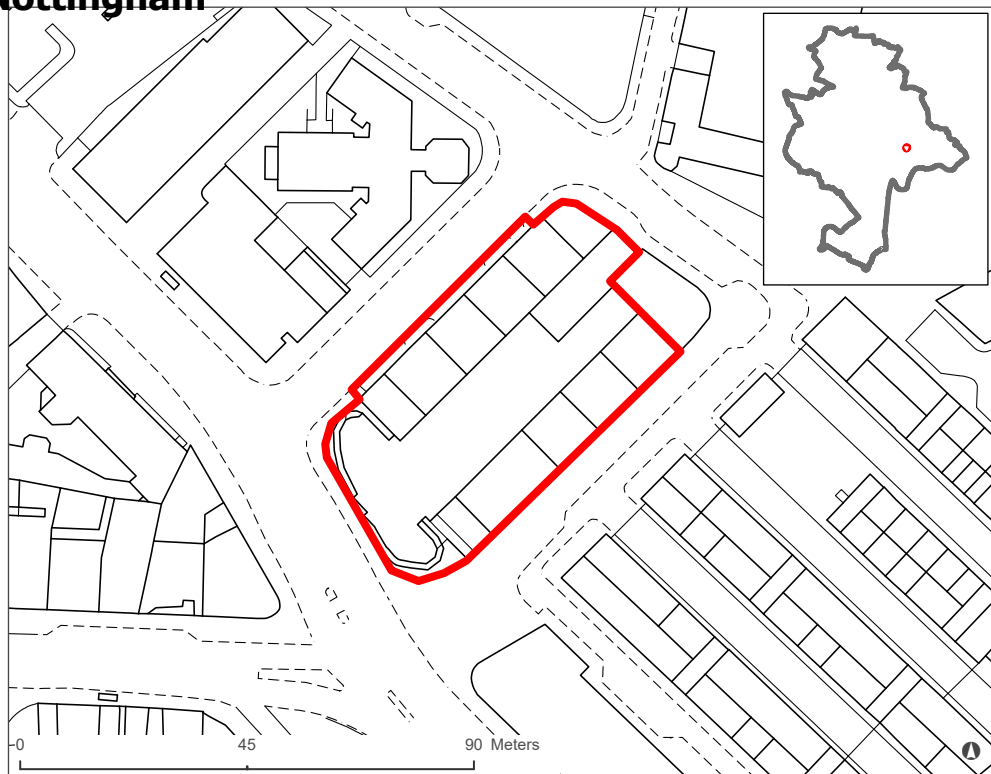
**Date first added to SHLAA:**

**Easting:** 453154    **Northing:** 340830

**Last updated date:**

# Site ID: 2558 IQ Nottingham 143 Lower Parliament Street

## Nottingham



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### Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No

**Conservation Area:** Yes

**Listed Building :** No

**Historic Parks and Gardens :** No

**Archaeological Sites :** Yes

**Local Interest Buildings:** No

### Constraints (Ecology):

**SSSI:** No

**Open Space Network:** No

**Ancient Woodland:** No

**Local Nature Reserve:** No

**Local Wildlife Sites:** No

**TPOs:** No

### Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

### Constraints (Air Quality):

**AQMA:** Yes

### Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not  
Deliverable or Developable

**Ward:** St Ann's

**Ownership Status:** Not owned by a  
public authority

**Reporting Status:** Non D/D

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.28 (Hectares)

**Site Viability Zone:** Zone 3: Low house  
prices

**Is the site suitable?** Could be Suitable

**Overcoming non-standard  
constraints**

**Current or Previous Application  
Ref:** 20/01095/PFUL3

**LAPP Reference:**

### Reasoned Justification:

Current permission unlikely to be developed

**Site Source:** Planning Application/  
PREAPP

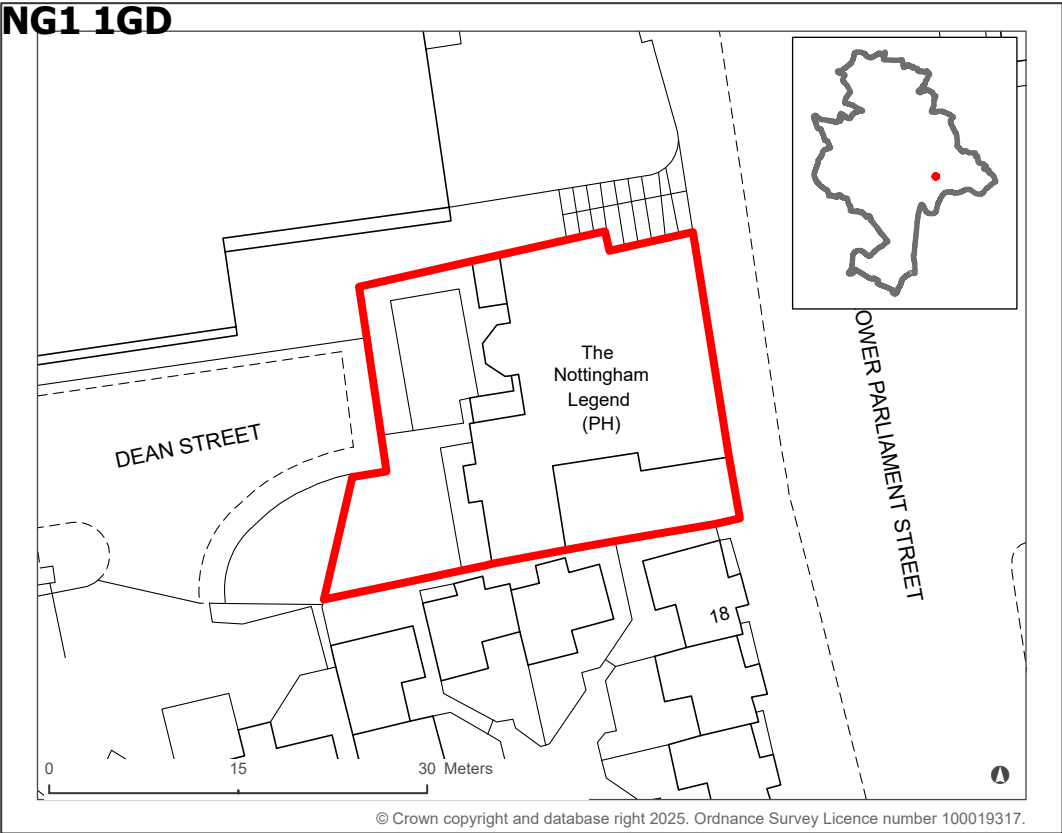
**Easting:** 457937 **Northing:** 340027

**Date first added to SHLAA:**  
28/06/2021

**Last updated date:** 31/03/2023

Site ID: 2565    The Nottingham Legend, Lower Parliament Street Nottingham

NG1 1GD



Constraints (Heritage Assets):

**Scheduled Ancient Monument:** No  
**Conservation Area:** No  
**Listed Building :** No  
**Historic Parks and Gardens :** No  
**Archaeological Sites :** Yes  
**Local Interest Buildings:** No

Constraints (Ecology):

**SSSI:** No  
**Open Space Network:** No  
**Ancient Woodland:** No  
**Local Nature Reserve:** No  
**Local Wildlife Sites:** No  
**TPOs:** No

Constraints (Flooding):

**Flood Zone 3-1 in 100 years:** No

Constraints (Air Quality):

**AQMA:** Yes

Constraints (Greenbelt):

**Greenbelt:** No

**Overall Conclusion:** Not Deliverable or Developable

**Ward:** Castle

**Ownership Status:** Not owned by a public authority

**Reporting Status:** Archive

**Existing Use:**

**Land Type:** Brownfield

**Planning Status:** Permissioned

**Construction Status:** No

**Site Area:** 0.07 (Hectares)

**Site Viability Zone:** Zone 3: Low house prices

**Is the site suitable?** Suitable

**Overcoming non-standard constraints**

**Current or Previous Application Ref:**21/00192/PFUL3  
**LAPP Reference:**

**Reasoned Justification:**

To remain as a Public House

**Site Source:** Planning Application/ PREAPP  
**Easting:** 457948    **Northing:** 339732

**Date first added to SHLAA:** 22/02/2022  
**Last updated date:** 31/03/2023