

# NOTTINGHAM CORE HOUSING MARKET AREA - STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

## METHODOLOGY



**JULY 2008**

Developed through a partnership of Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Nottinghamshire County Council, Rushcliffe Borough Council

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## 1. Steps Taken So Far

- 1.1. A partnership has been formed between the Nottinghamshire County Council, Nottingham City Council, Rushcliffe Borough Council, Gedling Borough Council, Broxtowe Borough Council, Erewash Borough Council and Ashfield District Council to undertake the Strategic Housing Land Availability (SHLAA) process. This group will be referred to as the partner authorities hereafter. For lead officer contact details of the partners authorities see Appendix 1.
- 1.2. The partner authorities steered an initial SHLAA for the Principal Urban Area (PUA) of Nottingham which was completed in April 2007 by EKOS consulting with ARUP (EKOS ARUP)<sup>1</sup>. The study was intended to inform the examination into the Draft Regional Spatial Strategy for the East Midlands<sup>2</sup> by providing an assessment of the potential residential development land within the Nottingham PUA.
- 1.3. The EKOS ARUP study was undertaken using draft government guidance. Following the completion of the study the final government guidance on the SHLAA process was published. This differed significantly in that it required a far more rigorous assessment of deliverability and developability of sites, removed the role of discounting site potential and reemphasised the requirement of a partnership approach and stakeholder involvement. The work undertaken previously therefore needed to be revisited for two reasons. Primarily to meet the requirements and objectives of the revised national guidance to ensure that subsequent Local Development Framework (LDF) documents evidenced are sound. Secondly, to ensure that full coverage of the Housing Market Area is achieved as the EKOS ARUP work was only concerned with areas within and adjacent to the PUA and within and adjacent to the sub regional centres (SRS).
- 1.4. EKOS ARUP in conjunction with the Urban Capacity Studies of the partner authorities provide the baseline for this assessment. Significant work has already been undertaken particularly with regard to site identification. Sites within the PUA were identified through EKOS ARUP, in addition a call for sites was undertaken in October 2007 (see section 4 for details).

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<sup>1</sup> Nottingham Principal Urban Area Strategic Housing Land Availability Assessment, EKOS consulting with ARUP, April 2007

<sup>2</sup> The Draft East Midlands Regional Plan, East Midlands Regional Assembly, 28 September 2006

## **2. National Context**

- 2.1. SHLAA is the process undertaken to identify sites that have the potential for residential development in Local Authority areas. It is designed to ensure Local Authorities maintain a flexible and responsive supply of housing land as required by Planning Policy Statement 3: Housing (PPS3)<sup>3</sup>. SHLAA supersedes the Urban Capacity Study approach and goes beyond it by asking whether sites are deliverable now or if are they developable at a specific point in the future once identified deliverability constraints have been overcome.
- 2.2. The SHLAA is designed to be a continuous process of managing a continuous supply of deliverable housing land. PPS3 requires local authorities to demonstrate and maintain a continuous 5 year land supply of deliverable sites, a 6-10 year supply of developable sites and an 11-15 year supply of developable sites or broad locations for future growth.
- 2.3. SHLAA is part of the wider modernisation of housing delivery agenda set out in the Housing Green Paper<sup>4</sup> where there is a clear emphasis on increasing the supply of new housing and recognition that the planning system is key to the housing delivery process. The final government guidance on the SHLAA process was published in July 2007<sup>5</sup>. This has been used to structure this draft methodology and will be referred to as 'the guidance' hereafter.

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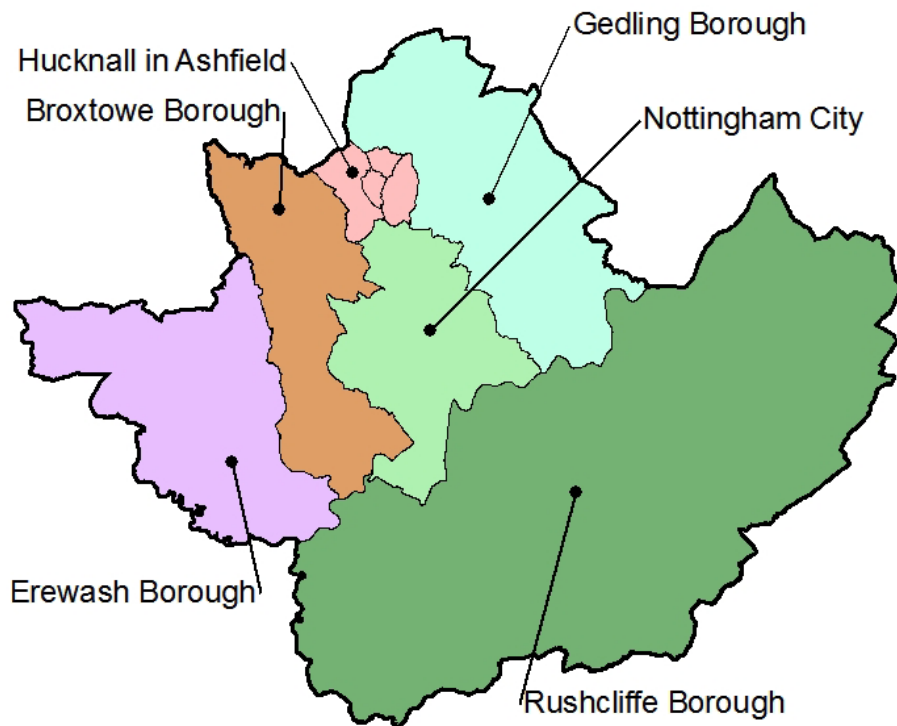
<sup>3</sup> Planning Policy Statement 3: Housing, CLG, November 2006

<sup>4</sup> Homes for the future: more affordable, more sustainable - Housing Green Paper, CLG, July 2007

<sup>5</sup> Strategic Housing Land Availability Assessments Practice Guidance, CLG. July 2007

### 3. Local Context and Key Aims:

- 3.1. In addition to the overarching SHLAA methodology set out in this paper, work is being commissioned separately to appraise already identified potential Sustainable Urban Extensions to the PUA and Sub Regional Centres in terms of their sustainability and deliverability. This is a two stage process which will look at broad locations around the conurbation and then look at the specific merits of the identified sites within those locations. The broad location work will inform the deliverability and developability assessment of the already identified potential extensions to the PUA and Sub Regional Centres. It will also inform an assessment of what are the most sustainable options for extensions to the urban areas should any be required once the capacity of the existing urban areas have been assessed through the overarching SHLAA process.
- 3.2. This methodology is intended to develop the work already undertaken through EKOS ARUP and guide a consistent approach to the SHLAA process which will be adopted by each of the local authorities forming part of the Nottingham Core Housing Market Area including the four wards of Hucknall in Ashfield. This area will be referred to as the HMA hereafter. The map below shows the juxtaposition of the districts that form the HMA:



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- 3.3. The approach set out in this paper will aim to result in the following core outputs:
- I. The identification of a minimum of a 5 year supply of deliverable sites for each of the partner authorities.
  - II. The identification of a minimum of a 6 to 10 year supply of developable sites supported by identified barriers to delivery where it is known when these barriers can be mitigated.
  - III. The identification of an 11 to 15 year (or more) land supply of developable sites supported by identified barriers to delivery where it is known when these barriers can be mitigated. Alternatively identified broad locations for future growth where a supply of developable sites up to 15 years cannot be identified.
  - IV. A group of sites which have been identified by either the partner authorities or stakeholders as having the potential for housing, but development is constrained (either physically or through policy) and it is not known when that constraint can be overcome or if it can be overcome at all.
- 3.4. These four core outputs will form the subject of an annual SHLAA report built from chapters supplied by each of the partner authorities to form the SHLAA for the HMA.
- 3.5. In light of the publication of the Panel Report into the Examination of the Draft Regional Spatial Strategy<sup>6</sup> the regional land supply requirements for the districts that comprise the HMA are yet to be finalised. Therefore it is not yet known what the 5, 10 and 15 year land supply requirements are for each of the partner authorities. When the figures are known they will be incorporated into this SHLAA process.
- 3.6. Based upon the guidance the key stages of the SHLAA assessment required to deliver the core outputs are as follows:
- I. Site Identification. Identify all sites from the full range of sources of housing potential across the full geographical area of the NCHMA as depicted on the map included at Appendix 1 (see section 4 and 5).
  - II. Estimating Potential. Undertake a robust analysis of the housing potential of each site identified using an approach consistent between partnering authorities as well as specific to local development conditions and housing needs (see section 6).
  - III. Assessment of Deliverability and Developability. Assess each site identified against a range of criteria contained within a shared

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<sup>6</sup> Panel Report of Examination in Public of the Draft Regional Spatial Strategy for the East Midlands (22 May -19 July), Government Office for the East Midlands, November 2007

database to determine when and whether sites are likely to be developed (see section 7).

- IV. Identify and Overcome Barriers to Deliverability. Set out in the reporting process key actions necessary to maintain the rolling five year supply of deliverable sites and the approach to overcoming specific barriers to the deliverability of developable sites (see section 8).



## **4. Site Identification Process**

- 4.1. Site identification will be the first stage of the SHLAA assessment. Many sites within and adjacent to the PUA and Sub-Regional centres have already been identified through EKOS ARUP. In addition a call for sites was undertaken in October 2007. This involved an advertisement campaign and a mail out to all developers, their agents and landowners with an interest in promoting sites for housing or historically active in the HMA. A list of consultees and an example of the letter and proforma sent to them is contained within Appendix 3.
- 4.2. It is proposed that additional sites for consideration will be identified on a continuous basis using a broad range of sources. Each partner authority will need to ensure that all new opportunities emerging through the following list of sources are identified and introduced continuously or at least annually. Key sources of sites are listed below (the list is not exclusive):

### **Sites in the Formal Planning Process:**

- Land allocated (or with permission) for employment or other land uses which is no longer required for those uses identified through respective local plans, or land identified through other evidence base documents (Employment Land studies and Open Space Strategies, Retail Studies for example) .
- Existing housing allocations and site development briefs
- Unimplemented/outstanding planning permissions for housing
- Planning permissions for housing that are under construction with the number of dwellings outstanding as at 31st March each year
- Sites previously refused planning permission for residential development but the reasons for refusal can be overcome by a revised scheme

### **Sites Not in the Formal Planning Process:**

- Vacant and derelict land and buildings where known and identified through a range of information sources including annual area survey, Brownfield Land Action Plan, National Land Use Database data, the use of aerial photography, pre application discussions or local knowledge

- Surplus public sector land using the register kept and updated every 3 months by English Partnerships<sup>7</sup> and land identified through discussion with Estates departments.
  - Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
  - Additional housing opportunities through small scale intensification in established residential areas, such as under-used garage blocks and other infill identified through annual survey, aerial photography analysis, local knowledge or pre application discussions.
  - Major large scale redevelopment and re-design of existing residential areas or areas where there are opportunities for intensification
  - Sites in rural settlements and rural exception sites
  - Urban extensions. The majority of the larger sites have already been identified through Local Authority records and the call for sites. All sites capable of accommodating over 500 dwellings that are adjacent to the PUA or the Sub Regional centres will be considered through the Supplementary Work commissioned to assess the Sustainable Urban Extensions. All other sites not associated with the PUA or with Sub Regional centres of all sizes will be assessed through this process.
  - New free standing settlements and small extensions to the urban areas outside the scope of the Supplementary Work commissioned to assess the Sustainable Urban Extensions. Sites that have already been identified through the call for sites will be considered as well as any new proposals brought forward by third parties, including the development industry, during the course of the assessment.
- 4.3. In addition to these sources each of the partner authorities will have a dedicated SHLAA website page which will give officer contact details for the submission of sites to be included within the assessment. There is a shared site with all details at - [www.nottinghamshire.gov.uk/regionalspatialstrategy.htm](http://www.nottinghamshire.gov.uk/regionalspatialstrategy.htm)
- 4.4. Clearly some of these sources can only be identified through physical site surveying, the use of aerial photography or OS maps at a local level. Physical site surveying will be necessary to assess elements of the deliverability and developability assessment (see Appendix 4). Each respective Local Authority will develop an annual programme of

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<sup>7</sup> Register of Surplus Public Sector Land, English Partnerships, <http://www.englishpartnerships.co.uk/rpspl.htm>

site survey to cover their respective areas and record when this has taken place through the annual reporting process. A site survey proforma setting out the information to be recorded through physical survey is included at Appendix 6.

- 4.5. All sites identified will be digitally mapped and referenced using a consistent system which allows the possibility for merging data in the future. All site records will include the following minimum descriptive information from the outset:
  - I. Site source
  - II. Site name (extant where possible)
  - III. Street name
  - IV. Site area (ha)
  - V. Grid Reference or Unique Property Reference Number
  - VI. Date of last site visit
  - VII. Existing Land Use
- 4.6. All this information in addition to the deliverability and developability criteria (discussed in section 6) will be stored in an MS Access database and linked to a GIS map base, this will ensure data held between partners is consistent. Any amendments to the structure of the database as the study progresses will be agreed between the partner authorities. There is potential for this to develop into an interactive web based solution which is currently being explored. This could be linked to other extant monitoring databases and regional reporting. It is not possible to delay the assessment until this is available, but it is essential information recorded is capable of transition.
- 4.7. It should be noted that it is not proposed to impose a site threshold to site identification. Hence all known sites with residential development potential will be included in the assessment. The continuous process of monitoring planning applications and pre application discussions in conjunction with the annual reporting process should reduce the likelihood of unidentified housing land coming forward (previously defined as windfall) under the superseded Urban Capacity Study and Planning Policy Guidance Note 3: Housing<sup>8</sup> approach. Monitoring of previously unknown planning applications should indicate the scale of any unknown supply on an annual basis.
- 4.8. SHLAA is a continuous process of assessment of housing land supply. The process is open to anyone to submit sites at all times throughout

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<sup>8</sup> Planning Policy Guidance Note 3: Housing, ODPM, March 2000

the year irrespective of location within the HMA as set out in section 5.1. However the process must report at least annually in line with the Annual Monitoring Report (AMR) process, therefore 31 March will be the cut off date for site submission for inclusion in report for the following years. For example, if sites are to be considered in the report for 2007/8 they must have been submitted to the respective Local Authorities by 31 March 2008 in line with the AMR period which runs from 1 April to 31 March.

## **5. Determination of the Area of Assessment**

- 5.1. The geographic extent of the study is the HMA (plus the four wards of Hucknall). All sites put forward within this area will be considered in the assessment. However for the purpose of proactive site identification through physical surveying by the each of the partner authorities, the search area for sites will be limited to the built-up areas and limited areas adjoining the built up areas where the built up area is established by defined urban boundaries and/or village envelopes. In broad terms this should consist of the following areas and land immediately adjoining these areas:
  - I. The indicative boundary of the Principal Urban Area, as defined for the Growth Point Bid and EKOS ARUP (See Appendix 2)
  - II. The Sub Regional Centres; the built-up areas of Hucknall and Ilkeston
  - III. Settlements inset from the Green Belt, beyond the Green Belt or washed over by the Green Belt
- 5.2. All named settlements falling within category III are listed by local authority area in Appendix 8. Note the whole of the Nottingham City area of proactive site identification lies with the Principal Urban Area.
- 5.3. If any areas falling within the above descriptions are not searched for the purposes of the site identification process, their exclusion will be justified by the relevant Local Authority and agreed with the partner authorities then subsequently documented through the annual reporting. Partner authorities may want to rule out certain parts of their built up areas. For example these could include:
  - I. Established employment locations identified in the NCRELS study<sup>9</sup> as high quality locations
  - II. Statutory designations for nature conservation including SSSI or Development Plan designations of protection
  - III. Part of the open space network in certain areas
- 5.4. Where sites are put forward by third parties outside of the broad search area set out in 5.1 they will be considered through the assessment process.

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<sup>9</sup> Nottingham City Region Employment Land Study, Roger Tym & Partners with Lambert Smith Hampton, March 2007

## **6. Estimating Housing Potential**

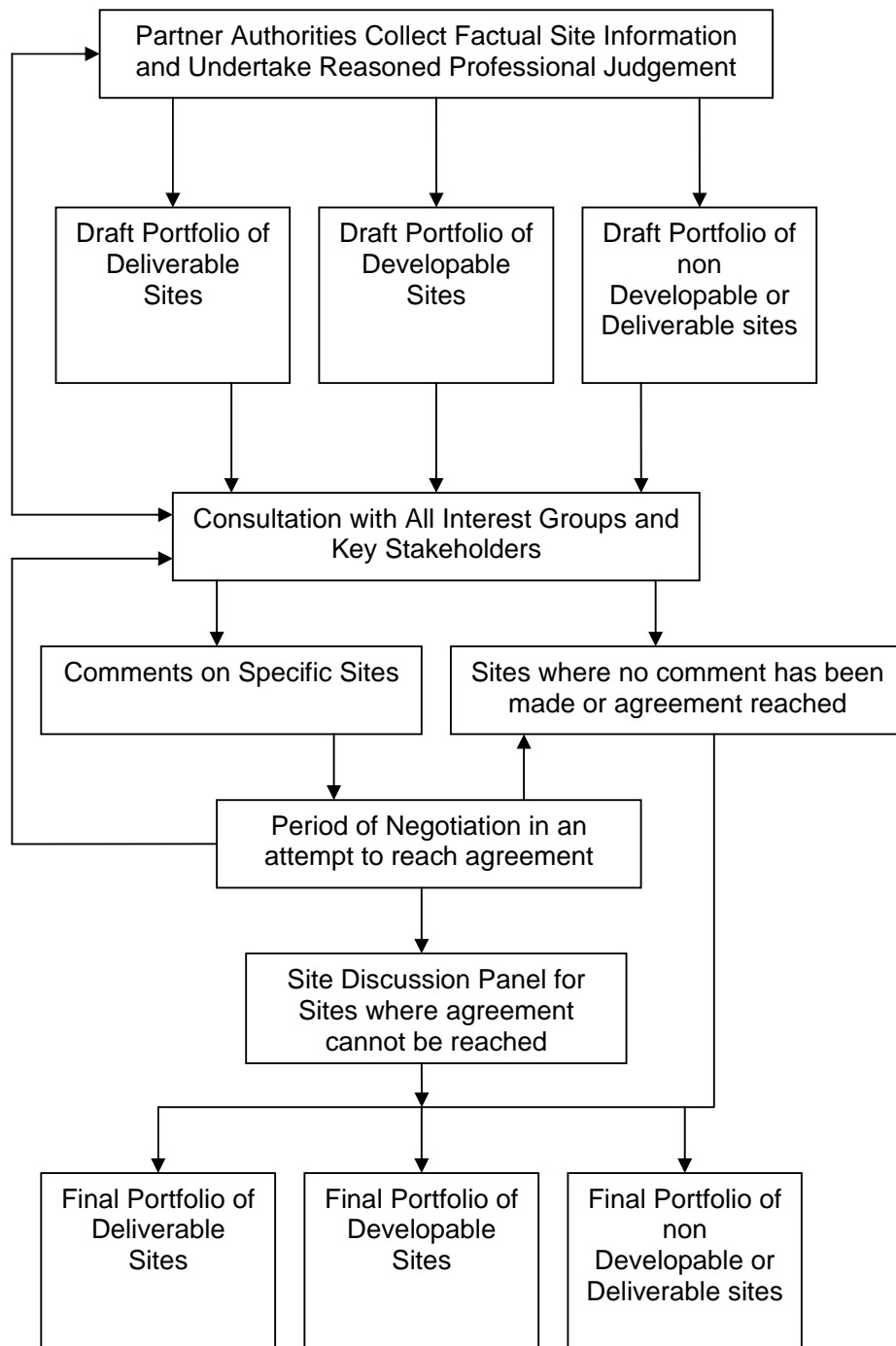
- 6.1. Where information is held in an existing planning document or the site is already within the development process, the respective figure contained within the document or development scheme will be used to estimate the site's potential. Information sources for estimating site potential could include:
- I. Local Plan
  - II. Development Plan Document
  - III. Development Brief
  - IV. Planning Application
  - V. Masterplan
  - VI. Pre application enquiry
  - VII. Details from site submission
- 6.2. Where no information is held an assumption will need to be made about the amount of housing that could be delivered on a site. A best estimate must be made through the comparison of exemplar schemes delivered on sites with similar characteristics. All housing potential recorded in the database will be supported by the origin of the housing potential figure, which will either be from the list in 6.1 or from a bespoke reasoned judgement. This will ensure the process is transparent.

## 7. Assessment of Deliverability and Developability

- 7.1. The assessment of deliverability and developability is the third stage and most detailed element of the SHLAA process. Deliverable means a site is available, is suitable for housing and there is reasonable prospect that housing will be delivered on the site in five years. Developable means a site is in a suitable location for housing and there is a reasonable prospect that it will be available at a specific point in time in the future once known barriers to delivery are mitigated.
- 7.2. The assessment will be achieved in two parts. In the first part, planning officers of each of the partner authorities will complete an assessment of each site through a consistent deliverability and developability test using a variety of information sources including a physical site survey. The second part will be a review of the results of the assessment through the involvement of stakeholders, to deliver a final assessment for that year.
- 7.3. The deliverability and developability test will be undertaken in full compliance with Stage 7 of the guidance using the matrix included at Appendix 4 supplemented by physical site survey data collected on a site by site basis using the Site Survey Proforma included at Appendix 6 as site information gathering tools. The criteria in the matrix have been structured so that key site specific facts can be identified that will inform an overall view of whether a site is deliverable now and if not when. It is not designed as a scoring system or as a means of comparison between sites.
- 7.4. There are three elements to the deliverability and developability assessment as set out in the matrix, these are:
- I. **Suitability.** Whether a site is in a suitable location in principle for housing. The key here will be the planning policy assessment e.g. designations, protected areas, existing planning policy and corporate, or community strategy policy. If a site fails the test of suitability it will automatically be termed undeliverable at this point in time. If suitable, the question of whether it is developable would depend upon the way in which the site is constrained. If a site is constrained in such a manner that the constraint could be mitigated within 15 years it will be classed as developable. Constraints may be physical or policy based.
  - II. **Availability.** If a site is found suitable for housing through the first stage, it is then necessary to consider whether a site is available for housing at this point in time. If a site is found not available it is necessary to identify when it could possibly become available i.e. within 6-10 or 11-15 years. There is no need to test for achievability until the site is available.

- III. **Achievability.** If a site is found suitable and available for housing then the next test is determine whether there is a reasonable prospect of housing being delivered on the site within five years. This test is essentially based upon the condition of the respective housing market and its influence upon the viability of the site. The basis for the assessment will be the current strategic housing market assessment supported by analysis by developers selected through discussion with the HBF.
- 7.5. In considering the criteria set out in the matrix against each of the identified sites, information will be obtained from a range of sources, included in Appendix 4 and through physical site surveys. The intention is that the assessment is based upon verifiable factual data of high quality. The matrix is designed to record information efficiently and will form the structure of a database. Each of the fields in the matrix will be supplemented by a free text field where further clarification and details can be entered.
- 7.6. Where development is planned or in progress on identified sites the primary source will be the developer, agent or land owner, who will be asked the following questions:
- I. Do you consider the site to be unconstrained and ready for development now (deliverable)?
  - II. If s, what is the reason for the delay? If not what is the constraint(s)? and how and when might this be overcome?
  - III. When do you anticipate the development will be commenced and completed, with reasons? (up to 5 years, 6-10, 11-15, beyond 15 years)
- 7.7. Once the suitability, availability, and achievability matrix is complete for each site, Planning Officers will use this information and any supporting information contained with the free text fields to inform a reasoned judgement on whether sites are deliverable now or developable at a specific time in the future. This will be a statement based upon the key facts collected through the matrix stating when the site is likely to be developed and why. This will be recorded in the database and reviewed at least annually.
- 7.8. Stakeholder Review: The portfolio of sites and reasoned judgments will be made available to all key stakeholders who will be asked to identify any sites where it is considered that the judgment has been made incorrectly. The stakeholder will need to supply detailed comments as to why this is felt to be the case. A period of discussion between Planning Officers and that stakeholder will follow in an attempt to agree a common ground. The remaining sites where agreement cannot be reached will go forward to the Panel who will finalise the deliverability assessment for that year. The diagram over the page illustrates how the assessment of deliverability and developability will take place.





7.9. The timetable for the stakeholder review will be as follows:

- I. The portfolio of sites should be sent out annually ideally in early February (although this is likely to slip to May for the first year). Upon receipt of the portfolio of sites stakeholders have 21 days to

submit comments. Failure to submit comments will result in the reasoned judgement of part one standing.

II. Upon receipt of comments from stakeholders each respective local authority will then have a period where they can choose to alter their reasoned judgement in line with the comments received, or enter into discussions with objecting stakeholders seeking agreement. All sites where agreement has been reached between the Local Authorities and stakeholders will be considered fully assessed for that year.

III. The outstanding sites where agreement cannot be reached will be considered by the SHLAA Site Assessment Panel which will ideally meet at the end of March each year (May/June in the first year).

7.10. The SHLAA Site Assessment Panel will consist of representatives from the local authorities, and local agents, developers and others with property interest / infrastructure knowledge within the area. These will be:

- three local authority representatives (planning officers),
- a County Council officer,
- An independent housing market analyst; estate agent, quantity surveyor or similar,
- Two representatives of the house building industry in the area (these will be suggested by /agreed with the regional Home Builders Federation),
- A representative of the social / affordable housing sector, i.e. an officer of a local housing authority, the Housing Corporation or a major Registered Social Landlord in the area,
- Specialist technical advisors will include representatives of Natural England to advise on environmental aspects; others may be invited or asked to comment on some evidence (e.g. drainage, highways).

7.11. Following this two part process each local authority will be in position to identify a land supply of deliverable sites (for minimum of 5 years) and a land supply of developable sites or broad locations for growth up to a period of 15 years as well as a number sites not considered developable. The land supply of deliverable sites and the land supply of developable sites will be included in and monitored through the Annual Monitoring Report (AMR). Factors constraining the deliverability of developable sites will be clearly identified and addressed on an annual basis to maintain the rolling 5 year land supply of deliverable sites.

## **8. Identifying and Overcoming Barriers to Delivery**

- 8.1. This will essentially be the final stage of the annual SHLAA process and is designed to ensure the land supply of deliverable sites is maintained.
- 8.2. For the first annual report of the SHLAA the barriers to delivery will not be known in any great detail before the first round of SHLAA assessment is complete. However the position will be much clearer in the second year.
- 8.3. The barriers to deliverability will be set out in the reasoned judgment following the deliverability and developability assessment and agreed by the stakeholders. Each partner authority will be expected to report on the measures taken to overcome these barriers in reasoned judgments made from March 2009 onwards.

## **9. Reporting and Continuous Monitoring**

- 9.1. All sites identified as deliverable through the deliverability and developability assessment process will essentially comprise the land supply of deliverable sites for each of the partner authorities. A minimum of a five year land supply will be included and updated at least annually in the AMR of each of the partner authorities. This first round of assessment will therefore ideally need to be complete by 31st March 2008, so that the monitoring of 5 year land supply can commence through the AMR's for 2008 which monitor the period from 1st April 2007 to 31st March 2008. However it is unlikely that this will be achievable in the first year.
- 9.2. In addition the land supply will be pulled together into a detailed report which will essentially comprise the portfolio of sites. The sites identified as forming part of the current deliverable supply will be posted on each of the partner authorities' SHLAA website pages. The list of sites comprising the supply of deliverable sites will be updated at least annually or as and when required.
- 9.3. Any deviation from the process set out in the methodology will be agreed between partner authorities at quarterly SHLAA meetings designed to share knowledge, maintain consistency and streamline processes of working.
- 9.4. Keeping the overall assessment up to date is a continuous process which will result in reporting at least annually. Key matters for update will be to monitor the progress of sites through the planning and development process and changes in circumstances regarding any deliverability constraints. Each of the partners will be responsible for ensuring this is undertaken as accurately as possible on an annual basis.

## **10. Methodology Consultation and Adoption Process**

- 10.1. The SHLAA is an LDF evidence base document and this is therefore not subject to the rigorous statutory consultation requirements. However in order to develop a SHLAA process that is based upon factual information and best placed judgment where necessary the partner authorities feel key stakeholder engagement essential.
- 10.2. The organisations and individuals felt to be key stakeholders are set out in Appendix 4. The stakeholders were consulted on this methodology in February 2008 and given four weeks to submit comments; following which these comments have been assessed and the methodology amended on reflection or comments rejected with documented reasoned justification. All consultation responses and resulting alteration to this methodology are summarised in Appendix 7.
- 10.3. Stakeholders will be contacted to designate a key contact who could be available to sit on The Nottingham Core Housing Market Area SHLAA Panel and will receive the portfolio sites. This key contact may be contacted throughout the course of the assessment to answer general technical queries.

## **Appendix 1: Partner Authority and Lead Officer Contact Details**

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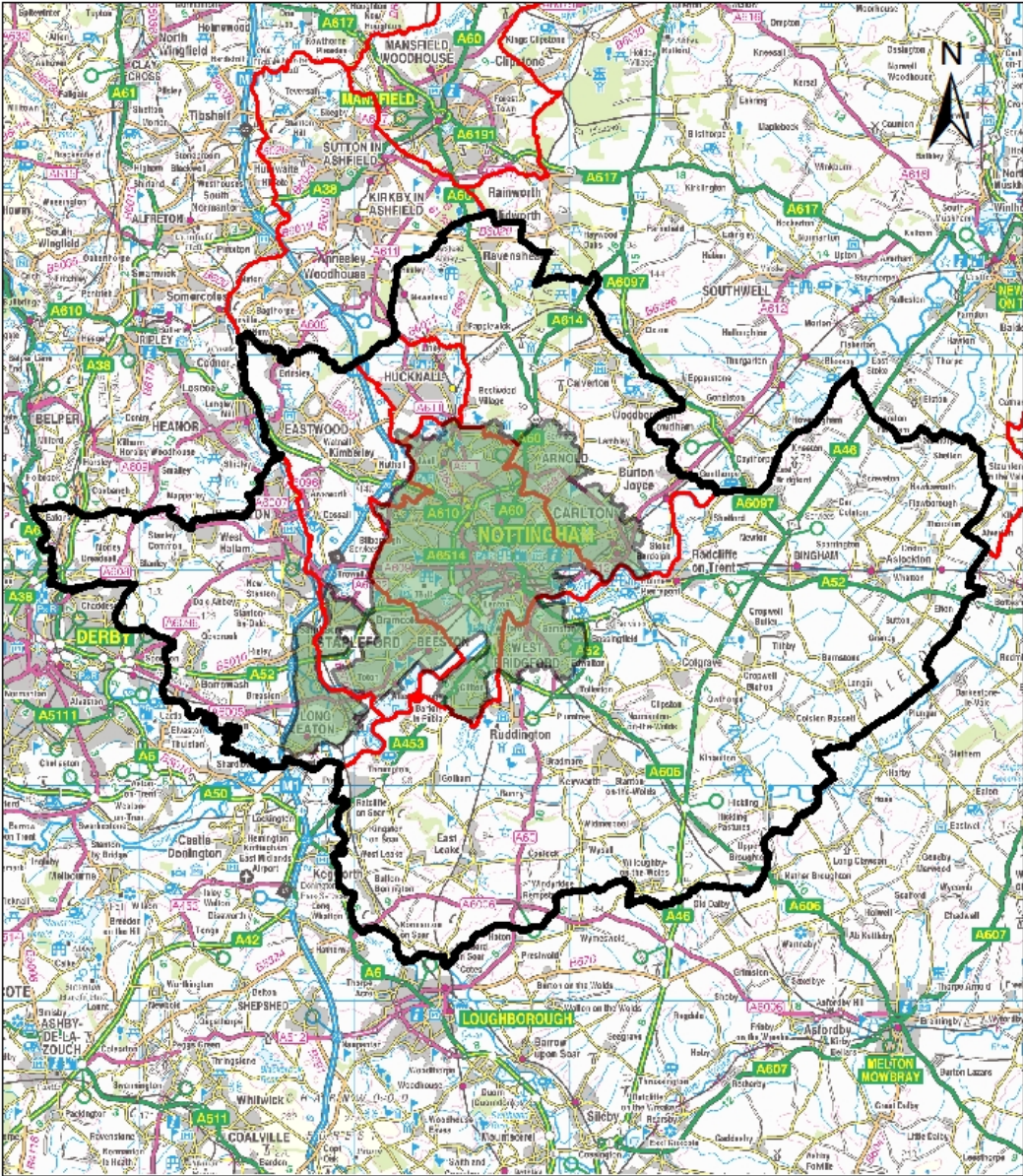
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Pavilion Road,  
West Bridgford,  
Nottingham  
NG2 5FE

Email: [pmarshall@rushcliffe.gov.uk](mailto:pmarshall@rushcliffe.gov.uk)  
Tel: 0115 914 8568

# Appendix 2: NCHMA inc. Hucknall in Ashfield (Study Area)



**Key:**

- Nottm Core Housing Market Area Boundary inc Hucknall in Ashfield
- Indicative Principal Urban Area
- Local Authority Boundary

Scale 1:250,000

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## Appendix 3: Letter and Proforma Used for the Call for Sites

When telephoning, please ask for : Mr D A Armiger  
Direct Dial : 0115 9148358  
Email : [darmiger@rushcliffe.gov.uk](mailto:darmiger@rushcliffe.gov.uk)

Our Reference : DA/GNSHLAA  
Your Reference :  
Date : 10 August 2007

Dear

### Greater Nottingham HMA Strategic Housing Land Availability Assessment

Following the publication of the Government's Housing Green Paper in July 2007 I am writing to you on behalf of Ashfield District Council, Broxtowe Borough Council, Gedling Borough Council, Erewash Borough Council, Nottingham City Council, Nottinghamshire County Council and Rushcliffe Borough Council about our intention to undertake a joint Strategic Housing Land Availability Assessment for the Greater Nottingham Housing Market Area. The assessment will develop the initial work already undertaken through the Nottingham Principal Urban Area Strategic Housing Land Availability Assessment April 2007.

This study will be undertaken in accordance with the good practice guide published alongside the Green Paper and we are in discussions with the Home Builders Federation about stakeholder involvement in this process.

At this stage I would be grateful if you could supply details of any sites that you wish to be considered in this study on the attached pro forma, along with a suitable site location plan preferably at a scale of 1:1250, 1:2500 or larger if appropriate. Please note that as the study covers the whole of the Greater Nottingham Housing Market Area which includes the whole of Nottingham City, Broxtowe, Gedling, Rushcliffe and Erewash districts and the Hucknall part of Ashfield district. Submitted sites should therefore relate only to land within the Housing Market Area. At this stage it will not be necessary to submit detailed justification or technical supporting information for any sites put forward.

Please ensure that responses for the whole study area are returned to me by 14 September 2007. Please make copies of the form if forwarding more than one site.

Yours sincerely



Development Framework Manager

**Nottingham Core Housing Market Area Strategic Housing Land Availability  
2007**

<b>Contact details:</b>				
<b>If Agent, who owns the site:</b>				
<b>Site address:</b>		<b>Local Authority Area:</b>		
<b>Site area (ha):</b>		<b>Potential dwelling capacity including details of any other proposed uses:</b>		
<b>Current use:</b>		<b>Is the site active or vacant:</b>		
<b>Known constraints and details of options to overcome:</b>	Contamination			
	Flood risk			
	Green Belt, Open Space, or Countryside			
	Access Issues			
	Land Ownerships/Ransom Strips			
	Bad Neighbouring Uses			
	Economic Viability			
	Nature/Conservation			
	Utilities			
	Other constraints			
<b>When is the site likely to be developed</b>	<b>Within 5 yrs</b>	<b>Within 5-10 yrs</b>	<b>Within 10-15 yrs</b>	<b>Beyond 15 yrs or not known</b>

### **Appendix 3.1: List of Respondents to the Call for sites:**

Addleshaw Goddard/Taylor Wimpey/Graham Warren Partnership  
Aldergate Properties  
Andrew Martin Associates  
Andrew Martin Associates/Clowes developments  
Andrew Martin Associates/Collyers Nursery  
Antony Aspbury Associates  
AtisReal  
Banks Developments (David Lock assoc)  
Barton Willmore  
Barton Willmore/ Catesby Property  
Beaver International  
Bennett Urban Planning  
Bovis Homes  
Bowden Land  
CO-OP  
Corus UK  
Crest Nicholson (Midlands) Ltd  
David Lock Associates  
David Wilson Homes  
DLP Consultants  
DPDS  
DPDS (Taylor Wimpey)  
DPDS (Westermans)  
East Midlands Development Agency  
East midlands DevelopmentAgency W.Y.G.  
Entec Uk/Crown Estates  
First City (Tarmac)  
Geoffrey Prince (Langridge Homes)  
Gregory Gray Associates  
Hallam Land Management  
Hunter Page Planning  
Ian Baseley Associates  
Jack Johnson (Builders)  
John Fearn  
John Robinson (Hofton Builders)  
Ken Maffam Associates  
LHA ASRA  
LHW properties  
Lovejoy (Taylor Wimpey)  
M T Dunstall  
McDyre and Co  
Miller Homes (Hammond family)  
Miller Homes/ Pegasus Planning  
MM3 Design  
Mr & Mrs D Lees  
Mr and Mrs Carrier  
Mr and Mrs Thomason  
Mr and Ms Pavis  
Mr Chatfield  
Mr Clay  
Mr Fox  
Mr P Wigglesworth  
Mrs D A Pickerill  
Mrs Gilbert Et Al  
Mrs Poole  
Nottinghamshire County Council (Vincent and Gorbing)

Nottinghamshire County Council Property  
Pegasus Planning  
Pegasus Planning Group/Persimmon Homes  
Pegasus Planning Group/Wilson Bowden  
Peter Diffey and Assoc.  
Peter Tyers Associates  
Peter Wigglesworth  
Peveril Securities  
Peviril Homes/Signet Planning  
R Westerman  
Raleigh UK  
Richard Kemp  
RPS Birmingham  
Rural Solutions  
Savills Lincoln  
Savills Nottingham  
Savills Nottingham (Champions Gate)  
Savills Nottingham (Greene King)  
Shouler and Son  
SOL Homes  
Southwell Board of Finance (Savills Lincoln)  
Southwell Diocesan Board of Finance  
Stonleigh Planning  
Sutherland Craig Partnership  
Terence O'Rourke  
The Colin Smith Partnership  
UK Coal  
Westerman (DPDS)  
Westerman Homes  
Wheatley Group  
Willow Tree Developments

## Appendix 3.2: List of Recipients of the letter Calling for Sites

Dr Valerie Passetti	
Mr A Player	
Mr M Harrison	
Mr C Welsh	
Mr & Mrs D Lees	
Mrs H Ainscough	
Mr D & G Kellam	
Mr & Mrs T Allen	
Mr J Fearn	
Mr Nandha	
Mr Mohammed	
Mr J Robertson	
Mr D Parton	Abbeyfield Nottingham Society Ltd.
Mr Richard Burnet	Aburnet Ltd
Mr R Rusling	Ackroyd & Abbott Homes Ltd
Mr J R Heath	Acreridge Ltd
Sir/Madam	Adam Commercial
Ms Melissa Greggains	Addleshaw Goddard
Mr W Scholter	Aldergate Properties
Sir/Madam	Anchor Housing Trust
Mr Richard Hall	Andrew Martin Associates
Mr Andrew Thomas	Andrew Thomas Planning
Sir/Madam	Anne Staley Design Ltd.
Mr Mike Downes	Antony Aspbury Associates
Mr S Walters	ATISREAL
	Augusta Developments Ltd.
Mr S Thistlethwaite	Bank's Developments
Mr Dylan Jenkins	Barratt Homes
Mr Roger Turnbull	Barton Willmore Planning
Mr Andrew Thompson	Barton Willmore Planning
Sir/Madam	Bellway Estates (Midlands)
Mr M Kelly	Bellway Homes East Midlands
Mr J Murphy	Bellway Homes Planning & Development
Mr Rob Edmunds	Ben Bailey Homes
Mr B Hunt	Ben Hunt Planning
Mr Darryn Buttrill	bi Design Architecture
Mr Neil Hartley	Birch Developments Ltd
Mrs A Renner-Thomas	Bircham Dyson Bell
Mr Blott	Blotts Country Club
Mr J Best	Blue Sky Planning
Mr Matt Charnock	Bovis Homes
Mr R Bowden	Bowden Land and Development Consultants
Mr R Wysall	Braunstone Developments
Mr N Ozier	Brian Barber Associates
Mr Roger Harvey	British Waterways
Mr N Collar	Brodies
Mr Steve Coult	Browne Jacobson
Mrs S Harrison	Bryan and Armstrong

Mr J Bryden  
Mrs C Worrall  
Sir/Madam  
Sir/Madam  
Sir/Madam  
Mr David Morris  
Mr Chris Thomas  
Mr Gavin Angell  
Mr Donald Chambers  
Mr C E Smith  
Mr A Robinson  
Mr M A Jaques  
Ms Helen Woolley  
Sir/Madam  
Mr Tim Beale  
Sir/Madam  
Sir/Madam  
Mr Nigel Abbott  
Mr D Hammond  
Sir/Madam  
Mr R Galij  
Ms Sally Burnett  
Mr J White  
Mr M Rose  
Mr D Morris  
Mr John Turner  
Mr J Lomas  
Mr Will Martin  
Ms Samantha Nicholls  
Mr S Hanley  
Rev M Taylor  
Ms Jasmine So  
Sir/Madam  
Mr Alf Plumb  
Mr Richard Bailey  
Mr M Jackson  
Sir/Madam  
Mr G Hind  
Mr Tom Glanz  
Mr David Brown  
Sir/Madam  
Mr Neil Hall  
Mr John Taylor  
Sir/Madam  
Sir/Madam  
Sir/Madam  
Ms Ann Cartwright  
Sir/Madam  
Sir/Madam  
Mr Peter Rider

Bryden Developments  
Burton Buckley Ltd  
Byrant Homes East Midlands  
Caledonian Holdings Ltd.  
Carter Jonas  
Castlemore  
Chris Thomas Ltd  
CitiLofts Ltd  
Colin Buchanan  
Colin Smith Partnership  
Concept Planning Design Ltd.  
Corus UK Ltd  
Country Landowners Association  
Countrywide Homes Ltd  
Crest Nicholson  
Croft Plc  
Crosby Homes (East Midlands) Ltd  
Dalton Warner Davis  
David Hammond Chartered Surveyors  
David Lock Associates  
David Wilson Homes North Midlands  
DDEP  
DE Clegg  
Derek Lovejoy Partnership  
Derek Morris Architects  
Derwent Living  
Development Land & Planning Consultants  
Development Planning Partnership  
Devplan UK  
Dialogue  
Diocese of Southwell  
Donaldsons  
Dove Jeffrey Developments  
DPDS Consulting Group  
Driver Jonas  
DTZ Piedad Consulting  
East Midland Housing Association  
East Midlands Development Agency  
East Midlands Property Owners Ltd  
Eastern Shires Housing Association  
Eden Supported Housing Ltd  
Entec UK Ltd  
Entente  
Environment Agency  
Escritt Barrell Golding  
F P D Savills (Nottingham)  
Family First Trust  
fch Housing and Care  
Featherstone Planning & Development  
FIBC Building Control Services

Ms A Bave	First City Ltd
Ms K Davies	Fisher German
Mr M Shipman	Forum Building Design
Mr Nick Grace	FPD Savills
Mr Andrew Redfern	Framework Housing Association
Sir/Madam	Franklin Ellis
Mr Mark Flatman	Freethcartwright
Mr Steve Tunstall	Friesland Comprehensive School
Mr R Hancock	G & H Associates
Ms Su Ross	G L Hearn Planning
Mr S Akins	Geo Akins (Holdings) Ltd
Mr G Prince	Geoffrey Prince Associates Ltd
Mr M Smith	George Wimpey East Midland Ltd.
Mr A Roberts	George Wimpey South Yorkshire Ltd
Ms L Hutchinson	Gladedale (East Midlands) Ltd
Sir/Madam	Gleeson Regeneration
Mrs J Gough	Gough Planning Services
Mr G Gray	Gregory Gray Associates
Ms S Williams	GVA Grimley
Mr C Dunn	H J Banks & Co
Mr R Walters	Hallam Land Management
Mr J Hollyman	Harris Lamb Planning Consultancy
Sir/Madam	Hendon Court Development Ltd.
Mr B Asher	Henry Mein Partnership
Mr David Alderson	Hepher Dixon
Sir/Madam	Herbert Button and Partners
Ms Sue Byrne	Highways Agency
Mr J Holmes	Holmes Anthill
Mr Jamie Lewis	Hunter Page Planning
Mr I Baseley	Ian Baseley Associates
Mr Jonathan Harbottle	Ibbett Mosely
Mr A Willis	Indigo Planning Limited
Sir/Madam	Innes England
Mr Andy Carter	Inventures
Miss E Allwood	J H Walter
Sir/Madam	J S Bloor (Services) Ltd
Mr Jack B Johnson	Jack B Johnson (Builders) Ltd
Mr T Jackson	Jackson Design Associates
Mr Depak Sood	Jai Ganesh
Mr S Mulligan	Jay Bee Construction
Mr John Herington	John Herington Associates
Mrs D Wilson	John Martin & Associates
Mr I Phillips	Johnson Group Properties Plc
Ms A Turner	Jones Day
Sir/Madam	Josef Development
Mr K Mafham	Ken Mafham Associates
Sir/Madam	Lace Market Properties
Mr John Holder	Laing O'Rourke Midlands Limited
Mr J Nicholson	Lambert Smith Hampton
Mr Kevin Foster	Land & Development Consultants Ltd

Mr J Glasspool	Landmark Information Trust
Mr Peter Wilkinson	Landmark Planning Ltd
Sir/Madam	Leicester Housing Association
Mr Woodhouse	LHW Properties Ltd
Sir/Madam	Lidl Foodstores
Mr Phil Scrafton	Litchfield Planning
Mr M Rose	Lovejoy
Mr Brett Stevenson	Lovell
Mr Symon Porteous	Lovell Johns
Sir/Madam	Manor Chiltern Ltd
Sir/Madam	Marrons
Mr Keith Fenwick	Mason Richards Planning
Ms R Lee	Mather Jamie
Sir/Madam	McCarthy & Stone Ltd
Sir/Madam	McDyre & Co
Sir/Madam	Megaclose
Mr D J Parker	Messrs W.T.Parker
Mr J Reah	Metro Jennings Ltd
Mr Mark Anslow	Metropolitan Housing Trust
Sir/Madam	Midlands Rural Housing Trust
Sir/Madam	Miller Homes (East Midlands Ltd)
Ms K Roberts	MM3 Design Ltd
Sir/Madam	Molyneux Smith Chartered Accountants
Mr Bob Monk	Monk Estates Ltd.
Mr N. Gillan	Mono Consultants Ltd
Sir/Madam	Moore Midlands
Ms Sarah J Hill	Morris Homes (North) Ltd
Mr E Wood	Mosaic Group
Mr J Dunshea	NAI Fuller Poyser
Mr Daniel Lampard	Nathaniel Lichfield and Partners
Mr B Green	National Grid
Sir/Madam	Nene Housing Association
Ms J Stephenson	Network Rail
Mr N Judge	Network Rail
Mr David Cowans	North British Housing Association
Sir/Madam	North Gate Court Ltd
Mr P Stock	NorthCountry Homes Groups Ltd
Mr Andrew Fullelove	Northern Counties Housing Association
Sir/Madam	Nottingham City Council/Property Records & Estate Rents
Mr Gary Turner	Nottingham Community Housing Association
Mr D Buckland	Nottinghamshire County Council
Mr B Rowlands	Oliver Liggins
Mr Craig Mellor	Opal Property Group Ltd.
Mr S Rackham	Orange Personal Communications Services
Mr A.J Fletcher	P.J Fletcher & Son Ltd
Mr M Dunstall	Parry Dunstall Planning Consultants
Ms Wendy Sockett	Paul and Company
Mr M Walker	Peacock & Smith
Mr A Kitchen	Pegasus Planning
Ms Joanne Hedgley	Pegasus Planning Group



Mr Chris Smith	Persimmon Homes North Midlands Limited
Mr Peter Diffey	Peter Diffey and Associates Ltd.,
Sir/Madam	Peter Tyers Associates
Mr P Wigglesworth	Peter Wigglesworth Planning Ltd
Sir/Madam	Peveril Homes Ltd
Mr Peter Foster	PfP Developments Ltd (NBHA)
Mr C Pickering	Pickering Properties Ltd
Ms Meril Hatcher	Places for People
Mr John Millhouse	Planning & Design Practice Ltd
Mr A M Allen	Planning Bureau Limited
Sir/Madam	Powergen Retail Ltd
Mr N Smith	R J B Mining (U K) Ltd
Mr A Galloway	Radleigh Homes
Sir/Madam	Raglan Housing Association
Mr P Brailsford	Rapleys
Mr R Morley	Ratcliffe Marina
Mr D Rubenstein	Redburn Holding Corporation
Mr John Acres	Redrow Homes (Midlands) Ltd
Mr and Mrs A Murdoch	Reedgrove Ltd.
Sir/Madam	Rippon Homes Ltd
Mr Kauser Salam	Riverside
Sir/Madam	Riverside Group
Mr Allan Fisher	Riverside Housing Association
Mr J Duffield	Roger Bullivant Ltd
Sir/Madam	Roger Tym and Partners
Sir/Madam	Roseberry Homes Ltd
Mr P Houghton	Roselodge Group
Sir/Madam	Roxdan Developments
Ms Katy Walker	Royal Mail Group
Sir/Madam	RPS
Mr Mark Sackett	RPS
Mr Ralph Foljambe	Rural Solutions Ltd
Mrs Sheila A Hyde	Rushcliffe Homes
Mr Laurence Jones	Saint-Gobain
Sir/Madam	Savills
Mr N Grace	Savills
Sir/Madam	Savills (Lincoln office)
Mr R Gillespie	Saxon Developments Ltd
Mr D Godfrey	Scott Wilson Kirkpatrick Ltd
Mr P Sheppard	Secondsite Property
Sir/Madam	Secure Accommodation
Mr T Pollard	Severn Trent Water Authority
Mr Michael Abbott	Shanks
Mr N Cheetham	Shardlow & Great Wilne Parish Council
Mr James Parker	Sherwood Farms Ltd
Sir/Madam	Shoosmiths Solicitors
Mr Martin Shouler	Shouler & Son
Mr Matthew Pardoe	Signet Planning
Mr L Pickering	Simons Estates Ltd
Mr Ian Seymour	SLR Consultancy

Mr A M Durbin	Smith Cooper
Mr Simon Smith	Smith Stuart Reynolds
Mr J Morgan	Smith-Wooley
Mr I Seymour	Sol Homes
M K Mistry	Spawforth Associates
Mr R Hill	St Modwen Developments Ltd
Sir/Madam	Stag Holdings Ltd
Sir/Madam	Standen Homes (Holdings) Limited
Sir/Madam	Star Planning and Development
Ms Laura Ross	Stewart Ross Associates
Mr Richard Dunnett	Stoneleigh Planning Partnership
Mr J M Sutherland	Sutherland Craig Partnership
Mr Andy Smith	Taylor Woodrow
Mrs Sarah Beale	Terence O'Rourke
Sir/Madam	The Coal Authority
Ms H Milbourne	The Co-operative Group/Property Division
Sir/Madam The Diocesan Secretary	The Derby Diocesan Board of Finance Ltd
Ms Merril Hatcher	The Guinness Trust
Mr Charles Fish	Thomas Fish & Sons Ltd.
Mr M Bollands	Three Valleys Housing Ltd
Mr A Thorpe	Tony Thorpe Associates
Miss J Burn	Town Planning Consultancy Ltd
Mr Jim Wood	Tuntum Housing Association
Mr Ben Frodsham	Turley Associates
Mr Richard Baxter	Turley Associates
Mr D Armstrong	UK Coal
Mr John Nesbitt	Victoria Halls
Mr David Rixson	Vincent and Gorbings
Mr T Smith	W A Barnes
Mr Michael Mattok	W A Fairhurst & Partners
Mr Westerman	W Westerman Ltd
Mr David Walton	Walton & Co
Ms Alison Barnfield	Waystone Ltd
Mr Chris Francis	West & Partners, Town Planning Consultants
Sir/Madam Management	Westleigh Developments Ltd and Sunstore International
Mr Chris Palmer	Wheeldon Bros/TSS Land
Mr John Coleman	White Young Green Planning
Mr D.J. Ward	William Davis Ltd
Ms Mike Diffin	Wilson Bowden Developments
Mr. M. Parkhouse	Wimpey Homes - East Midlands
Mrs Sally Neiger	Wimpey Homes Holdings Ltd
	X-Press Legal Services

## Appendix 4: Deliverability and Developability Matrix

### SUITABILITY

Constraint	Source of Information	Categories								
		A	B	C	D	E	F		(G)	
<b>Policy Restrictions</b>										
Previously developed in whole or part	Site Survey, Aerial Photography	100% Greenfield Site	Site predominantly greenfield (more than 70%)	Greenfield/Brownfield roughly 50/50	Site predominantly brownfield (more than 70%)	100% Previously Developed Land				Other/Comments
Location	Saved Local Plans and emerging Development Plan Documents, EKOS/ARUP Indicative PUA Boundary	Adjacent named settlement as listed in Appendix 8	Within named settlement as listed in Appendix 8	Adjacent sub regional centre	Within sub regional centre	Adjacent PUA	Within PUA			Other/Comments
Planning Policy Status	Saved Local Plans, Development Plan Documents and planning registers	Allocated for a protected, non development use, i.e. open space, wildlife designation, Historic Park or Gardens	Allocated for non residential development use	Allocated for mixed use development including residential	Allocated for residential use/outline planning permission for residential use	Extant planning permission for residential	No formal allocation or no extant planning permission for residential development			Other/Comments

Existing use: Current non-housing use / Employment land study indication	Nottingham City region Employment Land Study and internal review of its recommendations	Employment Site 'Retain' or land use has policy protecting current use	Employment Site 'consider for release' (district indicates wish to retain) or land use has policy indicating preference to maintain current use	Employment Site 'consider for release' (district indicates wish to retain) or land use has conditional policy concerning its retention	Employment study 'release site' or land use has no policy concerning its retention	Land use does not constrain future housing use			Other/Comments
Material planning policy considerations other than land-use (Non-spatial or site /locationally specific)	Saved Local Plans and emerging Development Plan Documents	Major policy constraint which is likely to prevent development.	Significant policy constraint which may be removed in the long term.	Policy constraint which is likely to affect delivery but not prevent it.	Slight constraint which may impact on programme for delivery	No significant other constraints			Other/Comments
<b>Potential Impacts</b>									
Landscape Quality and Character	Site Survey								Other/Comments
Agricultural Land	DEFRA www.magic.gov.uk	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Non agricultural	Urban	Other/Comments
Topographical Constraints	Site Survey, OS Contours	Severe Topographical Constraints	Minor Topographical Constraints	No Topographical Constraints					Other/Comments
Ridgelines and site	Site survey, Development								Other/Comments

prominence	Plan								
<b>Physical Problems or Limitations</b>									
Highways Infrastructure Constraints (i.e. road junction improvements required)	Consultation with Highways Agency and Internal Highways Officers.	Known major (exceptional) capacity constraints/cost issues likely to prevent development.	Unknown (but significant) status regarding capacity/cost constraints; assumption this will prevent development in the long term.	Known exceptional capacity/cost constraints that could be overcome in the medium term (within 15 years)	Known / assessed capacity/cost constraints that will impact on delivery	No capacity constraints for given level of development (with assessment made)			Other/Comments
Contaminated Land issues	Consultation with internal Pollution Control Officers.	Known existence of contamination with assessment made, issues identified may prevent development.	Likely existence of contamination no detailed assessment made.	Unlikely existence of contamination no detailed assessment made.	Contamination issues have been overcome either through design or remediation, or the site has been assessed and declared acceptable for residential development.				Other/Comments

Utilities: Water Supply / Waste Water Services / Drainage (other than flood risk)	Consultation with utility suppliers	Known major (exceptional) capacity constraints/ cost issues likely to prevent development.	Unknown status regarding capacity/cost constraints; assumption this will not prevent development in the long term.	Known moderate capacity/cost constraints that could be overcome in the medium term (within 15 years)	Known / assessed minor capacity/co st constraints	No capacity constrain ts for given level of develop ment (with assessm ent made)			Other/Comme nts
Utilities: Gas & Electricity Services	Consultation with utility suppliers	Known major (exceptional) capacity constraints/ cost issues likely to prevent development.	Unknown status regarding capacity/cost constraints; assumption this will not prevent development in the long term.	Known moderate capacity/cost constraints that could be overcome in the medium term (within 15 years)	Known / assessed minor capacity/co st constraints	No capacity constrain ts for given level of develop ment (with assessm ent made)			Other/Comme nts
<b>Environmental Conditions</b>									
Extent to which the development of the site would be constrained by 'bad neighbours' or be detrimental to	Site Survey	Unacceptably high adverse effects from adjacent occupiers or impact upon on the surrounding area ruling out development	Significant adverse effects from adjacent occupiers or development of the site for site for housing	Moderate adverse effects from adjacent occupiers or development of the site for housing	Slight adverse effects from adjacent occupiers or developme nt of the site	Setting with no adverse effects			Other/Comme nts

the residential amenity of the surrounding area					housing				
Environmental Impact Assessment	Environmental Impact Assessment if available	EIA indicates constraint with no prospects of being overcome	EIA indicates significant constraint with no timescale / indication of resolution	EIA indicates significant constraint with timescale for resolution above 15 years	EIA indicates significant constraint with timescale for resolution of 0-15 years				Other/Comments
Flood Risk	Strategic Flood Risk Assessment for Greater Nottingham and the Strategic Flood Risk Assessment for the River Leen and Daybrook	EA Maps show site is within or partly within Flood Zone 1	EA Maps show site is within or partly within Flood Zone 2	EA Maps show site is within or partly within Flood Zone 3a	EA Maps show site is within or partly within Flood Zone 3b	EA Maps suggest area at no risk from flooding			Other/Comments

Natural Environment constraints	Saved local plans, respective authorities GIS systems, PPG17 Audits and Strategies and Biodiversity Action Plans etc, Natural England, Countryside and Character Area Description and The Nottinghamshire Countryside Appraisal	SPA/SAC, RAMSAR site, NNR, SSSI, AONB, SAM, protected species, Ancient Woodland, Historic Parks and Gardens present or forming part of site	SINCs, , RIGS, present on site	Local Nature Reserve or other designated Green Space forming part or all of site	Impact upon the setting of any natural environment constraints supplemented by comment	No environmental constraints or designations			Other/Comments
Built Environment Constraints excluding Conservation Area status	Saved local plans, respective authorities GIS systems, local lists etc.	Grade I and or II* Listed Buildings present on site,	Grade II Listed Buildings present on site	Entries on the Historic Environment Record asset record or the archaeology/ local list for historic buildings	Impact upon the setting of any built environment constraints located off site supplemented by comment	No Built Environment Constraints			Other/Comments



Conservation Area status	Whole of Site located within a designated Conservation Area	Part of site located within a designated Conservation Area	Site is not located within but has an impact upon a designated Conservation Area	Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area					Other/Comments
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**AVAILABILITY**

Constraint	Source of Information	Categories								
		A	B	C	D	E	F		(G)	
<b>Progress through Planning Application Process</b>										
Planning Application Status	Planning Register, update 6 months or annually	Planning permission for residential expired	pre application discussions for residential underway	Extant outline planning permission	Extant full planning permission awaiting S106	Extant full planning permission, S106 agreed or not required				other/comments
(Sites Under Construction Only) planning permission implementation progress	Housing return, annual site survey	Under construction – infrastructure commenced but construction activity has ceased	Under construction - less than 25% or dwellings no completions	Under construction – Over 25% of dwellings completed	Under construction – Over 50% of dwellings completed	Under construction – Over 75% of dwellings completed				other/comments
<b>Legal issues</b>										
Ownership Constraints	Land Registry, Planning Application Certificate	Complex site in multiple ownership - probable ransom strips	Several private owners but solvable issues	Some ownership issues but generally unprohibitive	No ownership problems; all owners supporting development	Publicly/ Privately owned site with a willing developer pushing regeneration	Currently Unknown			other/comments

Operational or Tenancy Issues	Consultation with land owners/agents	Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement exceeding 15 years and is unwilling to negotiate	Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement between 10-15 years and is unwilling to negotiate	Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement between 5-10 years and is unwilling to negotiate	Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement between 0-5 years and is unwilling to negotiate	Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement but is willing to negotiate to cease occupation of the site	Currently Unknown		other/comments

**ACHIEVABILITY**

Constraint	Source of Information	Categories					
		A	B	C	D	E	(G)
<b>Market</b>							
Information from the housing market assessments	NCHMA, CCHMA and possible groupings of submarkets?	Very weak	Weak	Moderate	Strong	Very Strong	other/comments
External profile of the site	Site survey	Very low quality appearance of site and streetscape, untidy surrounding environment (or adjacent to a sensitive landscape that would be adversely affected by the proposed use), negative perception of the area, likely to attract lower quality end users		Moderate appearance of site and streetscape, neutral perception of the area, likely to attract wide variety of end users		High quality appearance of site and streetscape, attractive surrounding environment, positive perception of the area, likely to attract higher quality end users	other/comments
<b>Physical Problems/Limitations implications for viability</b>							

Highways Infrastructure Constraints (i.e. road junction improvements required)	Consultation with Highways Agency and Internal Highways Officers.	Requires direct assessment of timescale for development based upon known infrastructure constraints	Assumption has to be that without clear TA a site will be 'unachievable'				other/comments
Contaminated Land issues	Consultation with internal Pollution Control Officers.	Requires direct assessment of timescale for development based upon known infrastructure constraints	Assumption has to be that without clear assessment a site will be 'unachievable'				other/comments
Extent to which the development of the site would be constrained by 'bad neighbours' affecting residential amenity	Site Survey	See 'suitability matrix - if suitable no constraint assumed					other/comments
Utilities: Water Supply / Waste Water Services / Drainage (other than flood risk)	Consultation with utility suppliers	Requires direct assessment of costings / timescale for development based upon known infrastructure	Assumption has to be that without clear costings / timetable a site will be 'unachievable'				other/comments

		constraints					
Utilities: Gas & Electricity Services	Consultation with utility suppliers	Requires direct assessment of costings / timescale for development based upon known infrastructure constraints	Assumption has to be that without clear costings / timetable a site will be 'unachievable'				other/comments

### ADDITIONAL OPTIONAL FIELDS

Constraint	Source of Information	Categories					(G)
		A	B	C	D	E	
<b>Strategic access &amp; catchment</b>							
Public transport accessibility (bus), both existing and proposed	Accessibility Contours, Internal Transport data.	No bus stops within 20 minute walk	Within 20 minute walk of a bus stop	Within 15 minutes walk of a bus stop	Within 10 minutes walk of a bus stop	Within 5 minute walk of a bus stop	Other/Comments
Proximity to tram stops	Accessibility Contours, Internal Transport data. Saved Local Plans	No tram stops within 20 minute walk	Within 20 minute walk of a tram stop	Within 15 minutes walk of a tram stop	Within 10 minutes walk of a tram stop	Within 5 minute walk of a tram stop	Other/Comments
Proximity to Railway Stations	Accessibility Contours, Internal Transport data. Saved Local Plans	No railway stations within 20 minute walk	Within 20 minute walk of a railway station	Within 15 minutes walk of a railway station	Within 10 minutes walk of a railway station	Within 5 minute walk of a railway station	Other/Comments
Facilities (retail, services etc) within the locality	Accessibility Contours, Internal Transport data.	No facilities within 10-15 minute walk	Small shopping parade within 10-15 minute walk	Village or local centre within 10-15 minute walk	District/Town Centre within 10-15 minute walk	City Centre within 10-15 minute walk	Other/Comments
Pedestrian / Cycling accessibility to site, both existing and proposed	Accessibility Contours, Internal Transport data. )	No Pedestrian / Cycle routes nearby	A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently	Moderate number of basic pedestrian / cycle routes linking site to centres of residence	Good number of co-ordinated routes that link to most of the residential	Excellent variety and number of routes linking the site to all residential areas in the vicinity, are safe to use, direct and are well designed / maintained	Other/Comments

			link with the main residential areas nearby		areas nearby and are well designed and safe to use.		
Green Infrastructure Public Benefit	Emerging Green Infrastructure Strategy	No public benefit identified or too expensive to deliver	Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit	Public benefit through GI facility within 20 minute walk	Public benefit through existing GI facility within 10-15 minute walk	Public benefit through existing GI facility adjoining site	Other/Comments



## **Appendix 5: Key Stakeholders**

Highways Agency and or Transport Authority  
Environment Agency  
Severn Trent Water  
Transco  
Powergen  
Campaign for the Protection of Rural England  
Natural England  
RSPB  
Home Builders Federation  
Notts Wildlife Trust  
Housing Corporation  
Government Office for the East Midlands  
East Midlands Regional Assembly  
East Midlands Development Agency  
English Partnerships  
Friends of the Earth  
Nottinghamshire County Primary Care Trust  
English Heritage

## Appendix 6: Site Survey Proforma

Date:	Site Reference Number:
Site Name:	
<b>Existing Land Use:</b>	
Vacant or active? Previous use or existing use? Condition of any buildings? Any agent boards advertising site?	
<b>Neighbouring Land Uses:</b>	
North:	
East:	
South:	
West:	
<b>Greenfield Site or Brownfield Site:</b>	
<b>Site Features:</b>	
Any valuable Landscaping?, Overhead Power Lines? Buildings of Historic Character? Strong Boundary Treatment?	
<b>Topographical Constraints:</b>	
Is the site relatively flat, or does it have severe level changes?	
<b>Construction Activity:</b>	
Site Clearance? Site Fenced Off?, Road built?, Number of Dwellings Commenced? Number of Dwellings Completed?	
<b>Obvious Access Issues:</b>	
<b>Other General Observations:</b>	
Development potential, mixed use, high or low density?	

## Appendix 7: Summary of Consultation Responses and Alterations to the Methodology

List on Respondents to the Consultation:

1. CPRE
2. Mr David Rixon (Director) - Vincent and Goring
3. Graham Warren Partnership - Graham Warren
4. Notts Wildlife Trust - Gaynor Jones Jenkins
5. Home Builders Federation - Charlotte Abbott
6. Highways Agency East Midlands - Cyril Day
7. Government Office for the East Midlands – Michael Smith
8. East Midlands Regional Assembly – Steve Bolton
9. Natural England – Elizabeth Newman
10. DPDS - ALF Plumb
11. Pegasus Planning: Guy Longley
12. English Heritage (East Midlands Region) - Tom Gilbert-Woodridge
13. Scott Wilson Ltd - Gareth Jones Technical Director
14. Escritt, Barrell and Golding - Ms Lucy Kay
15. Country Land & Business Association - Mrs Helen L Woolley (Regional Director)
16. D2 Planning Consultancy
17. Mr Michael Barker, Landowner (Rushcliffe Borough area)
18. ENTEC
19. RSPB – Mr Colin Wilkinson

### 1 CPRE

Comment	Change proposed by respondent (if any)	Response	Change to methodology
Some categories should be expressed in red indicating that they are likely to be 'unsuitable', 'not developable' or 'not available'.	Changes to pdl, highways, contaminated land, flood risk.	The indication is only for guidance and is not prescriptive, no anomalies have been raised by CPRE that require changes.	No change to matrix

	There should be a constraint recognising the importance of Green Belt and its purposes.	There is no need for an additional constraint to the final 'Policy Restrictions' one, which would cover Green belt policy, which on its own would be Category B, requiring the lifting of a policy constraint to become 'suitable'. The specifics of the purposes of Green belt would contribute to decisions about Green belt release.	No Change
Sites with unknown constraints should not be entered into the matrix. (Highways and utilities)		Many sites have unknown constraints, but an assessment needs to be made; later assessments will update the status.	No change
	Capacity constraints (highways) overcome within 15years should be 'unsuitable'	Development that is 'suitable' has no time limit applied.	No change
Contaminated land constraint in the long term should 'not be an option' as brownfield land is getting priority.	Merge 'B' and 'C' without reference to time.	This is an assessment of deliverability where delays beyond 15 years should be expected from an assessment until the timescale becomes shorter.	No change
Constrained by bad neighbours, being expressed only as the site being subject to bad neighbour surroundings is biased to greenfield or remote sites.	The effect upon surrounding residential amenity of housing on a site should be included in this category and moved to 'environmental' section.	Agree	Descriptive text changed to "Extent to which the development of the site would be constrained by 'bad neighbours' or be detrimental to the residential amenity of surrounding area."  Assessment text changed to 'adjacent occupiers or the development of the site for housing'  and category moved.
Potential impacts mentioned in the guidance are not included	Six additional categories suggested mainly relating to sites outside the urban area.	Agree in principle; 4 accepted but 'defensible boundary' and 'proportion adjoining a built up area' considered	Categories for ridgelines, landscape quality and character, agricultural land quality and topography to be included

		of minimal additional relevance to 'suitability of site' and difficult to justify.	
Environmental impact assessments should be required for all greenfield development.	'Source' should be amended to demand EIA.	The EIA is mentioned here to provide more reliable data in the same way as a traffic assessment. Hence the lack or presence of one does not affect suitability, only clarify it once present.	No change
Several environmental constraints are merged into one category	Three different categories: Nature conservation, Historic buildings, Archaeology	Partially agree; it would clarify why sites are considered as they are.	Split 'Environmental Constraints' into the following two categories:  Natural Environment Constraints and Built Environment Constraints
Green infrastructure benefits are those potentially provided by a developer and thus hypothetical	Exclude Green infrastructure category	Partially accept, although would still be valuable information to inform future decision on a site.	Add category of titled 'additional optional fields', to contain Green Infrastructure and other non essential criteria.
An approach should establish periods for development for available sites		n/a, the methodology will produce 5 year periods for developability	No change
An approach should establish periods for development for achievable sites		n/a, the criteria for achievable is 'within 5 years'	No change
Certain factors on achievability should be considered, obtainable from developer / market sources.	There is care needed to prevent easy sites being identified by developers	Agree, where development plans are known they will inform the assessment. However the LPA-based assessment with an independent advisory 'panel' should address these concerns.	No change

## 2. Vincent & Gorbings (for NCC) - David Rixon

Comment	Change proposed by respondent (if any)	Response	Change to methodology
	Para 5.1 (iii) should include explicit	Para states 'land adjoining' therefore	No change

	mention of 'safeguarded land	no need to add explicit mention	
	Para 7.1-7.8 – weighting, scoring & ranking should be included.	Advice from POS and HBF, plus LA's view is that scoring and ranking is unhelpful and does not serve the purposes of the work	No change
	There is no mention of sustainability, sequential search or the ultimate 'political solution'.	Sustainability and sequential search are explicit in the matrix. The ultimate 'political solution', which would be the planning decisions required, is not part of this process, which is evidence gathering only.	No change

### 3. Graham Warren Partnership - Graham Warren

Comment	Change proposed by respondent (if any)	Response	Change to methodology
Various comments concerning the Housing Green paper and Government guidance on SHLAA.		No comments on the methodology.	No change

### 4. Notts Wildlife Trust - Gaynor Jones Jenkins

Comment	Change proposed by respondent (if any)	Proposed Response	Change to methodology
The presence of statutory designated sites of ecological importance does not make the site likely to be unsuitable for development i.e. does not appear in red text in the matrix at Appendix 4.		The indication is only for guidance and is not prescriptive	No change
Deliverability and developability matrix fails to address the fact that the majority of land has never been		Agree. In the absence of an up to date assessment an assessment will be made using the best knowledge	No change

survey or recently been surveyed for nature conservation interest or presence of protected species		available.	
The 3 Cities Green Infrastructure Strategy is under preparation, this will identify areas of priority for habitat creation and linkages. This will influence the deliverability and developability of sites.		Agree, this will have an impact, but until it is formally published and adopted it cannot be taken into account. The SHLAA is a continuous process that will be reviewed at least annually. When new relevant information becomes available it will be fed into the site assessment process.	No change
The assessment does not take account of the fact that adjoining land may be inhabited by protected species but uses the potential site for a proportion of the year.		A site can only be deliverable where all possible constraints have been identified and can be overcome within a known timeframe. If this situation arises it will be identified and assessed through the planning process.	No change

#### 5. Home Builders Federation - Charlotte Abbott and Tim Whatton

Comment	Change proposed by respondent (if any)	Response	Change to methodology
The site identification process fails to identify sites that have been refused planning permission for reasons that do not rule the site as an outstanding source of potential housing supply		Agree. This is not explicitly stated as source of supply in section 4 and sites refused planning permission are a valid source of supply subject to officer assessment.	Add as a source of supply to the list of sources included in paragraph 4.2.  "Sites previously refused planning permission for residential development but reasons for refusal can be overcome by a revised scheme".
It is not clear how the survey of sites will be undertaken		The survey of sites is a matter for the resource management of the	No change

		individual partner authorities. Sites will be surveyed using the proforma included at Appendix 6 which is designed to keep data collection consistent.	
It is not clear what site information will be held		Site survey information and the desk top assessment information as set out in the matrix at Appendix 4 will both be held in a SHLAA database. The structure of this database will be identical for each of the partner authorities. This is clear in the methodology and will all become clear when the draft portfolios of sites are opened to key stakeholder as part of the assessment. Although it is accepted that it is not entirely clear what information will be collected through desktop analysis and what will be collected through physical site survey	Clarify the role of the site survey in the section titled 'Assessment of Deliverability and Developability'.
The area of assessment should have been determined before undertaking the survey work		The study area is the HMA (plus the four wards of Hucknall). This is relatively clear in section 5, but additional clarification could be beneficial.	Paragraph 5.1 will be amended to clarify that all sites put forward by the development industry within the study area will be assessed but local authority site identification over and above these will be limited to sites within the areas as described.
The councils must ensure that the SHLAA process does not prejudice nor pre-empt any directions for growth identified in emerging Core Strategies		Any broad directions for growth will be set through the emerging Core Strategies; the SHLAA will be a key evidence bases document in informing this process.	No change.
The estimation of the potential of sites should in the first instance be		Not all sites are submitted by the development industry. Where sites	Add the following additional item to the list of information sources in para



based upon the information supplied by those submitting sites.		are submitted then the number of dwellings suggested will be used as a source of estimating the housing potential but in some cases this will need to be reviewed by the LPA.  Whether the LPA's view on a specific sites potential is correct will be tested when the portfolio of assessed sites is publicised for review as part of the deliverability and developability test.	6.1:  "Vii. Details from site submission".
When using policy documents to estimate site potential, it should be ensured that these are robust by comparing any density assumptions to known design exemplars or trends from previous developments.		Partially agree. It depends upon the details and status of the document. The source of a sites potential will be recorded in every case. This will be publicised along with the estimated potential for the development industry to review	No change
Section 7 states deliverability and developability will be tested through the matrix at appendix 4. It is not clear how a result in any category will direct an outcome of how deliverable or developable a site is.		The matrix, discussion with the development industry and site survey will collect the necessary information to allow Officers to make a reasoned judgement as how deliverable or developable a site is. This will then be reviewed through consultation with the development industry and stakeholders. This is clear in section 7	Amendments to the section titled 'Assessment of Deliverability and Developability' which clarify the process.
Strategic access and catchment included in the deliverability and developability matrix are not relevant to the SHLAA	Remove these categories from the deliverability and developability matrix at Appendix 4.	Agree. These are not strictly specified in stage 7 of the SHLAA Guidance.	Remove from the suitability criteria as they are not essential for SHLAA but included as 'Additional Optional Fields'
The role of broad locations as part of the overall assessment is unclear, referring to an additional study being		Section 3 has been misread. Consultant EKOS ARUP completed a previous SHLAA for the PUA. This	No change

undertaken by EKOS ARUP.		work will replace that study. It is necessary to mention it to clarify its status. The role of the broad location work is clear in paragraph 3.1.	
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**6. Highways Agency East Midlands - Cyril Day**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
Welcomes the opportunity to get involved in the site assessment process		Noted.	No change
The methodology is less comprehensive in terms of meeting the needs of sustainability		The assessment covers the criteria set out in Stage 7 of the CLG SHLAA guidance. Any sites emerging as options for allocation or broad location for development will be subject to sustainability appraisal.	No change
The methodology assumes that high quality evidence on the potential impacts and mitigation regarding the transport system is in place or can be made available to form part of the assessment. This will require significant time and resources of the Highways Agency		Noted. Whilst it is accepted that the assessment has resource implications of the HA. These resources will only be required on strategic sites.	No change

**7. Government Office for the East Midlands – Michael Smith**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
The intention to have a dedicated SHLAA webpage for each of the		Noted.	No change

partner authorities is endorsed and the intention to explore an interactive web based solution is encouraged.			
	Re order the document so that Section 5 'Determination of the Area of Assessment follows Section 3 'The local Context and Key Aims' which would assist the flow of the document in terms of the actual work stages.	This is subjective and could be argued either way.	No change
	The core output identified at para 3.5 should be distinctly numbered and cross referenced throughout the methodology particularly Appendix 4.	Actually refers to para 3.3, however, no problem with the numbering but agree additional cross referencing may assist the clarity of the document.	Insert cross references accordingly
	The stages identified at para 3.6 should be distinctly numbered and cross referenced throughout the methodology particularly Appendix 4.	No problem with the numbering but agree additional cross referencing may assist the clarity of the document.	Insert cross references accordingly
Minimum descriptive information referred to in para 4.5 should clearly to the descriptive information set out on the Site Survey Proforma Appendix 6		Noted. But it does as far as is necessary to record information and attach to a specific site.	No change
Site survey proforma should also include other physical constraints such as flooding as set out the CLG practice guidance		Disagree. The site survey proforma is designed to collect information on site that cannot be collected through desktop analysis. Constraints such Flooding are best placed assessed using GIS mapping.	No change
	The Site Survey Proforma should contain a field for an initial assessment as to whether a site is suitable for mixed use	Partially agree. This assessment will be made using a variety of information sources which will be largely influenced by policy.	Additional field to be added. titled 'General Observations', with some descriptive text stating 'is the site suitable for mixed use development'
In Section 5 the area of assessment does not cover sites outside the 4		Through the call for sites and local authority knowledge and that the	No change

areas listed in 5.1 other than those submitted by third parties. This relies on developers and landowners being given the opportunity to submit sites and also the need to involve adjacent neighbouring authorities to ensure all potential sites are assessed.		nature of SHLAA means that the opportunity for developers and land owner to submit site is open at all times the search as defined by Section 5 is acceptable.	
In estimating housing potential CLG practice guidance suggests using exemplar schemes adjusted to reflect individual site characteristics and physical constraints.		Noted. The key will; be to ensure that the source of the housing potential for each site it transparent.	No change
In reference to suitability in terms of assessing deliverability and developability, no reference is made to contribution towards the creation of sustainable, mixed communities.		Noted. Whilst not explicitly stated in the text the principles of sustainable mixed communities are enshrined in the site assessment process proposed.	No change
	Clarify Par 7.4 c should reflect Para 38 of the CLG practice guidance.	Agree.	Add the following sentence after planning policy assessment “e.g. designations, protected areas, existing planning policy and corporate, or community strategy policy”.
	Para 7.8 should refer to ‘stakeholder review as in para 7.9.	Agree.	Amend review of the result to read Stakeholder review.
	Diagram on page 15 should set out procedures for monitoring arrangement as figure of the CLG practice guidance.	Disagree. The diagram on page 15 illustrates the approach to assessing deliverability and developability. Monitoring arrangements are adequately covered in section 9.	No change.
The words barriers and constraints are used throughout both having the same meaning which is confusing.		Agree this could be confusing.	Where used replace the word barriers with constraints.
	Appendix 4 should have the title on each page	Agree.	Add the title to each page of Appendix 4.

The role of windfalls is addressed but would benefit from further clarification		No further clarification necessary	No change
The stage of assessing broad location is addressed but would benefit form further clarification.		No further clarification necessary	No change

#### 8. East Midlands Regional Assembly – Steve Bolton

Comment	Change proposed by respondent (if any)	Response	Change to methodology
State that they will be Guided by Government Office for the East Midland in term of conformity with the CLG practice guidance fro SHLAA.		Noted	No change

#### 9. Natural England – Elizabeth Newman

Comment	Change proposed by respondent (if any)	Response	Change to methodology
Support the approach taken and state they would like to be involved in the process as a key stakeholder		Comment welcomed	No change
	Appendix 4. Environmental Constraints, of International and National Significance add National Park.	There are no National Parks within the study area. If one is designated the methodology will be amended accordingly.	No change
	Appendix 4. Environmental Constraints, of Local Significance add SINC's	Agree	Make the addition.
Appendix 4. Environmental Constraints, of Community Significance comment that Green Space should include Millennium		Noted. Each local authority will be influenced through its own work with regard to Open and Green Space auditing and strategy work.	Reference PPG17 Audits and strategy in the information sources to inform Analysis of Natural Environment Constraints

Greens , Doorstep Greens, Country Parks, Registered Parks and Historic Gardens			
Comment landscape character should be considered throughout. Countryside and Character Area descriptions have been prepared as a national framework as well as the Nottinghamshire Countryside Appraisal prepared by Nottinghamshire County Council.		Noted.	Add Natural England Countryside and Character Area Descriptions and the Nottinghamshire Countryside Appraisal to the Information Sources for Environmental Constraints at Appendix 4.

**10. DPDS - ALF Plumb**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
1. Overall the methodology is wholly reflective of the guidance set out in DCLG publication.	N/A	Comment Welcomed	No change.
2. Concern that the assessment process fails to recognise or require involvement from either developers or landowners	The need for developer or landowner requirement should be reflected in the methodology	The methodology adequately allows for the involvement of developers and landowners in several ways. Para 4.1 outlines how the development industry and landowners have been involved in the process to date. Chapter 7 deals with how stakeholders (including developers and landowners) are to be involved in the appraisal of sites. The methodology also identifies the setting up of a website page which will contain information on how to submit sites for consideration and what additional information is	No change.

		required.	
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**11. Pegasus Planning: Guy Longley**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
Overall the proposed methodology sets out a clear approach to the assessment of sites across the Housing Market Area. The proposed approach involving key stakeholder input is welcomed and should ensure a robust assessment	None	Support noted	No change
Site Identification process: The process in Para 4.2 seems to be pretty comprehensive. However it is important that in order to reflect the guidance the methodology reflects the CLG guidance of identifying as many sites with housing potential as possible in as many settlements as possible, and that a realistic assessment of the sites being available to deliver housing during the period.	Nothing specific other than the comment.	Comment noted	No change
Area of Assessment: Para 5.1 suggests search area for sites is limited to certain settlements (PUA, SRS, settlement inset from the Green Belt and other named settlements washed over by the Green Belt. CLG guidance states that should also look at sites in rural settlements, brownfield sites outside settlement boundaries and greenfield sites. The proposed methodology is therefore somewhat	The methodology should look at all available opportunities in accordance with the CLG guidance. It may also be helpful for the methodology to name the settlements to be subject to assessment including the named settlements washed over by the Green Belt.	Agree that 5.1 needs to be clearer in its structure to reflect CLG guidance.	Add clarification to section 5 that all sites submitted by the development industry within the HMA will be considered irrespective of location. Also append a list of named settlement that are inset from the Green Belt, beyond the Green Belt or "washed over" by the Green Belt

restrictive.			
<p>Estimating Housing Potential: The methodology indicates that housing capacity will be identified through comparison of exemplar schemes on similar sites. In some circumstances it may also be necessary to apply indicative minimum density standards.</p>	<p>PPS 3 indicates that Local Planning Authorities should set out local density policies, but until these are in place 30 dwellings to the hectare should be used as a national indicative minimum to guide policy development.</p>	<p>The assessment of housing capacity within the Strategic Housing Land Availability Assessment should be based upon realistic assumptions. Applying a blanket 30 dw p/ha will give an unrealistic view on assumed capacity. For example, applying a 30dw PH assumption on a city centre site or a site well served by public transport would give too low a yield, especially if the surrounding density is high. Similarly the opposite could be argued for a site within a conservation area or on the edge of a village where character is of a low density. In addition, some local plan policies within the Core HMA already advocate density ranges above 30 dw/ha. Therefore it is considered that it would be unrealistic to apply a blanket 30 dw/ha assumption to sites.</p>	<p>No change</p>
<p>Assessment of deliverability and developability: Para 21 of the CLG guidance states that SHLAA assessments should not be unduly restricted by existing policies and care should be undertaken not to omit sites on the basis of existing restrictive policies which may be subject to review in the future.</p>		<p>Agree that sites should not be omitted from the assessment based upon existing policy. However one of the objectives of the assessment is to see if sites are deliverable within certain time frames. If there are restrictive policies on a site this should form part of the assessment as to whether a site is suitable at that given point of time. It is recognised however that there is a need to add text boxes in the matrix against</p>	<p>Include text field in the matrix against each policy category to provide further elaboration on what would be required to make a site suitable in policy terms (i.e. review of Green Belt, an open space audit etc).</p>



		relevant criteria so that it can be outline what needs to be done to overcome barriers to delivery (such as a change in policy).	
<p>Assessment of deliverability and developability:  The assessment proforma in appendix 4 primarily looks at physical constraints to development. Whilst the information may help in assessing achievability and availability, it does not help with suitability. Such factors to take into account include whether a site is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The proximity of potential sites to existing services , facilities, links to public transport, their potential to deliver improved transport or community infrastructure are all important factors that should form part of the assessment. The assessment should also consider the potential for sites to deliver housing to meet needs in all areas including rural settlements.</p>		The assessment is in accordance with stage 7 of the CLG practice guidance.	No change
<p>7. Deliverability and Developability Matrix.  Concern is raised that using the red text to indicate factors that would render a site unsuitable, unavailable or unachievable is overtly mechanistic and could result in appropriate housing opportunities being discounted unnecessarily.</p>		Red text will be removed in light of this and other comments.	Remove red text.

<p>Suitability Matrix. The matrix implies that greenfield sites are likely to be considered unsuitable. This approach is contrary to CLG guidance which is clear that greenfield sites should form part of the SHLAA.</p>		<p>Red text will be removed in light of this and other comments.</p>	<p>Remove red text.</p>
<p>Suitability Matrix. The matrix outlines a sequential test to judge suitability. The sequential test has been removed from PPG3 and it has been recommended by the Panel to be removed from the draft RSS.</p>		<p>Agree. In addition, the title is slightly misleading</p>	<p>Alter title to 'Location' Provide the following options with no red options:  Within PUA  Adj PUA  Within SRC  Adj SRC  Within other named settlement  Adj other named settlement  Other/Comments (and add text field for explanation)</p>
<p>Suitability Matrix.  The matrix implies that the housing opportunities are to be rejected on the basis of existing planning policy constraints, such as local plan open space designations.</p>	<p>The methodology should not rule out sites on the basis of existing policies that may well be subject to review. This is particularly critical for the Nottingham Core Housing Market Area where the most sustainable opportunities for development may require a review of Green Belt boundaries.</p>	<p>The SHLAA is not a decision making document, rather an assessment of the suitability of a site at a given point of time (paragraph 8 of CLG guidance). A realistic study of a sites suitability at a given point in time would include key policy considerations.</p>	<p>Include text field in the matrix against each policy category to provide further elaboration on what would be required to make a site suitable in policy terms (i.e. review of Green Belt, an open space audit etc).</p>
<p>Suitability Matrix.  At page 37, the matrix outlines strategic access and catchment criteria but indicates that they are not relevant to the SHLAA suitability assessment. If this is the case it is not clear why they have been included in the matrix. These indicators do outline the</p>	<p>Include in suitability matrix however the approach should recognise that in rural areas access to services may be more difficult but there may still be sustainable opportunities available.</p>	<p>Agree that these may assist in assessing a sites suitability in general sustainability terms, but they are not essential requirement of the SHLAA CLG guidance.</p>	<p>Add to the 'Additional Optional Fields' categories of the matrix in light of this and previous comments.</p>

<p>suitability of sites in terms of providing sustainable locations for further development,</p>			
<p>Suitability Matrix. The suitability matrix includes green infrastructure public benefit as a criteria. The lack of green infrastructure benefit would not necessarily mean that a site is unsuitable for housing development.</p>		<p>Agree.</p>	<p>Add to the 'Additional Optional Fields' categories of the matrix in light of this and previous comments.</p>
<p>Suitability Matrix. Information for the SHLAA assessment is unlikely to include detailed information on the potential package of benefits associated with particular sites. It would therefore be difficult to make this assessment as part of the SHLAA</p>		<p>Agree. In addition, any package of 'benefits' of developing a particular site are normally secured through planning obligations. The purpose of planning obligations is to make development that is considered 'unacceptable' 'acceptable' in planning terms. Any 'benefits' over and above what is considered to be fairly and reasonably related to a given site would run contrary to the circular. It is therefore considered inappropriate to include such detail within the assessment.</p>	<p>No change as not essential for SHLAA assessment.</p>
<p>Availability matrix. The current matrix is unduly restrictive and does not reflect the CLG guidance as it suggests that only sites with full planning permission can contribute to the 5 year land supply of deliverable sites.</p>	<p>Change to reflect CLG guidance and include sites that have both outline and full planning permission, sites that are allocated and specific unallocated brownfield sites that have made sufficient progress through the planning system:</p>	<p>Agree to comment relating to sites with OPP and allocations, but would have to contact all land owners and developers to ascertain whether a site with outline planning permission or an allocation can be delivered within 5 years or come up with a reasoned judgement on a site by site basis. Do not agree with comment relating to brownfield sites as it</p>	<p>There is a need to add text boxes for some of the categories to give more detailed explanation on whether a site is available within 5, 10 or 15 years. This will feed into the final judgment.</p>

		<p>makes too much of an assumption that such sites would be granted pp. Following the completion of the matrix a reasoned judgment will be made on a sites deliverability, this will be opened up to stakeholder and dealt with at a stakeholder panel where necessary.</p>	
<p>Availability Matrix: The matrix suggests that sites will be considered unavailable where there are some ownership issues. Complex sites in multiple ownership can cause some difficulties, however it is possible for les complex ownership issues to be resolved and be bought forward for housing within 5 years. The matrix should not be used in an overtly mechanistic way to discount sites without considering their particular circumstances.</p>		<p>The matrix is not intended in being a complex way to rank, score or discount sites. It is intended to be an easy means of storing general information. Where appropriate, any database that is set up will have an associated text box to elaborate further, especially where identified to address the concerns of stakeholders who have commented on this draft methodology..</p>	<p>Provide further clarity in section 7 and/or appendix 4 explaining the role of the matrix and how text boxes will be provided to further elaborate on a constraint where it is deemed necessary.</p>

**12. English Heritage (East Midlands Region) - Tom Gilbert-Woodridge**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
<p>Despite being identified as a key stakeholder in the SHLAA process, English Heritage is missing from the list of key stakeholders as shown in Appendix 5.</p>	<p>Reference to English Heritage within the list in Appendix 5 should be made.</p>	<p>This is a simple oversight to be rectified in the final version of the Methodology.</p>	<p>Inclusion of 'English Heritage' in the list of Key Stakeholders as set out in Appendix 5.</p>
<p>Importance and extent of 'below ground'</p>	<p>No change recommended as</p>	<p>Comments such as this demonstrate</p>	<p>Wording of text in first box of flow diagram on</p>

<p>archaeology is often unknown. Information contained within County Historic Environment Records (HERS) and EH's National Monument Records (NMR) will help to indicate areas of known interest which should be the prompt for further work before key decisions are taken.</p>	<p>such. Comments are advisory to those conducting the surveying work.</p>	<p>the importance of specialist documentation helping to assist with the overall site assessment process. The support of technical officers involved in specialist topic areas, in this case heritage and environment, can be of significant use prior to sites being assessed by the relevant Local Authority. Co-operation between technical officers and those conducting the site assessment work will be aided by access to such documents and reports.</p> <p>It is hoped that where key documents contain information of direct relevance to each of the Councils involved in the study, this will be able to feed into subsequent site assessment work</p>	<p>page 15 to read as follows:  “Partner Authorities collect factual site information (in house and from Stakeholders) and reasoned professional judgement.”</p>
<p>Full contact should be maintained through the site assessment process with appropriate colleagues at the local and county level (i.e. conservation officers, urban designers and county archaeologists). Use of characterisation studies, where undertaken, will be useful to provide a starting point for any site assessment.</p>	<p>No direct change recommended just advisory comments to consider when assessing sites.</p>	<p>It is anticipated that this will occur as a matter of routine at each partner Local Authority. Given the number of specialist organisations and individuals who are expected to provide advice as part of the site assessment process (as well as relevant documents also), such a list could potentially be complex. Reference to specialist technical input along the lines of that inferred by the representation could be shown within the flow-diagram on Page 15 as part of the opening stage/phase of progress.</p>	<p>Wording of text in first box of flow diagram on page 15 to read as follows:  ““Partner Authorities collect factual site information (in house and from Stakeholders) and reasoned professional judgement.”</p>

<p><b>Section 4: Site Identification Process</b> Assessing sites not in the formal planning process will require adequate analysis of the historic environmental issues. To assist direct assessment of housing opportunities in suburbs, EH have produced guidance (Suburbs and the Historic Environment) which is available to download.</p>	<p>No direct change recommended just advisory guidance to consider when assessing sites and wider areas.</p>	<p>Sites not in the formal planning process will be subjected to assessment through use of the finalised matrix in Appendix 5. However, reference to this specific piece of advice produced by English Heritage is welcomed as it will assist Officers at each partner Authority to understand the historic environment issues in each respective Borough.</p>	<p>No change.</p>
<p>Section 5: Determination of the Area of Assessment: Not clear as to what is meant by settlements that are 'inset' or 'washed over' in relation to Green Belts, this requires clarification.</p>	<p>Requires clarification as to what the terms 'inset' and 'washed over' refer to in relation to Green Belt.</p>	<p>This is easily clarified by inserting a list of settlement for this category.</p>	<p>Insert as an appendix list of settlements inset from the Green Belt, beyond the Green Belt or "washed over" by the Green Belt.</p>
<p>Welcomes reference in Paragraph 5.2 to ruling out certain parts of built-up areas that contain certain statutory designations such as Scheduled Ancient Monuments (SAMs).</p>	<p>No changes proposed.</p>	<p>This comment is welcomed</p>	<p>No change.</p>
<p>Section 7: Assessment of Deliverability and Developability: Welcomes reference to stakeholder involvement in the assessment of sites. EH would welcome involvement as and when necessary.</p>	<p>No changes proposed.</p>	<p>This comment is welcomed.</p>	<p>No change.</p>
<p>Appendix 4: Matrix is a useful tool to assess sites, but requires amendments under the 'suitability' section.</p>	<p>Inclusion of certain historic environment designations such as SAMS and HP&amp;G's within Column A to reflect their importance in protecting such</p>	<p>Scheduled Ancient Monument's (SAMS) already form part of Column A and are given the highest consideration when considering protection from development. Historic</p>	<p>As shown elsewhere within this list of responses, Historic Parks and Gardens will be added to Column A SAMS already form part of Column A, so therefore no changes to the Draft Methodology are necessary in response to this</p>

<p><b>Planning Policy Status:</b> Sites allocated for a protected, non-development use (column A) should include certain historic environment designations including scheduled ancient monuments (SAMS) and historic parks and gardens.</p>	<p>assets for non-development use.</p>	<p>Parks and Gardens, as shown in the representation lower in this list, has been added to the list of designations to be found under Column A for the reasons outlined below.</p>	<p>comment. The reference to significance has been removed as the only requires knowledge of the constraints the magnitude of the impact or constraint will be considered on site specific basis in consultation with stakeholders where necessary.</p>
<p>Environmental Constraints: Setting of environment features should be a key consideration when assessing sites (as required through PPG15). Setting of historic areas, sites and buildings (inc. views in and out) are significant and this should be shown through the matrix.</p> <p>Column A should be shown in red text to acknowledge the international and national significance of the features contained within this column. This would be consistent with Para. 5.2 which suggests such designated features could be ruled out as unsuitable sites and the text under Column A for Planning Policy Status on Page 34.</p>	<p>Reference to the importance of setting and place should be included within the matrix to consider the impact potential development could have on areas, sites and buildings.</p> <p>Column A of matrix in Appendix 4 under 'Environmental Conditions' should be in red text to reflect the importance of these international and national designations – this will ensure consistency with advice given in Paragraph 5.2.</p>	<p>This is a valid point as settings can be a vital part in the continued protection and enhancement of many historic (both built and natural) assets and environmental resources/designations. Environmental attributes are slightly different from other planning factors in that the protection of the setting helps to make a considerable difference to the long-term existence of such stock and as such, this should be reflected by a reference within the matrix.</p> <p>Red text will removed in light of previous comments.</p>	<p>Natural and Build environment constraints have been separated out. Fields to be added to each of the constraints with regard to 'impact on setting' which will require quantification through the additional comments field where this applies.</p> <p>Red text to be removed.</p>
<p>Grade II Listed buildings should be shown under Column A as being of international / national significance.</p>	<p>Moving the reference to Grade II Listed buildings over into Column A to reflect importance of recognised heritage.</p>	<p>The reference to significance has been removed from this part of the matrix. Built environment constraints have been separated form natural environment constraints.</p>	<p>No change</p>
<p>Reference required to historic parks and gardens within Column A as these have at least national significance.</p>	<p>Historic Parks and Gardens should be included under Column A (International/National</p>	<p>Historic Parks and Gardens do not have additional statutory powers despite inclusion on the HP&amp;G register. However, PPG15</p>	<p>Reference to significance removed from matrix for forementioned reasons</p>

	Significance) of the Matrix	encourages the protection of such areas when preparing development plans and determining planning applications. As English Heritage (who oversees the register) are of the consideration that HP&G's are of national importance, it is necessary to consider these in a nationally important context and include these within Column A.	
To infer that Conservation Areas are regionally important is slightly misleading. CA's vary in their level of significance (from local, to national or even international). Perhaps Conservation Areas need to be included within the first three columns to allow for their significance to be discussed as part of the site assessment process.	Conservation Areas should be included in Columns A, B and C to assess proposals for future residential development.	A new category for Conservation Area status would address these issues	Additional category to be added for Conservation Area Status, with no reference to significance, but with the option of a free text field for any additional comments including the significance of the Conversation Area where felt necessary for the purposes of SHLAA

**13. Scott Wilson Ltd - Gareth Jones Technical Director**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
To paraphrase, this particular representation is promoting the value of the Rolls Royce site and what benefits it can bring should the site be considered as an area of development suitable for a SUE.	No direct change recommended by the representation which would alter the Draft Methodology.	The purpose of the Draft Methodology is mostly to ensure that the steps taken to assess sites for inclusion within the final SHLAA portfolio are clear and concise. The SHLAA Methodology should not promote any individual site, but	No changes to Draft Methodology.



		instead show the criterion in which sites are assessed against.	
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**14. Escritt, Barrell and Golding - Ms Lucy Kay**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
Acknowledges being forwarded a copy of the Draft SHLAA Methodology, but do not have any comments to make at this stage of the study.	No changes proposed.	No response to comments necessary.	No changes to Draft Methodology.

**15. Country Land & Business Association - Mrs Helen L Woolley (Regional Director)**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
Representation provides details of the role CLA play and the interests they represent around the country.	No changes proposed.	No response to comments necessary.	No changes.
The CLA also advises that through the methodology, caution must be given to ensure proper and full consideration of sustainable rural communities occurs.	The SHLAA study is principally to appraise the suitability of individual sites on their own merits. Matters which promote sustainable rural communities will be co-ordinated mainly by policies contained within each Borough's Core Strategy and	No response to comments necessary.	No changes.

<p>Also, the methodology must also reflect the need for all types of housing in all rural settlements, including remote settlements and those settlements located in designated areas.</p> <p>CLA also offer the opportunity to meet to discuss the possibility of locating further suitable sites in rural settlements.</p>	<p>associated LDF documents.</p> <p>Similarly, matters of housing type and affordability on suitable sites will be decided at an advanced stage of the planning process, being shaped by policies in Core Strategies and affordability studies which fully assess local needs.</p> <p>Offer noted. No changes proposed.</p>	<p>No response to comments necessary.</p> <p>No response to comments necessary.</p>	<p>No changes.</p> <p>No changes.</p>
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**16. D2 Planning Consultancy**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
<p>This representation concerns land within their interests at Daniels Way/Hucknall Road, Hucknall (Ashfield). Very similar to the Scott Wilson representation in that this correspondence is promoting the individual site. D2 Planning has no comments to make at this moment with regards to the Draft SHLAA Methodology.</p>	<p>No changes proposed.</p>	<p>No response to comments.</p>	<p>No changes.</p>

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**17. Mr Michael Barker, Landowner (Rushcliffe Borough area)**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Response</b>	<b>Change to methodology</b>
Representation questioned why certain sites had seemingly been omitted from the SHLAA study so far. No specific comments were made as to the content of the Draft Methodology.	No changes proposed.	It is not the responsibility of the SHLAA Methodology to select sites for the document to then appraise. The Methodology will be used to assess sites that were made aware to the various Councils as part of the 'call for sites' that was carried out in 2007, and sites submitted outside of this process/window will be reviewed at the next period of assessment. However potential sites to assess can be submitted at any time of the year as this process will be repeated annually to help assist with understanding potential housing supply.	No changes.

**18. Entec**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Proposed Response</b>	<b>Change to methodology</b>
"The methodology neither appears robust nor consistent with government guidance."	Not specified.	Disagree; the methodology is closely based on government guidance. (More detailed points are considered below.)	No change.

<p>“The scope of SHLAAs should not be narrowed down by existing policies designed to constrain development...”          In particular, contrary to paragraph 21 of the Practice Guidance, no explanation is offered as to why areas of land are proposed to be excluded from the assessment. Land adjacent to Bingham should be included.</p>	<p>“...the methodology should be amended so that the assessment identifies as many sites with housing potential in and around as many settlements as possible in the study area.”</p>	<p>Disagree that the scope has been “narrowed down” excessively.</p> <p>The Practice Guidance is clear (at paragraph 21) that not all areas need to be included in the assessment and (at paragraph 38) that existing planning policy should be a factor in assessing “suitability”.</p> <p>However, paragraph 5.3 of the draft methodology says that sites put forward by the development industry, outside of the broad search area set out in paragraph 5.1, will be considered, and in any case land adjacent to Bingham will be considered.</p> <p>Nevertheless it is agreed that it may be useful to add a brief justification as to why some areas are excluded.</p>	<p>Paragraph 5.1 will be amended to clarify this issue. This 5.1 (iii) will be supplemented by a list of settlement inset from the Green Belt, beyond the Green Belt or "washed over" by the Green Belt included as appendix 8.</p>
<p>“The emerging planning policy context for the HMA is in a state of flux, we therefore believe that the suitability of sites as locations for future housing should be considered flexibly. It is the role of the LDF process to determine the individual spatial strategies of individual districts.” In particular, the matrix at appendix 4 “appears to be based, in part, on a rather rigid and narrow interpretation of emerging RSS policy”.</p>	<p>Not specified.</p>	<p>It is considered that the document does take a suitably flexible approach and it is not agreed that its interpretation of policy is “rigid and narrow”.</p> <p>As mentioned above, the Practice Guidance expects “existing planning policy” (such as the emerging RSS) to be a factor in assessing “suitability”.</p> <p>It is agreed that it is for the LDF process to determine strategies,</p>	<p>No change.</p>

		however the Practice Guidance recommends (at paragraph 7) that SHLAAs should be carried out on the basis of HMAs.	
“Application of a ‘sequential test’ as a means to identify the suitability of sites for development should be eliminated from the matrix as a policy restriction or appropriately re-worded.” This represents “... a throw back to Policy 2 in the draft Regional Plan, a policy rejected by the Panel...”	The “sequential test” should be “eliminated” from the matrix or “appropriately re-worded”.	The location of a site is highly relevant to its “suitability” and it would therefore be inappropriate to remove this issue from the matrix. However it is agreed that it may be preferable to remove the term “sequential test”.	On the first page of appendix 4, the phrase “Location: Sequential Test” will be replaced by “Location”.
“What is meant by ‘named settlements’?”	“Further explanation is needed.”	It is agreed that it would be useful to name the settlements concerned.	Paragraph 5.1 (iii) will be supplemented by a list of settlements inset from the Green Belt, beyond the Green Belt or “washed over” by the Green Belt included as appendix 8
“Uncertainty over what settlements are included under the assessment would be best overcome by inclusion of a list of relevant settlements in the methodology paper.” Other SHLAAs do this.	A list of relevant settlements should be included.	It is agreed that this would be useful.	A list of relevant settlements will be added, at paragraph 5.1 or in a footnote.
“Further clarity is needed on how the matrix is structured and meant to be used. Some criteria within the matrix we recommend should also be amended in light of the Government’s Practice Guidance and other best practice.” In particular: - “...no explanation is given over the various ‘categories’ in the matrix (A to F) and how ‘other/comments’ will be recorded and/or what they would	Clarity/explanation should be provided regarding the structure, contents and use of the matrix. The approach to the ‘strategic access and catchment’ criteria should be explained. A reference to rail services should be included.	It is agreed that it would be useful to have some further explanation about the use of the matrix and about the ‘strategic access and catchment’ criteria.  It is also agreed that access to rail services is relevant.	Brief extra explanation will be added at paragraph 7.3 regarding the use of the matrix at appendix 4.  The note on the fourth page of appendix 4 regarding ‘strategic access and catchment’ criteria will be amended.  A criterion about accessibility by rail will be added.

<p>constitute”;</p> <ul style="list-style-type: none"> <li>- “...we are unclear why in the matrix the ‘strategic access and catchment’ criteria are first identified as a ‘constraint’, and then sidelined as criteria not considered relevant to a suitability assessment”;</li> <li>- “...we also wish to question why proximity to bus and tram services features in the matrix but not proximity to passenger rail services”.</li> </ul>			
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**19. RSPB – Mr Colin Wilkinson**

<b>Comment</b>	<b>Change proposed by respondent (if any)</b>	<b>Proposed Response</b>	<b>Change to methodology</b>
<p>Unable to comment in detail on the consultation, but state that provided any housing sites avoid any indirect or direct impacts upon designated sites it is unlikely that the RSPB would raise any major concerns</p>	<p>None</p>	<p>These impacts are covered in the matrix at appended the 4. None the less the RSPB will remain on the list of key stakeholders hence will be given the opportunity to comment on a site specific basis should they feel the need to do so.</p>	<p>No change</p>

**Appendix 8: List of settlements inset from the Green Belt,  
beyond the Green Belt or washed over by the Green Belt**

**Broxtowe:**

Newthorpe  
Eastwood  
Giltbrook  
Kimberley  
Watnall  
Nuthall  
Trowell  
Awsorth  
Brinsley  
Cossall  
Strelley  
Moorgreen

**Ashfield:**

Bestwood

**Rushcliffe:**

Aslockton  
Barnstone  
Barton in Fabis  
Bingham  
Bradmore  
Bunny  
Car Colston  
Colston Bassett  
Costock  
Cotgrave  
Cropwell Bishop  
Cropwell Butler  
East Bridgford  
East Leake  
Elton on the Hill  
Flawborough  
Flintham  
Gamston  
Gotham  
Granby  
Hawksworth  
Hickling  
Keyworth  
Kingston on Soar  
Kinoulton  
Langar

Newton  
Normanton on Soar  
Normanton on the Wolds  
Orston  
Plumtree  
Radcliffe on Trent  
Ratcliffe on Soar  
Rempstone  
Ruddington  
Saxondale and St James' Park  
Scarrington  
Screveton  
Shelford  
Shelton  
Sibthorpe  
Stanford on Soar  
Stanton on the Wolds  
Sutton  
Sutton Bonington  
Thoroton  
Thrumpton  
Tollerton  
Upper Broughton  
West Bridgford  
West Leake  
Whatton in the Vale  
Widmerpool  
Willoughby on the Wolds  
Wysall

**Erewash:**

Kirk Hallam  
Breaston  
Draycott  
Borrowash  
Ockbrook  
Little Eaton  
Breadsall  
West Hallam  
Stanley  
Stanley Common  
Stanton-by-Dale  
Risley.  
Dale Abbey  
Morley Village  
Morley  
Smithy.

**Gedling:**



Bestwood Village  
Burton Joyce  
Calverton  
Newstead Village  
Ravenshead  
Lambley  
Linby  
Papplewick  
Woodborough

