



Strategic Housing Land Availability Assessment

**Sutton in Ashfield, Kirkby in Ashfield, Selston, Jacksdale
and Underwood**

November 2016

Disclaimer: The identification of housing potential from sites and buildings within this study does not imply that Ashfield Council would necessarily grant planning permission for their residential development, nor do they constitute land allocations for housing development. Similarly it does not preclude sites being developed for other suitable uses nor does it rule out the formulation of other land use allocations in the emerging Local Plan. Additionally, it does not preclude the possibility of residential development being granted on sites that have not been included. Any planning applications will continue to be treated on their own merits, and be determined in accordance with current planning policies.

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Executive Summary

Councils have a statutory requirement to produce a Strategic Housing Land Availability Assessment (SHLAA), as set out in the National Planning Policy Framework (NPPF). This Review provides an update to the SHLAA for Ashfield District (excluding Hucknall), produced in December 2015. The whole of Ashfield District is included in the Nottingham Outer Housing Market Area (as identified in the Nottingham Outer SHMA 2015). However, the methodology for the Nottingham Core Housing Market Area was used to assess sites in Hucknall. Consequently, there is a separate SHLAA document for Hucknall. It should be noted that the Nottingham Core SHLAA methodology closely aligns with the Nottingham Outer SHLAA methodology.

This report should be read in conjunction with the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report, which sets out how Ashfield District Council; Newark and Sherwood District Council; and Mansfield District Council have undertaken SHLAAs for each District (excluding the Hucknall wards). The preferred method for undertaking a SHLAA is in partnership across one Housing Market Area. However, due to the three local authorities (LA) in the Nottingham Outer HMA being at different stages of the planning process, SHLAAs have been undertaken separately for each District.

In simple terms, the SHLAA aims to:

- identify sites with potential for housing;
- assess their housing potential and when they are likely to be developed; and
- ensure that there is sufficient land available to meet the housing needs of the District.

This assessment forms a key part of the evidence base underpinning the Ashfield Local Plan. It provides an appraisal of available land to inform the allocation of sites for residential development to meet the objectively assessed housing need in Ashfield.

A desktop appraisal has been undertaken on all sites submitted to the Council through the SHLAA process which are within or on the edge of the main urban area or a named settlement boundary. This approach uses the information available to the Council at a specific point in time; detailed site investigations have not been undertaken. Sites submitted to the Council's SHLAA process which are adjacent to or within a settlement boundary have been visited and site appraisals have been undertaken. Where sites are categorised as 'Suitable' or 'May be suitable subject to policy change/mitigation', this does not mean that planning permission would be granted or that they would be allocated for housing in the Local Plan. There may be overriding factors which have not been identified. In the same vein, sites which have been assessed as being 'Non deliverable/developable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

The SHLAA report presents an analysis of the potential capacity for residential development of sites from both within and outside of the planning process over a 0 to 5, 6 to 10 and 11 to 15 year time period. Sources of sites include:

- Sites submitted by landowners/agents (not currently in the planning system);
- Unimplemented/outstanding planning permissions for housing; and
- Ashfield Local Plan Review (2002) land allocations.

The largest source of potential sites is from land submitted by landowners and agents through a publicised 'call for sites' in October 2007 and subsequent call for sites in 2011 and 2014. Sites which do not adjoin the urban boundary have been excluded from the assessment; as specified in the Nottingham Outer SHLAA Methodology (July, 2008).

The Council monitors the delivery of development of sites with planning permission on an annual basis. The findings from the Nottingham Outer SHLAA will inform a trajectory of potential housing supply which will form part of the 2016 Housing Land Monitoring Report and Annual Monitoring Report (AMR).

In October 2014 the Nottingham Outer Councils (Ashfield, Mansfield, and Newark and Sherwood District Councils) jointly appointed G L Hearn to undertake a Strategic Housing Market Assessment (SHMA). The Nottingham Outer SHMA covers the whole of the three District areas (including Hucknall). It provides evidence of the objectively assessed housing need (OAHN) from 2013 to 2033, including a breakdown by type, tenure and size across the housing market area. The Nottingham Outer SHMA (2015) will be used to inform the housing requirement for Ashfield District i.e. the number of dwellings required when taking into consideration the OAHN and, if necessary, the requirement to accommodate development from neighbouring districts in the housing market area, and any significant constraints which would affect the delivery of development within the Plan period i.e. 15 years.

There is a lack of land available within the main urban areas of Ashfield which could accommodate the amount of housing required by the District. This has resulted in a need for the Council to look to identify suitable land on the edge of the urban areas of the District around Sutton in Ashfield, Kirkby in Ashfield, Hucknall and the villages of Selston, Jacksdale and Underwood. A Green Belt Review has also been undertaken as part of this process. This will inform the site selection process if it is determined that there are exceptional circumstances for Green Belt release.

Table 1 sets out the District's five year housing land supply position with proposed site allocations. This demonstrates that the District would have 6.8 years housing land supply if the Plan was adopted in 2017.

Table 2 sets out the District's current position with regard to the five year housing land supply which is 5.0 years.

Table 1: Ashfield District Five Year Housing Land Supply position with proposed site allocations

SEDGEFIELD METHOD OF CALCULATION		
(previous undersupply all included in first 5 years)		(Dwellings)
REQUIREMENT	Five Year Housing Requirement:	
	OAN (April 2013 - 2032)	9120
	Requirement per annum	480
	Baseline requirement for 5 years	2400
	Net Completions (April 2013 - March 2016)	1437
	Under or oversupply since 2013 to 2016	3
	Housing requirement for the next 5 year period adjusted for under/over-supply	2403
	Add 5% buffer of	120
	Total 5 year requirement including buffer	2523
	Annual requirement for the next 5 years	505
SUPPLY	Existing small site planning permissions deliverable within 5 years	272
	Discount applied based on historic lapse rate	-75
	Housing allocations deliverable within 5 years*	3239
	Total amount of housing available and deliverable for the next 5 year period	3436
5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply	
	Deliverable sites for the 5 year period	3436
	Divided by annual requirement (2016 to 2021)	505
	Equates in years to	6.81
	Oversupply (+) or undersupply (-) of dwellings	913

* includes 11 dwellings which are small site permissions, but have been included as part of larger allocations.

Table 2: Ashfield District Five Year Housing Land Supply position without proposed allocations (Current Position)

SEDGEFIELD METHOD OF CALCULATION		
(previous undersupply all included in first 5 years)		Dwellings
REQUIREMENT	Five Year Housing Requirement:	
	OAN (April 2013 - 2032)	9120
	Requirement per annum	480
	Baseline requirement for 5 years	2400
	Net Completions (April 2013 - March 2016)	1437
	Under or oversupply since 2013 to 2016	3
	Housing requirement for the next 5 year period adjusted for under/over-supply	2403
	Add 5% buffer of	120
	Total 5 year requirement including buffer	2523
	Annual requirement for the next 5 years	505
	SUPPLY	Existing planning permissions deliverable within 5 years
Discount applied based on historic lapse rate		-112
SHLAA sites deliverable within 5 years (not requiring policy change)		596
Total amount of housing available and deliverable for the next 5 year period		2522
5 YEAR SUPPLY POSITION	Calculation of 5 year housing land supply	
	Deliverable sites for the 5 year period	2522
	Divided by annual requirement (2016 to 2020)	505
	Equates in years to	5.00
	Oversupply (+) or undersupply (-) of dwellings	-1

1. Introduction

1.1 Purpose of the Nottingham Outer SHLAA

This Nottingham Outer Strategic Housing Land Availability Assessment (SHLAA) forms an important part of the evidence base to support the delivery of housing to meet the need within Ashfield District. It forms an essential part of the planning process by ensuring an adequate supply of land for housing, using a robust evidence-based approach, which is a key requirement of the National Planning Policy Framework, as set out in Part 6: Delivering a wide choice of high quality homes. This report also includes details of land submitted to the Council for consideration as gypsy and traveller sites.

1.2 Nottingham Outer SHLAA Methodology and Partnership working

The Nottingham Outer SHLAA Methodology has been developed through the partnership of the following Local Authorities: Ashfield District Council, Newark and Sherwood District Council, and Mansfield District Council. The area covered by these authorities is referred to hereafter as the HMA. Each Local Authority has undertaken an individual SHLAA assessment using a common methodology¹, which was devised in conjunction with the Nottingham Outer HMA Partnership Group². The Outer SHLAA covers the settlements and surrounding areas to the north of Ashfield District, including sites in Sutton in Ashfield, Kirkby-in-Ashfield and rural settlements: Selston, Jacksdale and Underwood.

1.3 Relationship to the Local Plan

The Nottingham Outer SHLAA provides essential evidence for the preparation of Ashfield Local Plan. It is a technical evidence base for the identification of 'deliverable'³ and 'developable'⁴ sites, as set out in the NPPF, that could be used to help provide new housing over a period of at least 15 years. Sites which are deemed to be potentially suitable, available and deliverable or developable will be reviewed through the Local Plan process to ascertain their suitability for allocation. The assessment results of the SHLAA should not be viewed as implying that a site would be taken forward as a housing allocation in the Local Plan. Other evidence has been taken into consideration when determining the most suitable sites to be taken forward, for example the Sustainability Appraisal, Landscape Assessments and Green Belt Review (2015). The Site Selection Technical Paper (2016) identifies the approach taken to selecting site allocations.

1.4 SHLAA Review Process

The Nottingham Outer Strategic Housing Land Availability Assessment has been updated on a regular basis since the first document was produced in March 2009. The review process enables the Council to monitor any changes which have occurred and to determine if there is a need to identify new sites or re-assess existing sites in terms of suitability, availability and deliverability. Currently there is still an insufficient amount of land available within the main urban areas of Sutton-in-Ashfield, Kirkby-in-Ashfield and in the settlements of Selston, Jacksdale and Underwood to meet the housing requirement in this part of the District. Consequently, it has been necessary to undertake a comprehensive review of land availability.

1.5 As part of the SHLAA Review process, a call for sites was undertaken between October and December 2014. A newspaper advertisement was placed in the Ashfield Chad, Hucknall Dispatch, Alfreton Chad and Eastwood and Kimberley Advertiser. This resulted in a further 11 new sites being submitted to the Nottingham Outer SHLAA. Existing SHLAA sites have also been reviewed to determine if any changes have occurred since the last review and to re-evaluate the deliverability of development.

¹ Details of the methodology can be found at: <http://www.ashfield-dc.gov.uk/ccm/navigation/environment/planning-policy/>

² See Appendix 3 of the Nottingham Outer Housing Market Area SHLAA Methodology, July 2008

³ And ⁵ As defined by the National Planning Policy Framework

1.6 5 Year Supply of Deliverable Sites

One of the most important roles of the SHLAA is to determine if Ashfield District has a 5 year supply of deliverable sites for new housing. This process enables the Council to actively plan, monitor and manage housing supply to ensure that it can deliver a flexible supply of land for housing.

In order to be classed as 'deliverable' a site must be:

- Suitable – the site offers a suitable location for development which would contribute to the creation of sustainable, mixed communities;
- Available – the site is available now;
- Achievable – there is a reasonable prospect that housing will be developed on the site at a particular point in time (within 5 years).

1.7 Ashfield District's 5 year housing land supply mainly consists of sites with planning permission. Following this SHLAA Review, it is apparent that the District does not have sufficient land available within the main urban area to meet the housing requirement in Sutton in Ashfield, Kirkby in Ashfield, Selston, Jacksdale and Underwood. Consequently, as part of the Local Plan site selection process, it has been necessary to review SHLAA sites on the edge of the urban boundary in order to identify suitable sites to be taken forward as housing allocations in the Ashfield Local Plan.

1.8 In some instances, landowners with sites in suitable locations (within the urban/settlement boundary) have informed the Council that their site will come forward within 5 years. The Council have therefore assumed that development is deliverable within 5 years. The National Planning Policy Framework sets out that:

"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

1.9 Supply of Developable Sites in the 6-10 Year and 11+ year delivery tranches

The SHLAA also identifies a supply of developable sites for years 6 to 10 and, if possible a supply of sites for years 11 to 15. The NPPF defines developable sites as follows:

"To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at a point envisaged."

1.10 Sites with Policy Constraints

Sites submitted to the Council which are outside the main urban boundary or named settlement boundary, and those which have other significant policy constraints have not been included in the housing trajectory as development would be contrary to planning policy. The Local Plan process will determine which of these sites are the most suitable to be taken forward as residential allocations.

2. National and Local Context

2.1 The National Planning Policy Framework indicates that, to boost significantly their supply of housing, Local Authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs, for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. The Nottingham Outer Strategic Housing Market Area Assessment (2015) identifies the full objectively assessed housing need for Ashfield. This equates to a requirement of 9120 houses (480 per annum) for the District for the period 2013 to 2032 (i.e. the 15 year Plan period if the Local Plan was adopted in 2017). A net total of 1437 homes were delivered from 1/4/2013 to 31/3/2016, resulting in a requirement for 7683 new homes between 2016 and 2032. In terms of supply, there are a total of 7788 deliverable and developable dwellings (which includes sites with planning permission and sites without planning permission proposed for allocation) to 2032. Taking into consideration a windfall allowance, based on past delivery rates, a further 682 dwellings are anticipated to be delivered over the Plan period.

Table 3: Dwelling Requirement and Provision 2013-2032			Dwellings
REQUIREMENT	1	Dwelling Requirement 2013 to 2032 (GL Hearne OAN)	9,120
	2	Houses Developed 1/4/2013 to 31/3/2016 (including new build, Conversions & Change of Use)	1485
	3	Houses Demolished 1/4/2013 to 31/3/2016	48
	4	Houses needed to meet requirement, 1/4/2016 to 31/4/2032 (1 - 2 + 3)	7,683
SUPPLY	5	Houses deliverable on small sites , (including new build, net conversions and change of use) 1/4/2016 to 31/3/2032	
		a) With planning permission at 1st April 2016	273
		b) Demolitions and other losses with planning permission at 1st April 2016	0
		c) Deduction to account for potential lapsed permissions	-62
	6	Houses deliverable on large sites 1/4/2016 to 31/3/2032	
		a) With planning permission at 1st April 2016	2304
		b) Demolitions and other losses with planning permission at 1st April 2016	0
	c) Deduction to account for potential lapsed permissions	-54	
	c) estimated development from proposed site allocations	5327	
	7	Total houses deliverable 1/4/2016 to 31/3/2032 (5a-5b+5c+6a-6b)	7788
	8	Over provision 2016 to 2032	105
	9	Windfall allowance beyond 5 years - 1/4/2021 to 1/4/2032 (based on past delivery)	682
	10	Total over provision 2016 to 2032	787

- 2.2 The SHLAA is designed to be a continuous process of managing a supply of deliverable and developable housing land. The NPPF requires local authorities to:
- “identify and update annually a supply of specific deliverable sites sufficient to provide five years-worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15”
- 2.3 The SHLAA feeds in to the annual housing land monitoring report. It aims to inform in the following outputs:
1. The identification of a minimum of a 5 year supply of deliverable sites for each of the partner authorities.
 2. 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.
 3. 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, where a supply of developable sites up to 15 years cannot be identified, broad locations for future growth will be identified.

The Housing Land Monitoring report contains full details of the housing land supply.

- 2.4 It is difficult to estimate the timescale of sites which are contrary to policy because policy may change through the Local Plan process. Therefore a category, called ‘May be Suitable if Policy Changes/Mitigation’ has been created for sites where policy is a major constraint to development. The policies constraining sites in this tranche may be of the following nature:
- Green Belt
 - Countryside
 - Protected Existing Employment
 - Employment Allocations
 - Allotments
 - Open Space
 - Safeguarded Land
 - Retail Allocations
 - Mature Landscape Areas.

Sites assessed as ‘May be Suitable if Policy Changes/Mitigation’ would not necessarily become suitable at any point in the future.

3. The SHLAA Process

- 3.1 Site identification is the first stage of the SHLAA assessment. Some sites within and adjacent to the main urban areas have already been identified through the planning process. In addition, a call for sites was undertaken in July 2011 and October 2014. This involved an advertisement campaign and a mail out to property agents.
- 3.2 Based upon the guidance, the key stages of the SHLAA assessment, required to deliver the core outputs are as follows:
- Site Identification - Identify sites from the full range of sources of housing potential across Ashfield District.
 - 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.
 - Assessment of Deliverability and Developability - Assess each site identified against a range of criteria to determine when and whether sites are likely to be developed.
 - Identify and Overcome Barriers to Deliverability - Set out in the reporting process, key actions necessary to overcoming specific barriers to the deliverability of development on sites.
- 3.3 The Council will ensure that all new opportunities emerging from key sources are identified and assessed on a regular basis. Key sources of sites are listed in Section 4 of this document and in the methodology document.
- 3.4 In addition to these sources, the Council has a dedicated SHLAA website page which provides officer contact details for the development industry to submit sites to be included within the assessment as and when they are known. 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.
- 3.5 It should be noted that although a site threshold of 0.25 hectares was originally applied to site identification, all sites submitted have been included in the SHLAA assessment process.
- 3.6 Where information is held in an existing planning document or the site is already within the development process, the respective housing figure contained within the document or development scheme will be used to estimate the site's potential.
- 3.7 Where no information is held, an assumption has been made about the amount of housing that could be delivered on a site. This is based on past completions, of which the density details are contained within Policy HG3 of Ashfield Local Plan Review (2002). Infrastructure requirements have also been factored into the total housing figure.
- 3.8 Planning officers have completed an assessment of each site through a consistent deliverability and developability test⁵ using a variety of information sources including a physical site survey. As part of this process Officers have liaised with the Highway Authority, the Council's Development Management officers, Environmental Health team, Conservation Officer, Landscape Architects and Tree Officer, and the Coal Authority and Environment Agency. The Council has liaised with land owners and agents regarding the availability and deliverability of sites submitted to ensure the assessment accurately reflects the status of each site.

⁵ Details can be found in Appendix 1 of the Nottingham Outer SHLAA Methodology (July, 2008)

- 3.9 As part of the assessment process, the Council consulted landowners and agents of sites submitted for consideration as residential allocations on the draft results of the SHLAA in April/May 2015. The Council were particularly keen to understand how landowners were looking to address physical constraints relating to access. As a result of this consultation the Council has been able to make a more informed judgement on the deliverability of development.
- 3.10 Planning Practice Guidance also stresses that a judgement should be made about the financial viability of a site and the capacity of the developer to complete and sell the housing constructed over a certain period. The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development sites set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. This study has now been updated (July 2016) and it concludes that all sites are viable.
- 3.11 In calculating the 5 year housing land supply, the sites have been split into two categories, sites with planning permission and sites without planning permission. Sites with planning permission are considered deliverable and in the majority of cases a commencement date has been set within the first five year tranche. However, whilst there is no reason to believe that any specific permission may not be implemented, it is accepted that there will be a number which will never come to fruition. Therefore a discount rate has been applied based on past permission granted over the last 10 years. Details are included in the 2016 Housing Land Monitoring Report. With regard to the delivery timescale of sites without planning permission, the Council has made an informed decision based on dialogue with the landowner and through analysis of past completions.
- 3.12 Identifying and overcoming barriers to delivery is essentially the final stage of the annual SHLAA process and is designed to ensure the land supply of deliverable sites is maintained. The barriers to deliverability are identified in the 'Overall Final Conclusion' in each individual site report.
- 3.13 Sites which do not adjoin the urban boundary or named settlement boundary have not been assessed. This approach accords with the assessment method set out in the Nottingham Outer SHLAA Methodology (2008).
- 3.14 The land supply of deliverable and developable sites is included in and monitored through the Housing Land Monitoring process which feeds into the Annual Monitoring Report. Factors constraining the deliverability of developable sites are identified and reviewed on an annual basis to ensure a rolling 5 year land supply of deliverable sites can be achieved.

Windfall Allowance

- 3.15 The NPPF states that "Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens". The Council has analysed past windfall delivery and has concluded that it is appropriate to include a windfall allowance of 682 dwellings from year 6 to the end of the Plan period (2032). Justification for this approach is included in the 2016 Housing Land Monitoring Report.

4. Key Sources

Sites within the Planning Process

4.1 Existing Housing Allocations

Table 3 includes sites allocated for housing in Ashfield Local Plan Review (2002) which have not yet been developed. Some sites have planning consent and development has either commenced or is due to commence. Some sites do not have planning consent but the landowner is still intending to bring development forward in the future. The land owners of all existing Housing Allocations without planning permission have been informed of the SHLAA process and have been invited to submit their sites. Two sites are no longer available for development due to landownership constraints.

Housing Allocations (excluding Hucknall) in Ashfield Local Plan Review (2002)		
SHLAA Site Reference	ALPR Ref. and Site Name	Current Status
N/A	HG1Ka Lindley's Lane, Kirkby in Ashfield	The site has full planning permission and is currently under construction.
N/A	HG1Kd Land at 2 Beech Avenue, Kirkby in Ashfield	The site does not have planning permission and the landowner has not agreed to release the site for development. Consequently the site is not considered to be deliverable/developable.
K404	HG1Ki Diamond Avenue, Kirkby in Ashfield	The site has been included in the SHLAA process (Site ref. K404). The site is owned by Ashfield District Council and is still suitable (subject to planning consent being granted) and available for residential development.
S114	HG1Sf Land off The Avenue, Sutton in Ashfield	The site has been included in the SHLAA process (site ref. S114). Part of the site has been developed. The remainder of the site does not have planning consent for residential development and has access constraints which would affect deliverability.
S142	HG1Sh Land to the rear of 358 Alfreton Road, Sutton in Ashfield	The site has been included in the SHLAA process (Site ref. S142). The site does not have planning consent for residential development and has significant access constraints which would affect the delivery of development.
N/A	HG1Sp Land at Stoney Street, Sutton in Ashfield	The site has not been included in the SHLAA process. It does not have planning consent for residential development and the landowner has not agreed to release the site for development. Consequently development is not considered to be deliverable.
N/A	HG1Ss Land at Stoneyford Road, Sutton in Ashfield	The site has outline planning permission for a maximum of 50 dwellings (Granted March 2014).

S379	HG1Saj Land at Common Road/Yew Tree Drive, Huthwaite	The site has been included in the SHLAA process. The land is in public ownership and can be delivered within 5 years.
V140	HG1Ng Land off Westdale Road, Jacksdale	The site has been included in the SHLAA process. The land is in public ownership and can be delivered within 5 years.
V141	HG1Nf Land off Westdale Road, Jacksdale	The site has been included in the SHLAA process. The land is in public ownership and can be delivered beyond 5 years.

Table 4. Ashfield Local Plan Review (2002) Housing Allocations

4.2 Existing Employment Allocations

Following a review of employment land allocations, through the ADC Employment Land Forecast, the recommendation is to retain the majority of sites allocated for employment use in the Ashfield Local Plan Review (2002). Where a site may potentially be suitable, employment allocations submitted for consideration have been assessed as 'May be suitable subject to policy change/mitigation'. Some sites allocated for employment have already been lost to housing development. Details of are set out below in Table 4.

SHLAA Site Reference	ALPR Employment Allocation Ref. and Site Name	Current Status
N/A	EM1Sk Coxmoor Road, Sutton in Ashfield	Part of the site (1.5 hectares) has Reserved Matters consent for 58 dwellings (V/2014/0353)
N/A	EM1KV Sidings Road, Kirkby in Ashfield	The site has outline planning permission for 81 dwellings (V/2014/0661)
N/A	EM1Rc Annesley Colliery, Newstead Road, New Annesley	The whole site has full planning permission for residential and development has commenced

Table 5. Ashfield Local Plan Review (2002) Employment Allocations

4.3 Other Land Allocations

A desktop review of all existing land allocations has been undertaken to try to identify suitable sites. No sites were identified or submitted to the SHLAA process.

4.4 Green Spaces

A small number of allocated green spaces have been submitted to the SHLAA process. Such sites have been assessed as 'May be suitable subject to policy change/mitigation' where there are no other constraints which would render them unsuitable. This does not necessarily mean that the sites are suitable or would be suitable in the future. Policy decisions need to be made based on need (i.e. there may be an over or under provision of open space within an area). This is something that would need further consideration through the site selection process.

- 4.5 Open areas are informal green space which in the majority of cases are not used for recreational activities. The purpose of an open area is to maintain an open break between settlements. Sites have been assessed as 'May be suitable subject to policy change/mitigation' as this policy will need to be reviewed on a site by site basis through the Local Plan process.

SHLAA Site Reference	ALPR Recreation Space Ref. and Site Name	Designated type of recreation space	Current Status
S48	RC5Ri Main Road, Huthwaite	Allotments (also designated Countryside)	Former allotments in private ownership. The site has full planning permission for a

			change of use to a golf driving range which is now fully developed. SHLAA Conclusion: May be suitable if policy changes
S72, S112, S316	RC2Sa Land between Mill Lane and Alfreton Road, Huthwaite/Sutton in Ashfield	Open Area	Open Area. SHLAA conclusion: May be suitable subject to policy change/mitigation
S83	RC2Ke Clare Road, Kirkby in Ashfield	Open Area	Open Area. SHLAA conclusion: May be suitable subject to policy change/mitigation
S310, S311	RC2Sa Land between Mill Lane and Alfreton Road, Huthwaite/Sutton in Ashfield	Open Area	The site currently has planning consent for residential development
S314	Mill Lane, Huthwaite	Open Area	Open Area. SHLAA conclusion: May be suitable subject to policy change/mitigation
S350	RC3RI Clegg Hill Drive, Huthwaite	Formal Open Space	Formal open space. SHLAA conclusion: May be suitable subject to policy change
S385	RC3Sk Peveril Drive, Sutton in Ashfield	Formal Open Space	Formal Open Space. SHLAA conclusion: May be suitable subject to policy change/mitigation
S405	RC3Sj Charnwood Street, Sutton in Ashfield	Formal Open Space	Formal Open Space. SHLAA conclusion: May be suitable subject to policy change/mitigation
K26	RC2Kg South of Kirkby Hardwick, Kirkby in Ashfield	Open Area	Open Area. SHLAA conclusion: May be suitable subject to policy change/mitigation
K82	RC2Kd Land south of Kingsmill Road East, Kirkby in Ashfield	Open Area	The site has full planning permission for residential development and sports pitches. It is currently under construction.

K109	RC5Ka Forest Road Allotments, Forest Road, Annesley Woodhouse	Allotments	Part of K109 (approx. 0.9Ha) is vacant, overgrown allotment land in private ownership. SHLAA conclusion: Unsuitable
K116	RC3KI Millers Way, Kirkby in Ashfield	Formal Open Space	Formal open space. SHLAA Conclusion: May be suitable subject to policy change/mitigation
K382	RC3Ka Annesley Miners Welfare Ground, Derby Road, Annesley Woodhouse	Formal Open Space	Formal open space. SHLAA Conclusion: May be suitable subject to policy change/mitigation
K405	RC3Sj Charnwood Street Recreation Ground, Sutton in Ashfield	Formal Open Space	Formal open space. SHLAA Conclusion: May be suitable subject to policy change/mitigation
V11	RC5Rd Westwood Allotments, Westwood	Allotments	Allotment site. SHLAA conclusion: Not suitable
V88	Nottingham Road, Selston	Open Area	Open Area. SHLAA conclusion: Not suitable (Local Wildlife Site)
V339	RC5Rd Westwood Gardens Allotments, Westwood	Allotments	Allotment site. SHLAA conclusion: Not suitable
V340	RC5Rd Westwood Gardens Allotments, Westwood	Allotments	Allotment site. SHLAA conclusion: Not suitable
V361	RC5Rd Westwood Gardens Allotments, Westwood	Allotments	Allotment site. SHLAA conclusion: Not suitable

Table 6. Ashfield Local Plan Review (2002) Designated recreation space

4.5 Sites with planning permission for development which have not been started

An assumption has been made, based on the definition of deliverable development, set out in the NPPF, that sites with planning permission will commence development within the next 5 years.

Sites Not in the Planning Process

4.6 Sites submitted by landowners, agents, and other interested parties

A large number of sites have been submitted to the SHLAA process by landowners, agents and developers. The majority of these sites currently have policy constraints and are considered unsuitable on that basis. These sites will need to be reviewed through the Local Plan process to determine which sites are the most suitable to be taken forward as allocations in the Ashfield Local Plan.

5. Gypsy and Traveller Sites

- 5.1 In March 2012, the Government published the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS). The NPPF says, "To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community".
- 5.2 Planning Policy for Traveller Sites (PPTS) also requires us to:
- assess the need for Traveller accommodation in our District
 - set targets in our Local Plan for meeting the identified need
 - identify deliverable sites to provide five years' worth of accommodation against our target, and
 - identify developable sites or broad locations for the next six to ten years and where possible 11-15 years to meet the need.
- 5.3 PPTS identifies that, if we cannot show five years' worth of deliverable sites against our target, we need to give this significant weight in favour of granting temporary planning permission for Traveller accommodation. This is also likely to be a consideration in favour of granting planning permission for Traveller accommodation.
- 5.4 The need for Traveller accommodation in the District is set out in the Ashfield Traveller Accommodation Needs Assessment (TAA), October 2015. In view of the need to plan for the future needs of different groups in the community, and the requirements of PPTS to assess and plan to meet our need for Traveller accommodation, we have now included Traveller site assessments within the SHLAA alongside those for settled housing sites.
- 5.5 Whilst we have to plan for our traveller accommodation needs, PPTS says that in doing this we need to protect local amenity, the environment and the Green Belt from inappropriate development.
- 5.6 A 'Call for Sites' invited submissions for sites to be considered for Gypsy and Traveller use in March-April 2014. Four sites were submitted of which:
- 2 were submitted for Gypsy or Traveller use (SHLAA Ref. K409 and V412)
 - 1 was submitted for either a Travelling Showperson's or Gypsy/traveller site (SHLAA Ref. V410)
 - 1 was submitted for use as a Travelling Showperson's site (SHLAA Ref. 411)
- 5.7 The first 3 sites are located within Green Belt and are therefore considered to be inappropriate for development as set out in PPTS Policy E. Three of these sites have also been excluded from the assessment due to the fact that they do not adjoin a settlement boundary i.e. isolated sites. This complies with the Nottingham Outer SHLAA Methodology (2008) adopted by Ashfield, Mansfield and Newark and Sherwood District Councils.
- 5.8 A further call for sites for a range of land uses (including Traveller use) was undertaken in October-December 2014. No additional Traveller sites were submitted for assessment as a result.
- 5.9 Details of sites submitted for Gypsy or Traveller accommodation use are included in Section 8, Tables 14 and 15.

6. Annual Update

Five Year Supply of Deliverable Sites

- 6.1 The results from the SHLAA feed in to the Housing Land Monitoring Report which provides details in relation to the 5 year housing land supply in Ashfield district. This process enables the Council to actively plan, monitor and manage housing supply to ensure that it can deliver a flexible supply of land for housing. Ashfield District's 5 year land supply mainly consists of sites with planning permission.
- 6.2 With regard to sites with planning permission, the base date for monitoring completions and commitments is 1st April. The five year land supply runs from 1st April 2016 to 31st March 2021.
- 6.3 Following the completion of the 2016 Housing Land Monitoring Report, it is apparent that the District does have sufficient land available within the urban area to meet the housing requirement for the next 5 years. Table 2 sets out the Council's position with regard to the 5 year housing land supply.

Supply of Developable Sites Years 6-10 and 11+

- 6.4 The NPPF also indicates that Local Planning Authorities should identify specific developable sites for years 6-10 and where possible for years 11 to 15. The Housing Land Monitoring Report contains details of land availability for years 6 to 15.
- 6.5 Through the housing monitoring process it is apparent that there is not enough land available within the main urban area or named settlements for the 15 year plan period. Consequently, as part of the Local Plan site allocation process, it has been necessary to consider sites submitted to the SHLAA process which have been assessed as 'May be suitable if policy changes' in order to identify sites to be taken forward as housing allocations.
- 6.6 Section 8 of this report provides details of the sites submitted for consideration for housing in the emerging Local Plan. Whilst the SHLAA site assessments provide details of the suitability and deliverability of sites, they do not make a recommendation about which sites are the most suitable to be taken forward as housing allocations. The Site Selection Technical Paper (2016) provides details of the approach taken to the allocation of sites. As part of the site selection process, account has been taken of evidence in the Sustainability Appraisal, Landscape Assessments and Green Belt Review (2015) and other relevant background evidence.

Additional buffers and historic completions

- 6.7 An additional 5% buffer (moved from later in the plan period) has been applied to ensure choice and competition in the market, consistent with the requirements of the NPPF. Where local authorities have a record of persistent under delivery, this buffer should increase to 20%. The Council has assessed past housing delivery against housing requirement. It is evident that past performance cannot be described as 'persistent under delivery'. Justification for this approach is included in the Housing Land Monitoring Report (2016).
- 6.8 Keeping the overall assessment up to date is a continuous process. The key objective of the SHLAA Review is to monitor the progress of sites through the planning and development process and changes in circumstances regarding any deliverability constraints.

7. Deliverability Assessment

5 Year Supply of Deliverable Housing Sites

7.1 The National Planning Policy Framework sets out that:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

7.2 As part of the SHLAA process land owners, agents and developers have completed a SHLAA submission form which sets out in detail the constraints of development and the timescale for the delivery of development. The form specifically asks whether the site is constrained by:

- Landownership issues;
- Legal issues; or
- Physical constraints.

7.3 As part of the SHLAA process, the landowners, agents and/or developers of sites were asked about the deliverability of development on their site. The information received has helped to inform the timeframe for delivery of development on each site. Where sites have no significant policy or physical constraints, they have been included in the 0 to 5 year category of deliverable sites. Where information is available to suggest that a site may not be deliverable within the first 5 years, sites have been moved to a more realistic timescale or have been removed if necessary, taking into consideration the constraints.

7.4 The Council commissioned Nationwide CIL Services to undertake a Local Plan and CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development sites set out in the Local Plan Submission Document. Based upon the methodology and assumptions of the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. The Viability Study has now been updated and concludes that all sites are viable.

Supply of Developable Sites 6-10 Year and 11+ year

7.5 Where there is evidence to suggest that a site will not or cannot be delivered within the first 5 years of the Local Plan, sites have been placed in the 6 to 10 year or the 11 to 15 year timeframe if there is a reasonable prospect of development being delivered.

8. Site Assessments

8.1 Site Reports Contents Tables

Site reports⁶ are arranged first by their area and then in numerical order by site reference. The table below sets out the site reference number for each submitted site. All sites included in tables 6, 7, and 8 have been taken through the SHLAA process. Tables 9 and 10 includes deliverable sites without planning permission which are not constrained by planning policy and where the landowner has indicated that development is deliverable within 5 years.

Site Ref.	Site Name
K4	Land adjacent to Matley Avenue, Kirkby Woodhouse
K23	Land off Kirkby Folly Road Road, Kirkby-in-Ashfield
K24	Land at Derby Road (opposite Vernon Farm), Kirkby-in-Ashfield
K26	Land off Penny Emma Way, Kirkby-in-Ashfield
K27	Beacon Farm, Derby Road, Kirkby-in-Ashfield
K28	Wheatley's Yard, Lowmoor Road, Kirkby-in-Ashfield
K29	Land off Abbey Road and Richmond Road, Kirkby-in-Ashfield
K30	Land to the rear of Manor House Court, Kirkby-in-Ashfield
K31	Crich View Smallholding, Derby Road, Kirkby-in-Ashfield
K32	Land south of Pinxton Lane, Kirkby in Ashfield
K33	Land to the east of Sutton Parkway Station, Kirkby-in-Ashfield
K34	Land off Thoresby Avenue, Kirkby-in-Ashfield
K36	Land at Annesley Cutting, Annesley
K37	Land between 118 and 128 Skegby Road, Annesley Woodhouse
K38	Land to the rear of 8 Beauvale Road, Annesley Woodhouse
K39	Land to the rear of 273 Nuncargate Road, Kirkby Woodhouse
K40	Land between Nottingham Road & Nuncargate Road, Kirkby-in-Ashfield
K41	Land to the rear of 141, 143, 145 Main Road, Kirkby Woodhouse
K58	Birchwood Grange, Kirkby-in-Ashfield
K79	Land at Mowlands Farm, Doles Lane, Kirkby-in-Ashfield
K80	Land off Church Hill,, Kirkby-in-Ashfield
K82	Land off Sutton Road, Kirkby-in-Ashfield
K109	Land South of Forest Road, Annesley Woodhouse
K113	Land off Derby Road, Kirkby-in-Ashfield
K116	Land at Millers Way, Kirkby-in-Ashfield
K139	Campfields Farm, Land off Derby Road, Kirkby-in-Ashfield
K317	Land to the south of A38, Kirkby in Ashfield
K318	Land to the rear of 130 Skegby Road, Annesley Woodhouse
K325	Land off Walesby Drive, Kirkby in Ashfield
K329	Blidworth Road, Kirkby in Ashfield
K331	Laburnum Avenue, Kirkby in Ashfield
K332	Recreation Road, Annesley
K333	Kirkby House, Kirkby House Drive, Kirkby in Ashfield
K334	Laburnum Avenue, Kirkby in Ashfield
K341	Derby Road, Kirkby in Ashfield
K359	Laburnum Avenue/Mill Lane, Kirkby in Ashfield
K360	Halfmoon Farm, Kingsway, Kirkby in Ashfield
K372	Kirkby Delivery Office, Ashfield Precinct, Kirkby in Ashfield
K382	Annesley Miners Welfare, Derby Road, Annesley Woodhouse

⁶ See Appendix 1 - SHLAA Site Reports, for full details of each site assessment

K386	Derby Road/Diamond Avenue, Kirkby in Ashfield
K387	East of Derby Road, Kirkby in Ashfield
K393	Lindleys Lane, Kirkby in Ashfield
K398	Land rear of Forest Road, Annesley Woodhouse
K400	Van Elle, Pinxton Lane, Kirkby in Ashfield
K401	Lowmoor Public House, Lowmoor Road, Kirkby in Ashfield
K404	Diamond Avenue, Kirkby in Ashfield
K406	Warwick Close, Kirkby in Ashfield

Table 7. Sites submitted to the SHLAA process in Kirkby in Ashfield

Site Ref.	Site Name
SM42	Land to the rear of Rostellen, Derby Road, Sutton/Mansfield
SM43	Oak View Rise, Harlow Wood
SM44	Land to the rear of Kingsmill Hospital, Sutton in Ashfield
SM45	Land to the south of the MARR, Sutton in Ashfield
SM46	Land north of the MARR, Sutton in Ashfield
S47	Land to the rear of 10 Main Street, Huthwaite
S48	Land off Main Street, Huthwaite
S49	Land at Crossley Avenue, Huthwaite
S50	Land to the rear of Hilltop Farm, Main Street, Huthwaite
S51	Land off Pennine Close, Huthwaite
S52	Factory at Duke Street, Huthwaite
S54	Land off Barker Street, Huthwaite
S55	Land off Ashland Road West, Sutton in Ashfield
S56	Station Motors, Station Road, Sutton in Ashfield
S60	Land at Coxmoor Road, Sutton in Ashfield
S61	Land off Chesterfield Road, Huthwaite
S62	Land at Roundhill Farm, Sotheby Avenue, Sutton in Ashfield
S63	Land between Chesterfield Road and Blackwell Road, Huthwaite
S64	Land to the rear of Coxmoor House, Sutton in Ashfield
S65	Brackenfield, Cauldwell Road, Sutton in Ashfield
S66	Land at Priestsic Road, Sutton in Ashfield
S67	Land west of Coxmoor Road, Sutton in Ashfield
S68	Land to the rear of 23 Beck Lane, Sutton in Ashfield
S70	Land off Gilcroft Street, Skegby
S71	Land off Beck Lane, Sutton in Ashfield
S72	Land at Rookery Lane Farm, Sutton in Ashfield
S73	Land off Tibshelf Road, Teversal
S74	Land off Fackley Road, Teversal
S75	Station Farm, Pleasley Road, Teversal
S76	Molyneux House Farm, Fackley Road, Teversal
S77	Wild Hill, Fackley
S78	Molyneux House Farm, Fackley Road, Teversal
S83	Land off Clare Road, Sutton in Ashfield
S93	Land to the west of Fisher Close, Sutton in Ashfield
S94	Land at Hilltop Farm, Skegby
S95	Land off Stoneyford Road, Sutton in Ashfield
S96	Land between Pleasley Road and Mansfield Road, Sutton in Ashfield
S97	Land off Silverhill Lane, Teversal

S98	Land off Silverhill Lane, Teversal
S100	Formerly The Miners Welfare Sports Ground, Stoneyford Rd, Stanton Hill
S101	Penniment Lane, Sutton in Ashfield
S108	Land off Clegg Hill Drive, Huthwaite
S112	Land adj. Rookery Farm, Sutton in Ashfield
S114	Land off The Avenue, Sutton in Ashfield
S115	Land off Chesterfield Road, Huthwaite
S142	Land to the rear of 358 Alfreton Road, Sutton in Ashfield
S310	Land to the rear of 249-251 Alfreton Road
S311	Land to the rear of 249-251 Alfreton Road
S312	Land at 249-251 Alfreton Road, Sutton in Ashfield
S314	Land at Greenwood Falls Farm, Mill Lane, Huthwaite
S316	Land to the rear of 211 to 239 Alfreton Road, Sutton
SM319	Land adjacent to Rushley Farm, Nottingham Road, Mansfield
S320	Quantum Clothing, North Street, Huthwaite
S321	Whiteborough Farm, Chesterfield Road, Huthwaite
S324	Vere Avenue, Sutton in Ashfield
S328	Land at Skegby Bottoms, Mansfield Road, Skegby
S330	Land off Leamington Drive, Sutton in Ashfield
S336	Land off Beristow Lane, near Huthwaite
S337	Land off Beck Lane, Sutton in Ashfield
S350	Land to the rear of Clegg Hill Drive, Huthwaite
S351	Land to the rear of Rookery Lane, Sutton in Ashfield
SM358	Land adjoining Rushley Pumping Station, Nottingham Road, Mansfield
S362	Land rear of Station Farm, Teversal
S363	Land rear of 113 Beck Lane, Skegby
S368	Wild Hill, Teversal
S371	Unwin Road, Sutton in Ashfield
S373	Sutton Delivery Office, Langton Road, Sutton in Ashfield
S374	Stubbin Hill Farm, Stanton Hill, Sutton
SM378	Cauldwell Road, Mansfield
S379	Common Road, Huthwaite
S380	Land at Canarvon Cottage, Silverhill Lane, Teversal
S384	Stoneyford Road, Sutton in Ashfield
S385	Peveril Drive, Sutton in Ashfield
S390	Former British Legion, Legion Drive, Skegby
S394	Land off Beck Lane, Skegby
S395	Land off Tibshelf Road, Teversal
S396	Sharradoba, Silverhill Lane, Teversal
S399	Land at Coxmoor Golf Club, Sutton in Ashfield
S405	Charnwood Street, Sutton in Ashfield
S407	Davies Avenue, Sutton in Ashfield
S408	Fox Street, Sutton in Ashfield

Table 8. Sites submitted to the SHLAA process in Sutton in Ashfield

Site Ref	Site Name
V1	Alfreton Road, Jubilee
V2	Alfreton Road, Jubilee
V3	Alfreton Road, Jubilee

V5	Land off Annesley Lane, Selston
V8	Land to the rear of 11 Commonsides, Selston
V9	52 Nottingham Road, Selston
V10	Land to the north of Alfreton Road, Selston
V11	Land at Westwood Gardens, Westwood
V12	Jacksdale Garden Centre, Main Road, Jacksdale
V13	Land to the rear of 55 Wagstaff Lane, Jacksdale
V14	Land adjacent to 282 Main Road, Westwood
V15	84 Church Lane, Underwood
V16	land to the rear of 82 Church Lane, Underwood
V17	Land to the rear of 64-84 Church Lane, Underwood
V18	Land opposite 111 Church Lane, Underwood
V19	Land off Felley Mill Lane North, Underwood
V20	Land Adjacent to 82 Mansfield Road, Underwood
V21	Land between 106 and 132 Main Road, Underwood
V35	Land off Felley Mill Lane, Underwood
V81	Land off Portland Road, Selston
V84	Land off Bourne Avenue, Selston
V85	Land off Stoney Lane, Selston
V86	Land Adjacent to 149 Stoney Lane, Selston
V87	Land at Kirkby Lane Farm, Park Lane, Selston
V88	Land between 191 and 243 Nottingham Road, Selston
V89	Land adjacent to 77 Commonsides, Selston
V90	Station Road, Selston
V91	Land off Crescent Road, Selston
V102	Land At The Triangle, Off Felley Mill Lane, Underwood
V104	Land off Main Road, Jacksdale
V140	Land off Westdale Road, Jacksdale
V141	Land off Westdale Road, Jacksdale
V335	Land off Stoney Lane, Selston
V338	Land off Inkerman Road, Selston
V339	Land at Westwood Gardens, Westwood
V340	Land at Westwood Gardens, Westwood
V342	Land off Inkerman Road, Selston
V343	Land off Inkerman Road, Selston
V346	Land adjacent to the Bull and Butcher, Alfreton Road, Selston
V347	Land adjacent to the Bull and Butcher, Alfreton Road, Selston
V348	Land adjacent to the Bull and Butcher, Alfreton Road, Selston
V349	Land between Winter Closes and Cordy Lane, Underwood
V352	Land off Cordy Lane, Underwood
V353	Land off Cordy Lane, Underwood
V354	Land off Cordy Lane, Underwood
V355	Land between Winter Closes and Cordy Lane, Underwood
V356	Land between Winter Closes and Cordy Lane, Underwood
V357	Land between Winter Closes and Cordy Lane, Underwood
V361	Land rear of Westwood Gardens
V364	Land adjacent to 358 Nottingham Road, Selston
V365	Oak Tree Farm, Westwood
V366	Hall Green Farm, Stoney Lane, Selston
V367	Poplar Terrace, Selston
V369	Vehicle Dismantling Yard, Winter Closes, Underwood

V370	Winter Closes, Underwood
V377	Land off Station Road, Selston Common
V388	Palmerston Street/Wagstaff Lane, Jacksdale
V389	Land off Nottingham Road, Jubilee
V391	Land off Nottingham Road, Jubilee
V392	Land off Nottingham Road, Jubilee
V397	Land off Pye Hill Road, Jacksdale
V402	Knightsbridge House and garage, Pye Hill Road, Jacksdale
V403	Paradise Windows, Pye Hill Road, Jacksdale

Table 9. Sites submitted to the SHLAA process in the villages of Selston, Jacksdale and Underwood

8.2 The 2016 Ashfield District Housing Land Monitoring Report contains full details of the housing trajectory for the District. This includes sites with planning permission and sites submitted to the Council for consideration as housing allocations through the SHLAA process which are within the urban area with no major policy or physical constraints. This does not include site allocations included in the emerging Local Plan Preferred Approach.

8.3 Sites submitted to SHLAA process which are within a settlement boundary which are considered deliverable or developable

There are a number of sites without planning consent which have been assessed as being deliverable. This is due to the fact that the sites have been submitted by landowners who have indicated that they intend to bring their site forward and they are located within the main urban area or named settlement where the principle of development is considered to be acceptable i.e. it would comply with planning policy. These sites have been included in the housing trajectory.

Sites within the Main Urban Area or Named Settlement boundary considered deliverable or developable (subject to planning permission)				
SHLAA Ref.	Site Location	Policy considerations	Greenfield/Brownfield	Approx. Yield (dwellings)
S52	Former Raymark Factory, Duke Street, Huthwaite	Site located within main urban area where the principle of development has been established. Loss of an employment site.	Brownfield	5
S66	Land at Priestsic Road/Northern View, Sutton in Ashfield	Site located within main urban area where the principle of development has been established	Brownfield	24
S114	Land at The Avenue, Sutton in Ashfield	Housing allocation. Principle of development has been established.	Greenfield	15
S320	Quantum Clothing, North Street, Huthwaite	Site located within main urban area where the principle of development has been established. Loss of an employment site.	Brownfield	90
S379	Land off Common Road, Huthwaite	Housing allocation. Principle of development has been established.	Greenfield	20
K28	Wheatley's Yard, Lowmoor Road	Site located within main urban area where principle of development has been established. Loss of an employment site.	Brownfield	62

K37 & K318	Skegby Road, Annesley Woodhouse	Site located within main urban area where the principle of development has been established.	Greenfield	23
K333	Kirkby House, Kirkby House Drive, Kirkby in Ashfield	Site located within main urban area where the principle of development has been established.	Greenfield	16
K398	Land rear of Forest Road, Annesley Woodhouse	Site located within main urban area where the principle of development has been established.	Greenfield	4
K404	Former allotments at Diamond Avenue, Kirkby in Ashfield	Housing allocation. Principle of development has been established.	Greenfield	67
V15, V16, V17	Land rear of 64-84 Church Lane, Underwood	Site located within a named settlement where the principle of development has been established.	Greenfield	21
V140	Land off Westdale Road, Jacksdale	Housing allocation. Principle of development has been established.	Greenfield	60
V141	Land off Westdale Road, Jacksdale	Housing allocation. Principle of development has been established.	Greenfield/ Brownfield	15
TOTAL DWELLINGS				422

Table 10. Deliverable and developable sites within a settlement boundary

- 8.4 **Sites submitted to SHLAA process which may be suitable subject to a change in policy**
A number of sites submitted to the SHLAA process are currently not suitable for development due to policy constraints and/or physical constraints. Sites assessed as 'May be suitable if policy changes' are set out in Table 10 and 11 below. The Local Plan process (see the Site Selection Technical Paper) has determined which sites are the most suitable to be taken forward as housing allocations. Some sites have moderate policy constraints whilst others have major policy constraints.
- 8.5 Table 10 includes sites proposed for allocations. This includes sites currently in designated Countryside and sites located within the main urban area which are designated as open areas but which are not publicly accessible. It also includes two Green Belt sites located in Selston. Justification for Green Belt release is included in the Sustainability Appraisal, Housing Spatial Options Paper and Site Selection Technical Paper.

NB. Part of Mowlands is allocated for 900 dwellings. The submitted site could accommodate approximately 1800.

Proposed Site Allocations currently with policy constraints					
SHLAA Ref.	Site Allocation Ref. & Location	Policy constraint	Greenfield/Brownfield	Area (Ha)	Approx. Yield (dwellings)
K23 & K33	SKA3ah Land east of Sutton Parkway Station, Kirkby	Designated Countryside	G	20.3	495
K30, K79, K317	Mowlands, Kirkby	Designated Countryside	G	95.4	900
K325	Walesby Drive, Kirkby	Designated Countryside	G	32	150

K334 & K359	Laburnum Avenue, Kirkby	Designated Countryside	G	2.4	25
SM44	Skegby Lane, Sutton	Designated Countryside	G	14.7	250
S47	Main Street, Huthwaite	Designated Countryside	G	2.9	65
S51, S61, S108, S350	Clegg Hill Drive, Huthwaite	Designated Countryside	G	4.4	100
S55	Ashland Road West, Sutton	Designated Countryside	G	10.34	233
S60	Newark Road, Sutton	Designated Countryside	G	14.9	266
S68, S71, S337, S363, S394	Beck Lane, Skegby	Designated Countryside	G	19.5	400
S72	Rookery Farm, Sutton	Open Area	G	7	158
S83	Clare Road, Sutton	Open Area	G	1.7	46
S93	Fisher Close, Sutton	Designated Countryside	G	3.6	100
S94	Hilltop Farm, Skegby	Designated Countryside	G	0.72	19
S112 & S316	Rookery Farm, Sutton	Open Area	G		
S351	Alfreton Road, Sutton	Open Area	G	0.88	26
S374	Stubbin Hill Farm, Brand Lane, Stanton Hill	Designated Countryside	G	7.2	216
SM378	Cauldwell Road, Mansfield	Designated Countryside	G	9.1	207
V84 & V87	Bourne Avenue & Kirkby Lane Farm, Selston	Green Belt	G	9.2	110
V346, V347, V348	Land rear of Bull and Butcher Public House, Nottingham Road, Selston	Green Belt	G	6.5	137
TOTAL DWELLINGS					4043

Table 11. Proposed Site Allocations currently with policy constraints

8.6 Table 11 includes sites not proposed for allocation with moderate policy constraints. The Site Selection Technical Paper identifies the reasons why the sites are not considered suitable to be taken forward for allocation.

Sites with Moderate Policy constraints (not proposed for allocation)					
SHLAA Ref.	Site Location	Policy constraint	Greenfield/Brownfield	Area (Ha)	Approx Yield (dwellings)
K26	Land off Penny Emma Way, Kirkby	Open Area	G	0.66	10
K79/K30	Mowlands (south of Boars Hill)	Designated Countryside	G	46.6	900
SM42	Rostellen, Derby Road, Mansfield	Designated Countryside	G	0.28	8
S48	Main Street, Huthwaite	Designated Countryside	G	2.5	56
S54	Barker Street, Huthwaite	Designated Countryside	G	7.6	171

S62 (remainder of S67)	Land at Roundhill Farm, Sotheby Avenue	Designated Countryside	G	53.6	965
S63	Blackwell Road, Huthwaite	Designated Countryside	G	3.6	54
S73	Tibshelf Road, Teversal	Designated Countryside	G	0.48	5
S74	Fackley Road, Teversal	Designated Countryside	G	5	50
S75	Station Farm, Teversal	Designated Countryside	G	2.5	56
S76	Molyneux Farm, Teversal	Designated Countryside	G	0.5	13
S78	Molyneux Farm, Teversal	Designated Countryside	G	0.43	12
S95	Stoneyford Road, Sutton	Designated Countryside	G	1.23	34
S97	Silverhill Lane, Teversal	Designated Countryside	G	1.0	27
S98	Silverhill Lane, Teversal	Designated Countryside	G	1.0	27
S100	Former Miners Welfare Ground, Stoneyford Road, Stanton Hill	Designated Countryside	G/B	3.8	62
S314	Mill Lane, Huthwaite	Open Area	G	15.7	283
S380	Carnarvon Cottage, Silverhill Lane, Teversal	Designated Countryside	G	2.9	65
TOTAL DWELLINGS					2798

Table 12. Sites with moderate policy constraints assessed as 'May be suitable subject to policy change/mitigation'

8.5 Table 12 includes sites with major policy constraints. This mainly relates to designated Green Belt land but also includes formal open spaces. The Site Selection Technical Paper identifies the reasons why the sites are not suitable for allocation.

Sites with major policy constraints					
SHLAA Ref.	Site Location	Policy constraint	Greenfield/Brownfield	Area (Ha)	Approx Yield (dwellings)
K4	Matley Avenue, Kirkby Woodhouse	Green Belt	G	0.9	27
K24, K341, K360, K386	Derby Road, Kirkby	Green Belt	G	22	490
K27	Beacon Farm, Derby Road	Green Belt	G/B	2.5	38
K29, K34, K113, K139	Abbey Road, Kirkby	Green Belt	G	10	234
K31	Crich View Smallholding, Balls Lane	Green Belt	G	4.4	77
K36	Annesley Cutting, New Annesley	Green Belt	G	3.3	74
K38	Beauvale Road, Annesley Woodhouse	Green Belt	G	2.0	55
K39	Nuncargate, Kirkby Woodhouse	Green Belt	G	0.45	14

K41	Main Road, Kirkby Woodhouse	Green Belt	G	1.3	35
K116	Millers Way, Kirkby	Playing Pitch/ Formal Open Space	G	1.4	49
K332	Recreation Road, New Annesley	Green Belt	G	0.5	10
K382	Annesley Miners Welfare, Derby Road, Annesley Woodhouse	Playing Pitch/ Formal Open Space	G/B	2.4	63
K393	Lindleys Lane, Kirkby	Allocated for Leisure use	G	0.3	12
S371	Land south of Unwin Road, Sutton	Formal Open Space	G	2.0	45
S385	Peveiril Drive, Sutton	Formal Open Space	G	2.2	56
S405	Charnwood Street, Sutton	Playing Pitch/ Formal Open Space	G	2.1	57
SM319	Rushley Farm, Mansfield	Designated Countryside & ppSPA	G	30	675
SM358	Land adj.Rushley Pumping Station, Mansfield	Designated Countryside & ppSPA	G	3.4	77
V9, V367	Green Crescent, Selston	Green Belt	G	3.6	99
V10	Alfreton Road, Selston	Green Belt	G	0.5	15
V12	Jacksdale Garden Centre, Main Road, Jacksdale	Green Belt	G/B	1.77	48
V18	Church Lane, Underwood	Green Belt	G	0.44	10
V19	Felley Mill Lane, Underwood	Green Belt	G	0.7	18
V20	Mansfield Road	Green Belt	G	1.5	41
V21	Main Road, Underwood	Green Belt	G	0.5	10
V85	Stoney Lane, Selston	Green Belt	G	0.76	23
V86	Stoney Lane, Selston	Green Belt	G	0.2	6
V89	Commonside, Selston	Green Belt	G	0.77	10
V91	Crescent Road, Selston	Green Belt	G	0.63	17
V335	Stoney Lane, Selston	Green Belt	G	4.45	90
V342	Cherry Hall Farm, Hanstubb Road	Green Belt	G	0.9	28
V343	Inkerman Street, Selston	Green Belt	G	0.36	11
V349	Winter Closes, Underwood	Green Belt	G	11.7	128
V365	Oak Tree Farm, Main Road, Jacksdale	Green Belt	G	1.8	49
V366	Hall Green Farm, Stoney Lane, Selston	Green Belt	G	21.5	480
V388	Wagstaff Lane/Palmerstone Street, Jacksdale	Green Belt	G	8.5	191
TOTAL DWELLINGS					3362

Table 13. Sites with major policy constraints

8.6 Table 13 includes sites assessed as being unsuitable and/or undeliverable. This category includes sites within floodzones 2 and 3 (where any part of the site is within the floodzone), sites designated as formal open spaces, and sites designated as Local Wildlife Sites. There are also a small number

of sites with other constraints. The reasoned justification provides a brief summary of the reason why the site is considered to be unsuitable.

Unsuitable sites				
SHLAA Ref.	Site Location	Policy constraint	Greenfield/Brownfield	Reasoned justification
K40	Nuncargate, Kirkby in Ashfield	Green Belt (NPPF Part 9)	G	The site is Green Belt land and development would result in the merging of Kirkby in Ashfield and Kirkby Woodhouse. As such, it is considered to be unsuitable for development.
K58	Birchwood Grange, Kirkby in Ashfield	Designated Countryside, Designated Local Wildlife Site (NPPF Part 11), NPPF Part 7 (Good Design)	G/B	The site is separated from the main urban area by the A38. It is only accessible via the A38. Substantial highway improvements would be required. Level changes are severe and development would have a sprawling effect. A large part of the site is a Local Wildlife Site and development would have a detrimental effect on this.
K80	Church Hill, Kirkby in Ashfield	Green Belt (NPPF Part 9), Designated Local Wildlife Site (NPPF Part 11), Setting of Designated Conservation Area (NPPF Part 12)	G	Development would have a detrimental impact on the Local Wildlife Site and would have a harmful effect on the setting of Kirkby Cross Conservation Area. There is no suitable access and no apparent mitigation due poor visibility in relation to the layout of Church Lane.
K329	Blidworth Road, Kirkby in Ashfield	Green Belt (NPPF Part 9)	G	The site adjoins ribbon development and is in Green Belt. It is not well contained and development would have a sprawling effect.
K331	Laburnum Avenue, Kirkby in Ashfield	Green Belt (NPPF Part 9), Designated Local Wildlife Site (NPPF Part 11), Setting of Designated Conservation Area (NPPF Part 12)	G	The whole site is a Local Wildlife Site and development would have a detrimental effect. It could also have an adverse effect on the setting of Kirkby Cross Conservation Area. The site cannot be accessed from the highway.
S64	Coxmoor Road, Sutton in Ashfield	Designated Countryside NPPF Part 6 (isolated dwellings)	G	The site is detached from the urban boundary and is designated countryside. Whilst it does adjoin another SHLAA site (S67) it is located at a considerable distance from the

				urban boundary. Development of the site in isolation would result in an urban sprawl effect.
S115	Chesterfield Road, Huthwaite	Green Belt (NPPF Part 9), Designated local wildlife site (NPPF Part 11)	G	The land is designated as a Local Wildlife Site. Development would have a detrimental impact on the LWS. In addition to this, it is a very steep site which is highly prominent in the landscape. Access is very problematic due to the width of Chesterfield Road and the level changes.
S328	Skegby Bottoms, Mansfield Road, Skegby	Designated Countryside, NPPF Part 10 in relation to flooding, NPPF Part 12 Conserving and enhancing the historic environment	G	The site, which is designated Countryside, is partly in floodzones 2 and 3. As such, it is considered unsuitable for development. Ashfield District is largely within floodzone 1 and the Strategic Flood Risk Assessment indicates that there should be no allocations in floodzones 2 or 3, or 3a unless there are exceptional circumstances. In addition to this the site is also in close proximity to heritage assets and development could have a harmful effect on the setting. This would not necessarily render the site unsuitable as there may be opportunities for mitigation.
S330	Former allotments off Leamington Drive, Sutton in Ashfield	NPPF Part 6 (High Quality Homes) and Part 7 (Good Design)	G	The site is very narrow and backs on the gardens of houses on Leamington Drive. Development of the site would have implications for overlooking/privacy. There is also no access to the site and it is unclear how this could be mitigated.
S336	Beristow Lane, Huthwaite	Designated Countryside, Designated Local Wildlife Site (NPPF Part 11), NPPF Part 7 (Good Design)	G	The character of the area is open countryside and industrial in nature. The site is detached from the main urban area and is only accessible via a very narrow rural lane. The site partly adjoins an industrial estate. Substantial highway improvements would be required. The site is a Local Wildlife Site and development would have a detrimental effect on this.
S362	Rear of Station Farm, Teversal	Designated Countryside, Designated Local Wildlife Site (NPPF Part 11)	G	The site is very narrow and adjoins a public footpath. Part of the site is a Local Wildlife Site and development would have a detrimental impact on this aspect. There are severe highway

				constraints which could not be mitigated. Visibility splays are affected by a bridge which restricts views of the road and this renders the site unsuitable for development.
S384	Stoneyford Road, Sutton in Ashfield	Designated Countryside, Designated Local Wildlife Site (NPPF Part 11)	G	Whilst the site benefits from planning permission for an access road through it to the adjacent site on Vere Avenue, the whole of the site contains two Local Wildlife Sites. It is unclear at the time of the assessment whether any adverse impact of future development could be mitigated in this respect. As such, development is considered unsuitable on this site.
S396	Sharradoba, Silverhill Lane, Teversal	Designated Countryside, NPPF Part 7 (Good Design)	G/B	The site is designated Countryside and does not adjoin the settlement boundary. Whilst it adjoins another site submitted to the SHLAA process (Site S97) the site would not form a logical extension to the settlement and its development would result in urban sprawl. As such, it is unsuitable for residential development.
V13	Wagstaff Lane, Jacksdale	Green Belt (NPPF Part 9)	G	The site, which is Green Belt land, is affected by a major gas pipe and buffer zone which runs through the majority of the site. It is therefore unsuitable for development.
V14	Main Road, Jacksdale	Green Belt (NPPF Part 9), NPPF Part 10 in relation to flooding	G	The site, which is Green Belt land, is in floodzone 3. As such, it is considered unsuitable for development. Ashfield District is largely within floodzone 1 and the Strategic Flood Risk Assessment indicates that there should be no allocations in floodzones 2 or 3, or 3a unless there are exceptional circumstances.
V35	Mansfield Road/Felley Mill Lane, Underwood	Green Belt (NPPF Part 9), NPPF Part 7	G	The site is in Green Belt and development is contrary to planning policy. It is separated from Underwood by Mansfield Road and does not integrate with the settlement. Development would result in urban sprawl. As such, it is unsuitable. The site is also situated in a buffer zone for a gas pipeline.
V88	Nottingham Road, Selston	Open Area, Designated	G	Development would have a detrimental impact on the

		Local Wildlife Site (NPPF Part 11)		biological interests on this site. It is considered unsuitable for development.
V102	Felley Triangle, Underwood	Green Belt (NPPF Part 9), NPPF Part 7 (Design)	G	The site is in Green Belt and development is contrary to planning policy. It is separated from Underwood by Mansfield Road and does not integrate with the settlement. Development would result in urban sprawl. As such, it is unsuitable.
V338	Inkerman Road, Selston	Green Belt (NPPF Part 9)	G	The site is no longer available as the landowner has withdrawn it.
V364	Nottingham Road, Selston	Green Belt (NPPF Part 9), NPPF Part 7 (Good Design)	G	The site is in Green Belt and development is contrary to planning policy. It is located to the south of ribbon development and would not integrate with the settlement. Development would result in an urban sprawl effect. As such, it is considered unsuitable for development.
V397	Pye Hill Road, Jacksdale	Green Belt (NPPF Part 9), NPPF Part 10 in relation to flooding	G	The site, which is Green Belt land, is in floodzone 3. As such, it is considered unsuitable for development. Ashfield District is largely within floodzone 1 and the Strategic Flood Risk Assessment indicates that there should be no allocations in floodzones 2 or 3, or 3a unless there are exceptional circumstances.
V402	Knightsbridge House and Garage, Pye Hill Road, Jacksdale	NPPF Part 10 in relation to flooding	B	The site, which is within the named settlement of Jacksdale, is in floodzone 3. As such, it is considered unsuitable for development. Ashfield District is largely within floodzone 1 and the Strategic Flood Risk Assessment indicates that there should be no allocations in floodzones 2 or 3, or 3a unless there are exceptional circumstances.
V403	Paradise Windows, Pye Hill Road, Jacksdale	NPPF Part 10 in relation to flooding	B	The site, which is within the named settlement of Jacksdale, is in floodzone 3. As such, it is considered unsuitable for development. Ashfield District is largely within floodzone 1 and the Strategic Flood Risk Assessment indicates that there should be no allocations in floodzones 2 or 3, or 3a unless there are exceptional circumstances.

Table 14. Unsuitable sites

8.7 Table 14 provides details of the sites which have been excluded from the assessment due to the fact that they do not adjoin the main urban area or named settlement boundary (i.e. isolated sites). This approach complies with the Nottingham Outer SHLAA Methodology (2008) adopted by Ashfield, Mansfield and Newark and Sherwood District Councils and paragraph 55 of the NPPF.

Excluded Sites	
SHLAA Ref	Location
K32	South of Pinxton Lane, Kirkby in Ashfield
K387	East of Derby Road, Kirkby in Ashfield
K400	South of Pinxton Lane, Kirkby in Ashfield
SM43	Land at Oak View Rise, Mansfield
SM45	Land to the south of the MARR, Sutton/Mansfield
S65	Land at Brackenfield, Cauldwell Road, Sutton in Ashfield
S77	Land adjacent to 6 Wild Hill, Teversal
S101	Penniment Lane, Sutton in Ashfield
S321	Land at Whiteborough Farm, Chesterfield Road, Huthwaite
S368	Wild Hill, Teversal
S395	Tibshelf Road, Teversal
S399	Land at Coxmoor Golf Club, Coxmoor Road
V1	Land at Alfreton Road, Jubilee
V2	Land to the rear of 255 Alfreton Road, Jubilee
V3	Land to the rear of 234 Alfreton Road, Jubilee
V11	Paddock to the rear of 11 New Westwood
V90	Land at 49 Station Road
V340	No. 13 Westwood Gardens, Westwood
V352	Land off Winter Closes
V353	Land off Cordy Lane
V354	Land off Cordy Lane
V355	Land off Winter Closes
V356	Land off Winter Closes
V357	Land off Winter Closes
V361	Westwood Gardens
V369	Winter Closes, Underwood
V370	Winter Closes, Underwood
V377	Station Road, Selston
V389	Land at Alfreton Road, Jubilee
V391	Alfreton Road, Jubilee
V392	Alfreton Road, Jubilee

Table 15. Excluded sites

8.8 Gypsy and Traveller Sites

The following tables include sites submitted to the Council for consideration as Gypsy and Traveller sites. Table 14 contains sites with major policy constraints and Table 15 includes excluded sites which do not adjoin the urban boundary or named settlement boundary.

Sites with major policy constraints				
SHLAA Ref.	Site Location	Policy constraint	Greenfield/Brownfield	Area (Ha)
K409	Land off Diamond Avenue, Kirkby in Ashfield	Green Belt	Brownfield	0.4

Table 16. Sites assessed as 'Could be suitable subject to policy change'

Excluded Sites	
SHLAA Ref.	Site Location
K410	Land at Hillbanks Cottage, Commonside, Selston
K411	Land west of Spring Meadow, Park Lane, Kirkby in Ashfield
K412	Land adjacent to The Willows, Alfreton Road, Jubilee

Table 17. Excluded sites

9. Housing Trajectory

EXPECTED DELIVERY OF SITES - HUCKNALL AREA

Site Type (SHLAA/ Planning Permission)	Planning Application Reference	Site Ref	Site Name	Total Dwellings at 1st April 2016	Current Year 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26	Year 11 26/27	Year 12 27/28	Year 13 28/29	Year 14 29/30	Year 15 30/31	Year 16 31/32
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SHLAA sites deliverable without change to current policy

SHLAA		49	Broomhill Farm, Nottingham Road	151			35	35	35	35	11									
SHLAA		88	Land at Bolsover Street	16					16											
SHLAA		31	Former Bamkin factory site	14				14												
SHLAA		98	Seven Stars Public House and adjoining land, West Street	25				25												
SHLAA		48	Ruffs farm, Watnall Road	10					10											
SHLAA		80	Hucknall Town Football Club, Watnall Road	108								35	35	35	3					
SHLAA		97	High Leys Road	10					10											
SHLAA		20	Land South of Papplewick Lane	26											26					
SHLAA		100	Land adj. Arrows Centre A611/Annesley Road	60				35	25											
Total SHLAA Sites				420	0	0	35	109	76	55	11	35	35	35	29	0	0	0	0	0

Sites with Planning Permission

Large Sites with Planning Permission																				
Outline PP	V/2013/0123		Rolls Royce, Watnall Road	630			27	70	70	70	70	70	70	70	70	43				
Outline PP	V/2014/0590		Daniels Way	50				35	15											
Full PP	V/2007/0518, V/2010/0351, V/2013/0070, V/2013/0071, V/2014/0350		Land off Papplewick Lane	110	70	40														
Full PP	V/2006/0564		Off Garden Road	6	6															
Full PP	V/2013/0409		Broomhill farm, west of Nottingham Road	90	35	35	20													
Reserved Matters	V/2008/0783, V/2014/0429		135-137 Beardall Street Hucknall	14	14															
Reserved Matters	V/2011/0188, V/2014/0631		Grange farm, moor road	14			14													
Full PP	V/2014/0432		The Harrier, Christchurch Road	10			5	5												
Full PP	V/2015/0444		Lingford Street	33			33													
Full PP	V/2014/0443 V/2015/0086		100 nottingham road	37			37													
Full PP	V/2014/0652		Rolls Royce, Watnall Road	171	56	48	48	19												
Full PP	V/2015/0267		Rolls Royce, Watnall Road	99	30	36	33													
Sub-total Large sites with Planning Permission				1264	211	159	217	129	85	70	70	70	70	70	70	43	0	0	0	0
Sub-total summary small sites with Outline Permission				14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total summary small sites with Full Permission				64	8	2	36	18	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL HUCKNALL WITH PLANNING PERMISSION				1342	219	161	253	161	85	70	70	70	70	70	70	43	0	0	0	0

TOTAL DWELLINGS - HUCKNALL AREA				1762	219	161	288	270	161	125	81	105	105	105	99	43	0	0	0	0
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EXPECTED DELIVERY OF SITES - SUTTON & KIRKBY AREA

Site Type (SHLAA/ Planning Permission)	Planning Application Reference	Site Ref	Site Name	Total Dwellings at 1st April 2016	Current Year 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26	Year 11 26/27	Year 12 27/28	Year 13 28/29	Year 14 29/30	Year 15 30/31	Year 16 31/32
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SHLAA sites deliverable without change to current policy

SHLAA site	lapsed outline V/2009/0559	S0422 S66	Land at priestic Road/Northern View	24											24					
SHLAA site		S379	Land off Common Road	20				20												
SHLAA site		K37, K318	Land between 118 and 128 and rear 130 Skegby Road, Annesley	23					23											
SHLAA site		S52	former Raymark Factory, Duke Street, Huthwaite	5						5										
SHLAA site		S56	Station Motors, Station Road, Sutton	5					5											
SHLAA site		K333	Kirkby House, Kirkby House Drive, Kirkby in Ashfield	16				16												
SHLAA site		K398	Land rear of Forest Road, Annesley	4				4												
SHLAA site		K28	Wheatley's Yard, Lowmoor rd	62						35	27									
SHLAA site		K404	former allotments land at Diamond Ave	67				35	32											
SHLAA site		S114	The Avenue, Sutton in Ashfield	15											15					
SHLAA site		S320	Quantum Clothing North St Huthwaite	90			35	35	20											
SHLAA site	V/2008/0655	S0390 1/92	Land at Cross Row / Brand Lane, Stanton Hill	12				12												
SHLAA site		S407	Former Social Club, Davies Avenue	19			19													
SHLAA site		K406	Warwick Close, Kirkby	24			24													
TOTAL SHLAA SITES				386	0	0	78	122	80	40	27	0	0	0	39	0	0	0	0	0

Sites with Planning Permission

Large Sites with Planning Permission																				
Site Type	Planning Application Reference	Site Ref	Site Name	Total Dwellings at 1st April 2016	Current Year 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26	Year 11 26/27	Year 12 27/28	Year 13 28/29	Year 14 29/30	Year 15 30/31	Year 16 31/32
Outline PP	V/2009/0382		Studfold Farm Land to the North of Lindleys Lane Kirkby In Ashfield	3				3												
Outline PP	V/2014/0661		Charles Trent Ltd, Sidings road, Kirkby	81				35	35	11										
Outline PP	V/2014/0530		off Southwell Lane, Kirkby	60				35	25											
Outline PP	V/2011/0503		land off Gillcroft street/St Andrews Street & Vere Avenue, Skegby	230			70	70	70	20										
Outline PP	V/2013/0094		land at Unwin Road (co-op site)	18				18												
Outline PP	V/2012/0566		between pleasley road/mansfield road	37				35	2											
Outline PP	V/2013/0647		land at 57 stoneyford road	50				35	15											
Outline PP	V/2013/0550		rear of 249-251 Alfreton Road, sutton	102				35	35	32										

Outline PP	V/2014/0175 (lapsed outline V/2007/0500)	Off High Hazels Drive	22				22												
Full PP	V/2011/0184	Annesley Colliery Newstead Road	1	1															
Full PP	V/2007/0485	off Mill Lane, Huthwaite	1	1															
Full PP	V/2008/0113	Land at Studfold Farm Lindley's Lane, Kirkby-in-Ashfield	36	35	1														
Full PP	V/2014/0239	Former larwood nursing home, main Road, Annesley	10	5	5														
Full PP	V/2013/0656	land east of Sutton Road and South of Kings Mill Road (Larwood)	188	35	35	35	35	35	13										
Full PP	V/2010/0433, V/2014/0090	Annesley Colliery Newstead Road	53	35	18														
Full PP	V/2008/0663 V/2012/0043	Station House, Outram Street	28	28															
Full PP	V/2009/0295, V/2014/0543	Former Courtaulds Factory, Unwin Road	30	30															
Full PP	V/2012/0297	off mansfield road/Unwin Road (north of coutaulds site)	50			35	15												
Full PP	V/2014/0208	Adj bluebell PH, Carsic Lane	11			11													
Full PP	V/2014/0565	Royal Forester's PH, Coronation Street	14			14													
Sub-total Large sites with Planning Permission			1025	170	59	165	338	217	76	0	0	0	0	0	0	0	0	0	0
Sub-total summary small sites with Outline Permission			46	0	0	0	43	3	0	0	0	0	0	0	0	0	0	0	0
Sub-total summary small sites with Full Permission			103	25	4	69	5	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SUTTON/KIRKBY WITH PLANNING PERMISSION			1174	195	63	234	386	220	76	0	0	0	0	0	0	0	0	0	0
TOTAL DWELLINGS - SUTTON/KIRKBY AREA			1560	195	63	312	508	300	116	27	0	0	0	39	0	0	0	0	0

EXPECTED DELIVERY OF SITES - 'RURALS' AREA

Site Type (SHLAA/ Planning Permission)	Planning Application Reference	SHLAA Ref	Site Name	Total Dwellings at 1st April 2016	Current Year 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26	Year 11 26/27	Year 12 27/28	Year 13 28/29	Year 14 29/30	Year 15 30/31	Year 16 31/32
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SHLAA sites deliverable without change to current policy

SHLAA site		V15, V16 & V17	Land to the rear of 64-84 Church Lane, Underwood	21					21											
SHLAA site		V141	Land off Westdale Road, Jacksdale	15					15											
SHLAA site		V140	Land off Westdale Road, Jacksdale	60				35	25											
TOTAL DELIVERABLE SHLAA SITES				96	0	0	0	35	61	0	0	0	0	0	0	0	0	0	0	0

Sites with Planning Permission

Large Sites with Planning Permission																				
Full PP	V/2014/0035		Former Brick & Tile PH, Palmerston Street, Underwood	15	15															
Sub-total Large sites with Planning Permission				15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total summary small sites with Outline Permission				7	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0	0
Sub-total summary small sites with Full Permission				39	8	0	27	4	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL 'RURALS' SITES WITH PLANNING PERMISSION				61	23	0	27	9	2	0	0	0	0	0	0	0	0	0	0	0

TOTAL DWELLINGS - 'RURALS' AREA	157	23	0	27	44	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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EXPECTED DELIVERY OF SITES - ASHFIELD DISTRICT SUMMARY

	Total Dwellings at 1st April 2016	Current Year 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26	Year 11 26/27	Year 12 27/28	Year 13 28/29	Year 14 29/30	Year 15 30/31	Year 16 31/32
Sites with Planning Permission	2577	437	224	514	556	307	146	70	70	70	70	70	43	0	0	0	0
SHLAA sites deliverable without change to current policy	902	0	0	113	266	217	95	38	35	35	35	68	0	0	0	0	0
TOTAL DWELLINGS - ASHFIELD DISTRICT	3479	437	224	627	822	524	241	108	105	105	105	138	43	0	0	0	0

Appendix 1: Site Reports

N.B. Due to the large quantity of sites, reports are available to view in a separate document online.

Appendix 2: Officer Contact Details

Contact	Telephone	E-mail
Debbie Broad	01623 457382	d.broad@ashfield-dc.gov.uk
Lisa Furness	01623 457382	l.furness@ashfield-dc.gov.uk

Appendix 3: Accessibility Analysis

Introduction

This appendix gives details of the datasets and the accessibility modelling procedures used to score and rank each identified housing site in the site suitability assessment process.

Background to the choice of destinations/services used in the assessment process

Research undertaken by Rural Innovation & Community Futures for Lancashire County Council in 2006 has shown that rural residents in Lancashire have a 'hierarchy' of accessibility needs relating to their expectations of the way services are provided. People generally expect certain facilities to be provided on their doorstep or perhaps within a short walking distance for convenient and quick access, but then are prepared to travel to other facilities which are not available locally.

Such facilities which people expect to be provided locally/within a convenient walking distance can be GP Surgeries/Health Centres, Post Offices, Primary Schools, local shopping stores/corner shops, and Banks/ATMs to access cash. Facilities which people expect to travel to can be Secondary Schools, Further Education Colleges, Food Supermarkets/Superstores, Hospital, and work destinations.

The results of the survey are given in Table 1 below. Although the findings relate to residents' views in a rural area, it can be argued that such findings could be equally applicable to urban areas and town and country 'fringe' areas.

Additionally, a good general measure of accessibility to services using public transport is the population within walking distance of a bus stop with a desired service frequency level.

The choice of destination sets from which accessibility from potential housing sites to destinations is measured therefore takes account of these points. Accessibility is measured by distance from the housing site to its nearest appropriate destination in metres, or by travel time by public transport to the nearest destination in minutes. The distance or travel time output for each housing site is then ranked or scored according to key time and distance thresholds given in the main methodology documents for the Nottingham Outer and Core SHLAAs.

'Local – on demand' Home/within 10 mins walk	'Service Centre' Within 30 mins travel	'Distant' Within 60 mins travel
Primary School (86%)	Further Education (72%)	Higher Education (45%)
Nursery/Childcare (81%)	Hospital (71%)	
Post Office (76%)	Employment Services (71%)	
GP/Health Centre (74%)	Advice Services (64%)	
Food Shop (74%)	Training (60%)	
Cash (71%)	Secondary School (60%)	
Community Hall (67%)	Library (53%)	
Pub (65%)	Dentist (51%)	
District Nurse (62%)	Specialist Health Care (43%)	
Ante Natal/Health Visitor (61%)		
Pharmacy (60%)		
Bank/Building Society (60%)		
Specialist Health Care (50%)		

Table 1 Customer Hierarchy of Local Service Accessibility

Note: % figures show percentage of respondents that placed the service in this category.

Source: 'Defining fair access to rural service provision in the North West' (Rural Innovation & Community Futures, for Lancashire County Council, 2006).

Accessibility Modelling Process

The accessibility modelling for the site suitability assessments has been carried out using a software package called 'Accession'. Accession principally calculates the journey times between a set of origins and destinations using the timetabled Public Transport Information to complete the journeys. The software can also be used to calculate distances and typical driving times between origins and destinations using a digitised road network in GIS format and standard (default) driving speeds provided for different classes of roads.

The total travel time by public transport includes the time taken to walk from the initial origin point to a bus stop or train station, the time in waiting to connect to a service, the time spent on the actual journey, and the time taken to walk from the final bus stop or train station to the destination point. Also included in the total journey time is any time associated with interchanging between services.

The standard Accession calculation calculates for each origin/destination pair the fastest travel time that can be achieved, sampled at 10 minute intervals in the time period specified. The fastest travel time that can be achieved between each O/D pair from all these samples over the total time period is then output and used in the accessibility assessments. The base datasets loaded into Accession and used in calculating the distance and travel times between identified housing sites and services/facilities are given in Table 2 below:

Data	Description
Origin Data	Point locations of housing sites supplied by Ashfield District Council Planning Department
Destination data	Point locations of destinations, see tables 4 & 5 below for further details
Public Transport data	Bus & Tram ATCO-CIF file generated by Nottinghamshire County Council in April 2008. Heavy Rail ATCO-CIF file dated April 2008 provided by East Midlands Travelline Data Manager
Road network	Ordnance Survey (OS) OSCAR digitised road network supplied by Nottinghamshire County Council

Table 2: General data used in Accession

The calculation parameters used in Accession model typical public transport travelling times in the site suitability assessments and are given in Table 3 below:

Parameter	Value	Description
Maximum walking distance	800 metres distance/ 10 minutes walking time (at standard speeds)	The maximum distance which can be walked from an origin point to a Public Transport Service (Bus, Tram or Rail).
Walk speed	4.8 km/h	This is the default standard
Modes	Bus/Heavy Rail/Tram	The modes used in the calculation
Max interchange distance	500 metres	The maximum distance allowed to interchange between services / modes
Day/time	Monday 0800-1000	The time period for the calculation. Only journeys beginning and ending in this time frame are applicable. This time period allows for journeys in the peak and just outside the peak. The journey time for the <u>Outward journey only</u> (i.e. from origin to destination) has been included in the accessibility assessments.
Sampling Interval	10 mins	The frequency which Accession calculates the fastest total journey time between each Origin/Destination pair in the time period window. The fastest total journey time out of the sampled times is then used in the Accessibility analyses.

Table 3: Calculation Parameters used to model typical public transport travel times

If an assessment for an O/D pair is outside of these parameters a 'not accessible' value is returned. For example, if a housing site point is greater than 800 metres (set for the maximum walking distance) from a public transport node, or directly to a destination, then it is deemed to be not accessible. If the housing site is greater than 800 metres from a public transport node but within 800 metres directly of a destination point, it can still connect straight to this by walking and will be given an accessibility value (albeit a low one).

In the Accession runs for this project, the maximum walking distance which can be walked from an origin point to connect to a Public Transport service has been set at 800 metres. It should be pointed out that a value of 400 metres has been used in the calculation of the accessibility indicators for the Greater Nottingham Local Transport Plan. For the purposes of this study however, it is assumed that people would walk further to a bus stop with a better choice of services/greater service frequency, which could reduce overall travelling time and hence increase accessibility.

If a journey cannot be made completely within the specified time period, again a 'not accessible value' is returned. A journey can be made at anytime within the time period provided it begins and ends within that period. Therefore, the frequency of services is not necessarily of issue, rather the opportunity of making the journey. A route served by 4 services an hour is effectively treated the same as a route served by one service an hour as long as the service allows the opportunity for the journey to be completed entirely within the defined time period.

This issue of service frequency perhaps becomes apparent when assessing accessibility in rural areas, where the question is whether a service exists later in the day to enable a return journey to be made. Accession can be used to calculate journey times for the return journey (destination to origin) and also for different time periods throughout the day. An average journey time for each

O/D pair over the time periods could then be used in the accessibility assessments, and perhaps include in the final assessments the average journey time of those O/D pairs which have a minimum of 2 journeys (outward and return) throughout the day.

An indication of service frequency can be obtained by looking at accessibility/walking distances from origin points to bus & tram stops/rail stations with a minimum desired service frequency standard e.g. bus services running hourly, half hourly, every 10 mins. This has been incorporated into the accessibility assessments for this study (see tables 4 and 5 below).

Destination datasets

Table 4 below lists details of the destination sets used in the site assessment processes for the Nottingham Outer Housing Market Area (HMA) in Ashfield District.

Destination Set	Basis of calculation	Data sources
Public Transport Accessibility (access to bus stops with desired service frequency level)	Distance (metres)	Point locations of bus stops with desired service frequency levels taken from Public Transport Database (ATCO-CIF file) generated by Nottinghamshire County Council Summer 2008. Each bus stop to have a minimum of : <ul style="list-style-type: none"> • 6 scheduled departures by all services in each of the time periods 0600-0900 hrs and 1500-1800hrs; • 3 scheduled departures by all services in each of the time periods 0900-1200 hrs and 1200-1500 hrs; All services to operate Mondays to Fridays or Mondays to Saturdays
Public Transport Accessibility (proximity to tram stops)	Distance (metres)	Nottinghamshire County Council Strategic Transport & NET Team (taken from Public Transport Database (ATCO-CIF file) generated by Nottinghamshire County Council Summer 2008
Public Transport Accessibility (proximity to Railway Stations)	Distance (metres)	Nottinghamshire County Council Strategic Transport & NET Team

Table 4: Destination datasets: Nottingham Outer HMA

Appendix 4: Glossary of Terms and Abbreviations

Agricultural Land: Agriculture is defined by Section 336(1) of the Town and Country Planning Act 1990 as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. The quality of agricultural land is traditionally assessed by DEFRA to fall into one of six grades, in order that the Planning System can consider the effect of development proposals on agriculture.

Annual Monitoring Report: A report which is produced annually to establish what is happening in the district now and what may happen in the future, comparing trends against existing Local Plan policies to determine if changes need to be made.

Ashfield Local Plan: The Council are currently in the process of producing a new Local Plan which will eventually replace the Ashfield Local Plan Review (2002).

Ashfield Local Plan Review / ALPR & Proposals Map: The District Wide Local Plan for Ashfield, adopted in November 2002. A Local Plan comprises a Written Statement and a Proposals Map. The Written Statement details the Authority's policies and proposals for the development and use of land together with reasoned justification for these proposals. The Proposals Map sets out the specific areas of land and their boundaries to which the policies included in the Written Statement apply. Paragraph 214 of the National Planning Policy Framework determines that policies within the Ashfield Local Plan Review, 2002 are out-of-date. However, by virtue of paragraph 215, due weight can be given to relevant policies in Ashfield Local Plan Review, 2002, according to their degree of consistency with the National Planning Policy Framework. (The closer the policies in the Plan are to the policies in the Framework, the greater the weight that may be given).

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Defensible Boundary: A defensible boundary is one that is considered to prevent the unchecked sprawl of development. Often this will be a physical feature such as a river, a road, a belt of mature trees or woodland.

DCLG - Department for Communities and Local Government: The Central Government department responsible for housing, urban regeneration, planning and local government. The department was formerly known as the Office of the Deputy Prime Minister.

DEFRA - Department for Environment Food and Rural Affairs: The Central Government department with responsibility for rural communities, farming, promoting sustainable development and achieving a healthy natural environment.

East Midlands Regional Plan: The East Midlands Regional Plan has now been revoked by the Government. It formed the regional strategic planning policy document for the counties within the East Midlands. N.B. The housing requirement for Ashfield set out in the EMRP has now been superseded. Ashfield District Council has now set and approved the housing requirement for the district.

Green Belt: An area of land surrounding a city or town having five distinct purposes:

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns from merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns, and;
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Further advice relating to Green Belts is given in the National Planning Policy Framework; Section 9 Protecting the Green Belt.

Greenfield: See Previously Developed Land (PDL).

Green Infrastructure Strategy: Green Infrastructure is the network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value. The council is currently preparing a Green Infrastructure & Biodiversity Strategy that will consider how to deliver these networks in Ashfield.

Hectare / Ha: An area 10,000 square Metres or 2.471 Acres. This is roughly equivalent to two football pitches.

Housing Land Monitoring Report: This report is produced by the Council annually, after 31st March by the Council, to monitor residential development in the District.

Housing Market Area / HMA: Geographical areas defined by household demand and preference for housing types. HMAs are also considered to reflect the links between where people live and where people work.

Landscape Character Assessment / LCA: A Landscape Character Assessment determines which areas are of sufficient landscape quality to be protected (See **Mature Landscape Area**). A Landscape Character Assessment has been carried out for the District by TEP consultants and the results of this are available online.

Listed Building: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

Local Development Scheme: A document setting out the timescales for the production of the Local Development Documents that comprise the **Local Plan** and the evidence bases that underpin these documents.

Local Plan: Development Plan document for the District which sets out the planning policies and site allocations.

Mature Landscape Area: Areas identified by the County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc. (See also **Landscape Character Assessment**).

National Planning Policy Framework (NPPF): The NPPF (2012) is the Government's current national planning guidance, and replaced all Planning Policy Statements. Local Plan policies which are not consistent with the NPPF are now considered out of date. See Ashfield Local Plan Review (ALPR).

Nottingham City Region Employment Land Study: This study considers the quality and quantity of existing employment land in the Greater Nottingham area.

Nottinghamshire Biological and Geological Records Centre / NBGRC: The centre responsible for the mapping and surveying of **SINC** sites in Nottinghamshire.

Previously Developed Land / PDL: The NPPF defines PDL as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Regional Spatial Strategy: See **East Midlands Regional Plan**.

Site of Importance for Nature Conservation / SINC: Site of local importance for nature conservation or geology identified by the **Nottinghamshire Biological and Geological Records Centre** (See above).

Strategic Flood Risk Assessment (Level 1): Planning Policy Statement 25; Development & Flood Risk, published by the **Department for Communities and Local Government** in December 2006, required Local Authorities to prepare a Strategic Flood Risk Assessment in consultation with the Environment Agency. This considers all sources of flooding in the District and the consequent flood risk throughout the District.

Sub-Regional Centre: The revoked **East Midlands Regional Plan** identified Sub-Regional Centres as performing 'a complementary role to the **PUAs** and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth. They have the capacity to support sustainable development objectives through:

- The use of design-led approaches such as master planning and town centre renewal activity to enhance existing character and community infrastructure;
- additional development in accordance with Policy 2 (Promoting Better Design);
- providing a range of services to support surrounding hinterlands; and
- being the most accessible centre in an area with a range of transport modes.'

Sustainable Urban Extension: A large extension to the existing urban area. These may be considered more sustainable than small developments, in that they are large enough to support and encompass a range of uses besides residential, such as employment and retail, thereby reducing the need to travel. Also see **Sustainable Urban Extensions (SUE) Study**.

Transport Assessment and Transport Statements: A transport assessment or transport statement may be required to be submitted with a planning application for certain types of development which have an impact on the highway and transportation network. The NPPF states that all developments which generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

Tree Preservation Order: Tree Preservation Orders are applied to trees that are considered important for their amenity value. The order makes it a criminal offence to carry out any works to a protected tree without planning permission.

Urban Capacity Study: The Urban Capacity Study preceded the SHLAA in considering how much residential development could be accommodated within the existing urban area.

Viability: This refers to the financial viability of a development. In order to be viable, a development will need to make a profit for the developer after all of the costs associated with development have been taken into account. Costs are likely to relate to land costs, building costs, finance costs, highways costs and planning obligations.

If you require translation or interpretation into sign language, Braille, languages other than English or other accessible formats such as large print, please contact the Planning Policy and Projects Section at Ashfield District Council on 01623 457383.

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