

**Site Ref: K4****Land off Matley Avenue, Kirkby Woodhouse****Area (Hectares):** 0.89**Yield:** 27**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to urban area.**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2kmAccess to Open Space**Site within 500m of Natural Open Space?:** No  
**Site within 200m Public Open Space?:** Yes  
**Site within 300m Parks and Rec. Grounds?:** Yes**Site within 200m accessible open space?:** Yes  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:

Significant Constraints - Currently not accessible via a classified road. Would require demolition of existing dwellings to gain access.

Contaminated Land?

No Known Contamination

**Topography Constraints:** No - Gently sloping**Access to Utilities?:** Yes Electricity on site.**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

None.

**Overall Final Conclusion:** **Unsuitable****POLICY COMMENTS:**

The site is directly adjacent to the urban boundary in Kirkby in Ashfield. It is in Green Belt and is unsuitable due to policy constraints. Following a review of options the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Access from the public highway is restricted and third party land would be required to form a suitable access road into the site. The site may be developable if access/landownership constraints could be overcome.

**Site Ref: K4****Land off Matley Avenue, Kirkby Woodhouse****Area (Hectares):** 0.89**Yield:** 27**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:**

Yes LCA ML019; Landscape condition: Poor to moderate; Landscape strength: Poor. Grassland, hedgerows and mature trees on boundary form potential habitats.

**Impact on views:** Yes Site is open in character.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years  
Green Belt - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

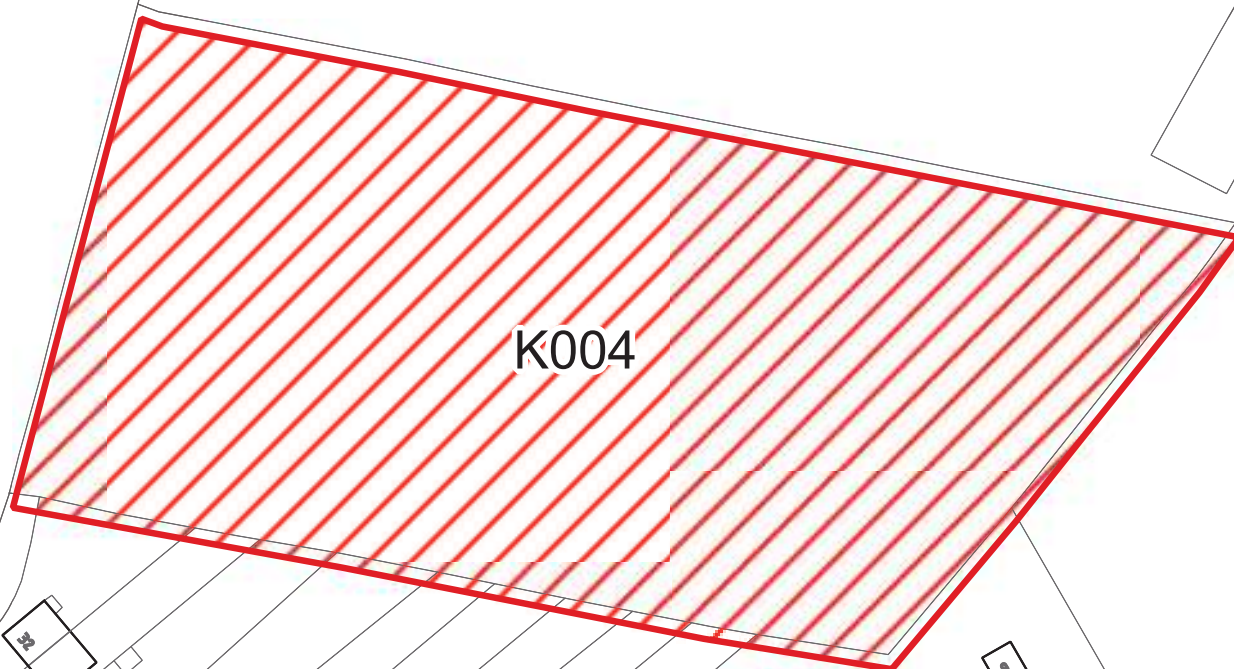
None.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is directly adjacent to the urban boundary in Kirkby in Ashfield. It is in Green Belt and is unsuitable due to policy constraints. Following a review of options the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Access from the public highway is restricted and third party land would be required to form a suitable access road into the site. The site may be developable if access/landownership constraints could be overcome.



Cricket Ground

Pavilion

Pavilion

K004

MATTLEY AVENUE  
Mattley Avenue

Nuncar Court

Community Centre

El Sub Sta

Nuncargate Road

Sherwood Place



**Site Ref: K23****Land off Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares):** 14.90 **Yield:** 360 **Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable**

<b>Location:</b>	In urban fringe	<b>PDL/Greenfield:</b>	Greenfield
<b>Area Character:</b>	Mixed - countryside, industrial and residential.	<b>Current Use:</b>	Agriculture
<b>Planning Status:</b>	No current or previous residential planning application	<b>Setting:</b>	Countryside Well contained by development to the north, south and west.

Policy **The site may be suitable**

<b>Allocated Site:</b>	EV2; Countryside Suitable subject to policy change.	<b>Other:</b>	
		<b>Conflicting Issues:</b>	Yes Currently Policy EV2.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes	<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	Yes	<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
				<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes
<b>Transport Node:</b>	Within 1km of a major public transport node			<b>Proximity to District Shopping centre:</b>	Over 1km from a town centre Approximately 1.3km		

Access to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes	<b>Site within 200m accessible open space?:</b>	No
<b>Site within 200m Public Open Space?:</b>	No	<b>Does site affect existing open space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No		

Physical Constraints **The site is suitable**

<b>Highway Access Issues:</b>	Yes - Infrastructure improvements required. TA likely to be required. Mitigation feasible.			<b>Contaminated Land?</b>	No Known Contamination - no significant land contamination is anticipated. Requires careful consideration to ground gas situation in the southwest part of the site.		
<b>Topography Constraints:</b>	Yes - Undulating landscape			<b>Access to Utilities?:</b>	Unknown		
<b>Agricultural Land Quality:</b>	Grade 3 (Good-moderate)			<b>Strategic Flood Risk Assessment:</b>	Yes - Surface water flooding issues could be addressed through the planning process		
<b>Neighbour Issues:</b>	Adjacent to an industrial estate.			<b>Site within a flood zone?:</b>	Outside Floodzones 2 & 3		
<b>Site Apparatus:</b>	None						

**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is designated Countryside (Policy EV2, ALPR 2002). Following a review of sites and options, it is considered suitable for allocation.

**PHYSICAL CONSTRAINTS:**

There are issues in terms of surface water flooding. A Flood Risk Assessment would be required prior to development taking place.



**Site Ref: K23****Land off Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares):** 14.90**Yield:** 360**Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity** **The site is suitable****Effect on Built Heritage:** None**Natural Features:**

Yes - Landscape character assessment indicates that the site is capable of accommodating development.

**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and** **The site could be available in 5 - 10 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 6-10 years  
Proposed allocation**Viability Comments:** The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions and should not be regarded as a valuation of the site. This site is located in the Kirkby East Ward, where residential property values are low compared to the rest of the District. Consequently, sites in this area have a more marginal viability and small changes in values or cost are likely to have a significant impact on the viability. The site is regarded as viable on the assumption that there are no contamination costs. If contamination issues are identified in relation to the site this is also likely to impact on the viability of the site.

### Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

### Overall Final Conclusion: **Proposed Local Plan Housing Allocation**

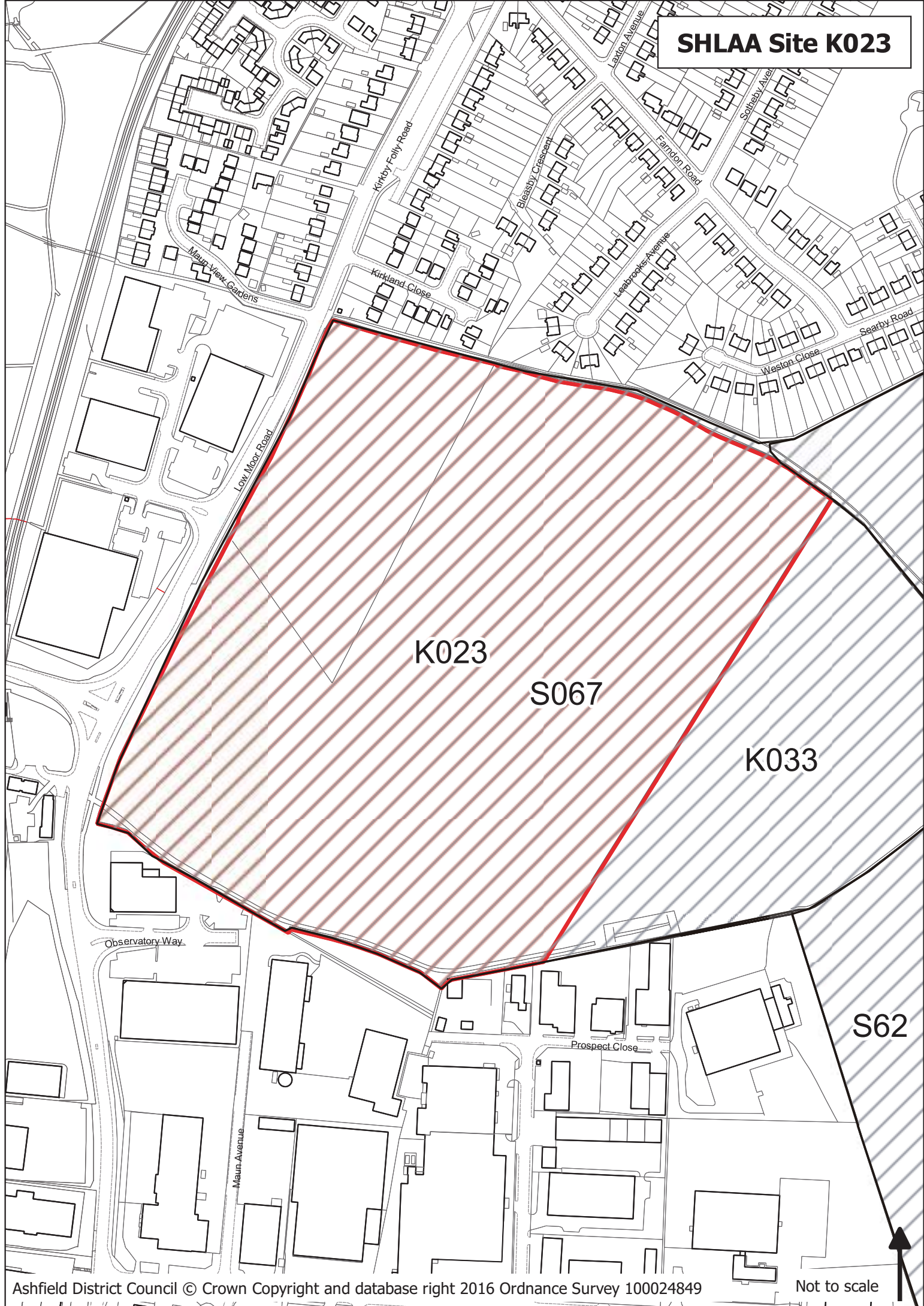
#### POLICY COMMENTS:

The site is designated Countryside (Policy EV2, ALPR 2002). Following a review of sites and options, it is considered suitable for allocation.

#### PHYSICAL CONSTRAINTS:

There are issues in terms of surface water flooding. A Flood Risk Assessment would be required prior to development taking place.

**SHLAA Site K023**



K023

S067

K033

S62

**Site Ref: K24****Land off Derby Road (opposite Vernon Farm), Kirkby-in-Ashfield****Area (Hectares): 7.60****Yield: 194****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would currently be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** No  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:Contaminated Land?

Significant Constraints - Would require a Traffic Regulation Order to reduce the speed of the traffic on the A611.

No Known Contamination - Adjacent to a Landfill site.

**Topography Constraints:** Yes - Significant level change to the west of the site**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

TA and AQA are likely to be required as part of any future planning application.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development due to Green Belt policy. Following a review of options, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS:**

Infrastructure improvements would be required if the site was taken forward as an allocation in the future.

**Site Ref: K24****Land off Derby Road (opposite Vernon Farm), Kirkby-in-Ashfield****Area (Hectares):** 7.60**Yield:** 194**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:**

Yes - Landscape Character Area zone SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create

**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years - Green Belt policy constraint**Viability Comments:**

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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

**Additional Comments:**

TA and AQA are likely to be required as part of any future planning application.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development due to Green Belt policy. Following a review of options, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS:**

Infrastructure improvements would be required if the site was taken forward as an allocation in the future.



**SHLAA Site K024**

K404

K034

K386

K024

K341

K360





**Site Ref: K26****Land off Penny Emma Way, Kirkby-in-Ashfield****Area (Hectares):** 0.66**Yield:** 10**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixed - industrial, residential, open area/countryside**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Urban The site is not well connected to the existing settlement.Policy **The site may be suitable****Allocated Site:** Open break/Green Wedge - The site forms a natural green break between Sutton in Ashfield and Kirkby in Ashfield and is currently protected by policy RC2 of ALPR, 2002. However, the site is within the urban boundary and may be suitable beyond 5 years through the Local Plan process.**Other:****Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Within 400m of a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre  
Approximately 1.2kmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** Yes  
**Site within 300m Parks and Rec. Grounds?:** Yes**Site within 200m accessible open space?:** Yes  
**Does site affect existing open space?:**

K17 Penny Emma Way (South) Restored Landscape- Development of this site may impact on views and exacerbate the coalescence of Kirkby and Sutton.

Physical Constraints **The site may be suitable****Highway Access Issues:****Contaminated Land?**

No Constraints No significant constraints

No Known Contamination

**Topography Constraints:** No - Relatively flat but uneven.**Access to Utilities?:** Unknown**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site forms a natural green break between Sutton in Ashfield and Kirkby in Ashfield and development is currently constrained by policy RC2 of ALPR, 2002. Whilst the site is within the urban boundary, it is quite open in character and only adjoins residential development to one side. Opposite the site are large industrial buildings.

**PHYSICAL CONSTRAINTS:**

Whilst there are no significant physical constraints, the site would not form a logical residential extension due to the lack of containment and the industrial character of the adjacent area. The site is also very narrow which would make it difficult to develop.

**Site Ref: K26****Land off Penny Emma Way, Kirkby-in-Ashfield****Area (Hectares):** 0.66**Yield:** 10**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Urban**Neighbour Issues:** Large industrial estate opposite.**Site Apparatus:** None**Strategic Flood Risk Assessment:**

No Known Issues

**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** None**Natural Features:**Yes - Mature hedgerows.  
Adjacent to dense woodland.**Impact on views:** No See additional comments.**Impact on existing recreational uses:**

Yes

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and** The site could be available in 5 - 10 years time**Achievability** The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 6-10 years -  
Currently Policy constrained.  
Reassess as part of next Plan review.**Viability Comments:** The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. This site is located in the Kirkby East Ward, where residential property values are low compared to the rest of the District. Consequently, sites in this area have a more marginal viability and small changes in values or cost are likely to have a significant impact on the viability.

### Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

### Overall Final Conclusion: May be suitable if policy changes/mitigation

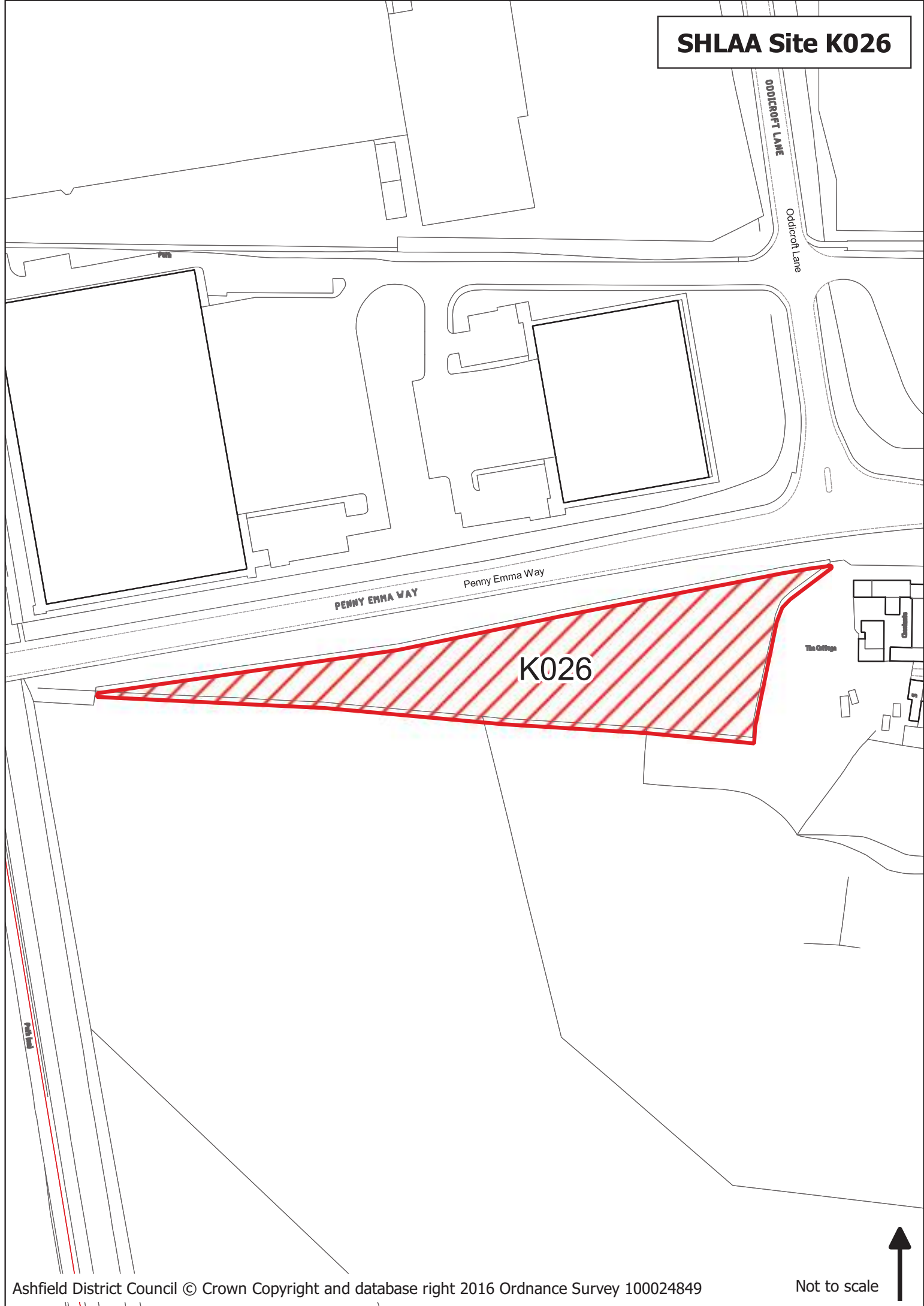
#### POLICY COMMENTS:

The site forms a natural green break between Sutton in Ashfield and Kirkby in Ashfield and development is currently constrained by policy RC2 of ALPR, 2002. Whilst the site is within the urban boundary, it is quite open in character and only adjoins residential development to one side. Opposite the site are large industrial buildings.

#### PHYSICAL CONSTRAINTS:

Whilst there are no significant physical constraints, the site would not form a logical residential extension due to the lack of containment and the industrial character of the adjacent area. The site is also very narrow which would make it difficult to develop.

# SHLAA Site K026



**Site Ref: K27****Beacon Farm, Derby Road, Kirkby-in-Ashfield****Area (Hectares): 2.50****Yield: 38****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Combination**Area Character:** Countryside**Current Use:** Vacant - Smallholding no longer in operation.**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy EV1 (ALPR, 2002).**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.1kmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:

Yes Further investigations required in relation to access.

Contaminated Land?

No Known Contamination Part of the land was formerly used for railway maintenance operations.

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** Railway tunnel on the southern boundary.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

Part of the site was formerly used for railway maintenance activities. This area is greenfield land, in accordance with the NPPF definition of previously developed land.

Within 250 metre buffer of landfill site.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

Development on this site would be contrary to Green Belt policy. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

The site is within a 400 metre buffer zone of the Sherwood ppSPA. An Appropriate Assessment would be required if the site was proposed to be taken forward.

**PHYSICAL CONSTRAINTS:**

Highway constraints - further investigations would be required in relation to access.

**Site Ref: K27 Beacon Farm, Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 2.50**Yield:** 38**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:** Yes - Landscape Character Area zone SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create.**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Site is within 400 metres of Sherwood ppSPA. Assessment required if proposed to be taken forward.**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 16-20 years  
Green Belt - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Part of the site was formerly used for railway maintenance activities. This area is greenfield land, in accordance with the NPPF definition of previously developed land.

Within 250 metre buffer of landfill site.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

Development on this site would be contrary to Green Belt policy. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby. The site is within a 400 metre buffer zone of the Sherwood ppSPA. An Appropriate Assessment would be required if the site was proposed to be taken forward.

**PHYSICAL CONSTRAINTS:**

Highway constraints - further investigations would be required in relation to access.



## K031

K027

**Site Ref: K28****Wheatley's Yard, Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares): 1.71****Yield: 62****Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Industrial and residential**Current Use:** Industrial**Planning Status:** No current or previous residential planning application**Setting:** Urban Residential development to north, south and east, commercial development to the westPolicy **The site may be suitable****Allocated Site:** Not Allocated Development towards the end of the Plan period will enable businesses time to relocate.**Other:** Site is currently protected by Policy EM5; Protection of Existing Employment Sites and Buildings (ALPR, 2002).**Conflicting Issues:** YesAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints **The site is suitable****Highway Access Issues:**

No Significant Constraints - Access could be created from Lowmoor Road.

**Contaminated Land?**

Contamination Suspected - Any change of use to residential with gardens would require a comprehensive ground investigation and any necessary remedial works to be carried out. This would be regulated by attaching a suitable condition to any future planning permission.

**Topography Constraints:** No - Flat landscape.**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** Yes Surface water flooding issues could be addressed through the planning process**Additional Comments:**

there is potential for much of the land to have been adversely affected by contamination, particularly in the former Brick Yard / filled Clay Pit and Petrol Station areas. Any change of use to residential with gardens would require a comprehensive ground investigation and any necessary remedial works to be carried out. This would be regulated by attaching a suitable condition to any future planning permission.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The location of the site is generally suitable. The site contains small/medium scale business units some of which are vacant. Many of the buildings are in a poor state of repair and are reaching the end of their physical economic life. The site creates a very poor impression on one of the main gateways into Kirkby town centre. Following analysis of evidence from the Employment Land Study, it has been determined that the District has a slight over supply of employment sites. The loss of a small employment site which is partly vacant should not have a significant effect. Given the NPPFs relaxation of policy with regard to changing to residential use, the site is considered to be suitable subject to a phased approach to its closure which will enable businesses to relocate.

**PHYSICAL CONSTRAINTS:**

**Site Ref: K28****Wheatley's Yard, Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares):** 1.71**Yield:** 62**Site Source:** Site submitted by owner/agent**Neighbour Issues:** Petrol Station adjacent to site.**Site Apparatus:** Telegraph lines/posts on part of site.**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

**Impact on Landscape & Biodiversity** The site is suitable**Effect on Built Heritage:** None**Natural Features:**

Yes Mature trees along the southern boundary.

**Impact on views:** No**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

Yes - Protected trees (TPOs on the southern boundary)

**Availability and Achievability** The site could be available in 5 - 10 years time  
The site may be viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No known Legal Constraints 0-5 years

**Timescale:** other constraints 6-10 years - Multiple tenants on site. May be available within the medium term.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

### Additional Comments:

there is potential for much of the land to have been adversely affected by contamination, particularly in the former Brick Yard / filled Clay Pit and Petrol Station areas. Any change of use to residential with gardens would require a comprehensive ground investigation and any necessary remedial works to be carried out. This would be regulated by attaching a suitable condition to any future planning permission.

### Overall Final Conclusion: Proposed Local Plan Housing Allocation

#### POLICY COMMENTS:

The location of the site is generally suitable. The site contains small/medium scale business units some of which are vacant. Many of the buildings are in a poor state of repair and are reaching the end of their physical economic life. The site creates a very poor impression on one of the main gateways into Kirkby town centre. Following analysis of evidence from the Employment Land Study, it has been determined that the District has a slight over supply of employment sites. The loss of a small employment site which is partly vacant should not have a significant effect. Given the NPPFs relaxation of policy with regard to changing to residential use, the site is considered to be suitable subject to a phased approach to its closure which will enable businesses to relocate.

#### PHYSICAL CONSTRAINTS:



# SHLAA Site K028



**Site Ref: K29****Land off Abbey Road and Richmond Road, Kirkby-in-Ashfield****Area (Hectares): 1.70****Yield: 46****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would currently be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** No  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable****Highway Access Issues:**

No Constraints - Must be accessed from Abbey Road and Richmond Road.

**Contaminated Land?**

No Known Contamination - Adjacent to sewage pumping station on Western edge. Within 250 metres of a landfill site.

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

The site is adjacent to the main urban area in Kirkby and has good access to the public highway. It also has good access to local services and facilities.



**Site Ref: K29****Land off Abbey Road and Richmond Road, Kirkby-in-Ashfield****Area (Hectares):** 1.70**Yield:** 46**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:** Yes - LCA DPZ: SH11;  
Landscape condition: moderate;  
Landscape strength: Moderate;  
Strategy: Conserve and create.**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 16-20 years Green Belt - major policy constraint**Viability Comments:** The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. This site is located in the Kirkby East Ward, where residential property values are low compared to the rest of the District. Consequently, sites in this area have a more marginal viability and small changes in values or cost are likely to have a significant impact on the viability.

### Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

### Overall Final Conclusion: **Unsuitable**

#### POLICY COMMENTS:

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

#### PHYSICAL CONSTRAINTS:

The site is adjacent to the main urban area in Kirkby and has good access to the public highway. It also has good access to local services and facilities.



K034

K029

K139

Sewage  
Pumping Station



**Site Ref: K31****Crich View Smallholding, Derby Road, Kirkby-in-Ashfield****Area (Hectares): 4.30****Yield: 74****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Open countryside most of which does not connect well with the urban area.**Current Use:** Residential and Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable****Highway Access Issues:****Contaminated Land?****Significant Constraints** Potential to address access constraints.

No Known Contamination

**Topography Constraints:** Yes Steeply sloping in some areas with significant level changes.**Access to Utilities?:** Yes Owner informed**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** Large telecommunications mast on adjacent site.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** Electricity pylon on the site**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINT:**

Whilst it is directly adjacent to the main urban area of Kirkby in Ashfield, the site has significant level changes. It is very open and does not logically connect to the urban boundary. There is also an electricity pylon on the site which would impact on residential amenity. Part of the site (to the south) may be suitable as the land levels off and adjoins the main urban area.



**Site Ref: K31****Crich View Smallholding, Derby Road, Kirkby-in-Ashfield****Area (Hectares): 4.30****Yield: 74****Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Grassland with a small number of trees. LCA DPZ: SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 16-20 years  
Green belt - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

### Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

### Overall Final Conclusion: **Unsuitable**

#### POLICY COMMENTS:

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

#### PHYSICAL CONSTRAINT:

Whilst it is directly adjacent to the main urban area of Kirkby in Ashfield, the site has significant level changes. It is very open and does not logically connect to the urban boundary. There is also an electricity pylon on the site which would impact on residential amenity. Part of the site (to the south) may be suitable as the land levels off and adjoins the main urban area.

K34 **SHLAA Site K031**

K360

K031

K387

K027

Balls Lane

Derby Road





**Site Ref: K33****Land to the east of Sutton Parkway Station, Kirkby-in-Ashfield****Area (Hectares):** 5.30**Yield:** 135**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Site adjoins other SHLAA sites which are well connected to the settlement.Policy **The site may be suitable****Allocated Site:** EV2; Countryside Suitable subject to policy change.**Other:****Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.4 kmAccess to Open Space**Site within 500m of Natural Open Space?:** No**Site within 200m accessible open space?:** No**Site within 200m Public Open Space?:** No**Does site affect existing open space?:****Site within 300m Parks and Rec. Grounds?:** No

No

Physical Constraints **The site is suitable****Highway Access Issues:****Contaminated Land?****Significant Constraints** Access via K23.

No Known Contamination

**Topography Constraints:** Yes - Undulating site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Industrial estate adjacent to the site.**Site within a flood zone?:** Outside Floodzones 2 & 3  
Environment Agency comments:  
Further investigation required to assess the flood risk.**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site is suitable****Additional Comments:**

The site could form one comprehensive site with SHLAA sites: K23, S60, S62, S64, S67, K325. The yield for this site has been included in the yield for S67.

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation**

The site is designated as Countryside in ALPR (2002). The site adjoins another SHLAA site (S23) and also forms part of site S67. The site is adjacent to the urban area and is close to a major public transport node (Sutton Parkway Station). Following a review of sites and options, through the Local Plan process, the site is being taken forward for allocation with adjoining site K23.

There are surface water flooding issues associated with the wider site (S67) and this would need to be addressed prior to any future development of the site.

**Site Ref: K33****Land to the east of Sutton Parkway Station, Kirkby-in-Ashfield****Area (Hectares):** 5.30**Yield:** 135**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:**

Yes Mitigation required to address impact of development on the landscape.

**Impact on views:** Yes See additional comments**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site could be available in 5 - 10 years time****The site is economically viable/achievable for housing****Ownership Constraints:** owner constraints 6-10 years  
The land owner has indicated that the site is available. The site requires third party land for access. Second phase of development.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:**

No other constraints 0-5 years Proposed allocation.

**Viability Comments:**

The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. This site is located in the Kirkby East Ward, where residential property values are low compared to the rest of the District. Consequently, sites in this area have a more marginal viability and small changes in values or cost are likely to have a significant impact on the viability.

**Additional Comments:**

The site could form one comprehensive site with SHLAA sites: K23, S60, S62, S64, S67, K325. The yield for this site has been included in the yield for S67.

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation**

The site is designated as Countryside in ALPR (2002). The site adjoins another SHLAA site (S23) and also forms part of site S67. The site is adjacent to the urban area and is close to a major public transport node (Sutton Parkway Station). Following a review of sites and options, through the Local Plan process, the site is being taken forward for allocation with adjoining site K23.

There are surface water flooding issues associated with the wider site (S67) and this would need to be addressed prior to any future development of the site.

K023

S067  
K033

S62

Prospect Close





**Site Ref: K34****Land off Thoresby Avenue, Kirkby-in-Ashfield****Area (Hectares):** 3.10**Yield:** 70**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would currently be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** No  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:

No Constraints No significant constraints

Contaminated Land?

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** Adjacent to the A611.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Landscape CA DPZ: SH11; Landscape condition: moderate;**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion:** **Unsuitable**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

The site is located adjacent to a residential area and has good access to the public highway.



**Site Ref: K34**

**Land off Thoresby Avenue, Kirkby-in-Ashfield**

**Area (Hectares):** 3.10

**Yield:** 70

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

Landscape strength: Moderate;  
Strategy: Conserve and create

**Impact on views:** Yes See additional comments

**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

## **Availability and Achievability**

**The site has been assessed as unsuitable.**

**As such availability and achievability have not been assessed**

**Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.

**Legal Issues:** No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years  
Green Belt - major policy constraint

**Viability Comments:** The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. This site is located in the Kirkby East Ward, where residential property values are low compared to the rest of the District. Consequently, sites in this area have a more marginal viability and small changes in values or cost are likely to have a significant impact on the viability.

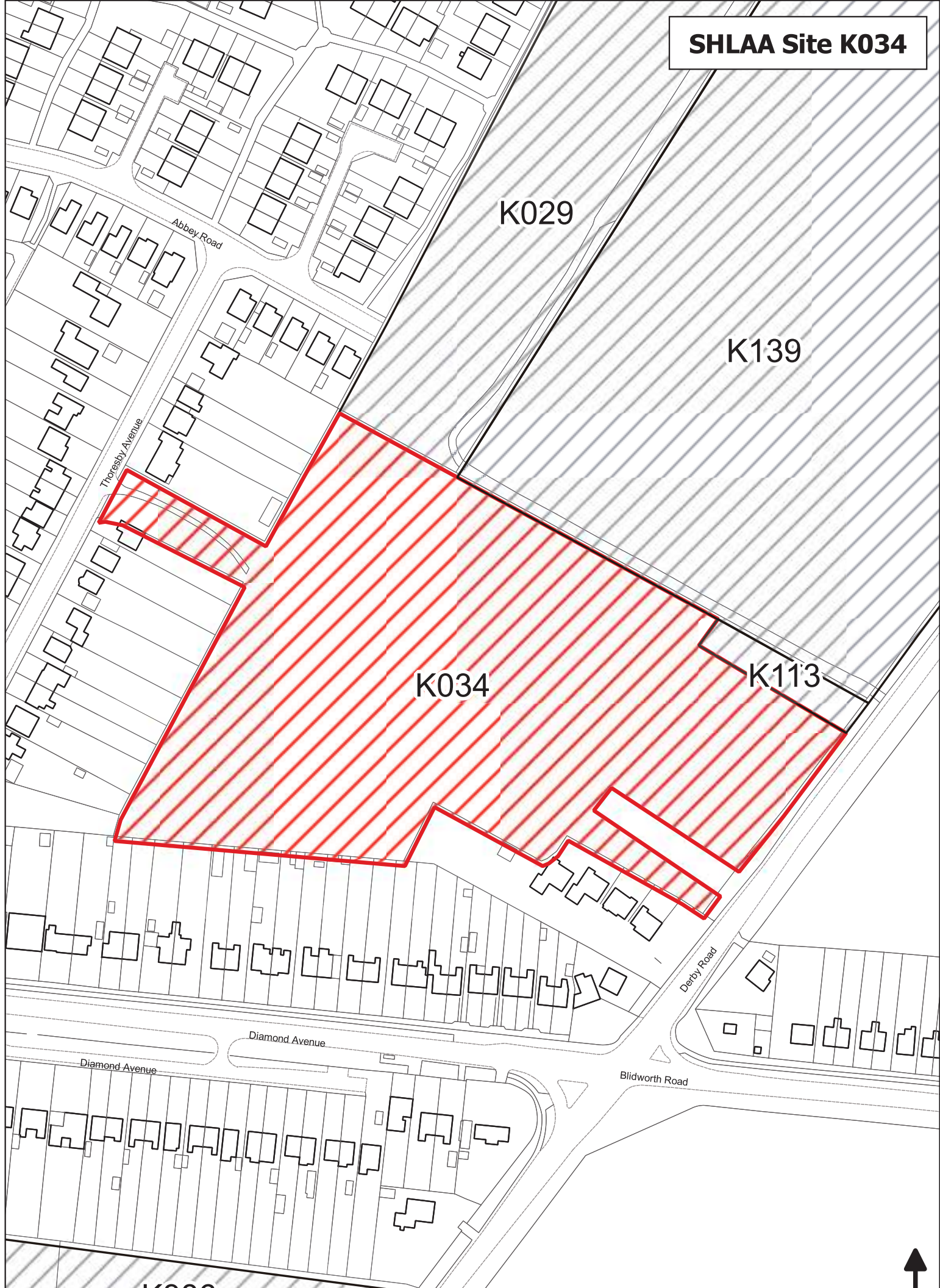
## **Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

## **Overall Final Conclusion: Unsuitable**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

The site is located adjacent to a residential area and has good access to the public highway.



K029

K139

K034

K113

Abbey Road

Thoresby Avenue

Diamond Avenue

Diamond Avenue

Derby Road

Blidworth Road

K296



**Site Ref: K36****Land at Annesley Cutting, Annesley****Area (Hectares):** 3.30**Yield:** 74**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed residential and countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy**The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy. Policy EV10 - Development could harm the setting of Annesley Conservation Area.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Contrary to Green Belt Policy. Development would have a negative affect on the character of Annesley Conservation Area and would be contrary to Policy EV10 of the Ashfield Local Plan Review (2002).Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.3 KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** Partial  
**Site within 300m Parks and Rec. Grounds?:** Partial**Site within 200m accessible open space?:** Partial  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:

No Constraints No significant constraints

Contaminated Land?

No Known Contamination - Adjacent Annesley Colliery to the South East and a railway cutting to the North East.

**Topography Constraints:** No - Relatively flat**Access to Utilities?:** Unknown**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

The site is also adjacent to New Annesley Conservation Area of which the special character is considered to be the uniformity of the dwellings.

No major physical constraints.



**Site Ref: K36****Land at Annesley Cutting, Annesley****Area (Hectares):** 3.30**Yield:** 74**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** None**Strategic Flood Risk Assessment:**

No Known Issues

**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** Adjacent to Annesley Conservation Area. A development in this location could be considered harmful to the setting of the Conservation Area.**Natural Features:**

Yes - Landscape CA DPZ: SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create

**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability** **The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years  
Green Belt - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

The site is also adjacent to New Annesley Conservation Area of which the special character is considered to be the uniformity of the dwellings.

No major physical constraints.



## SHLAA Site K036

**K036**

**141.0m**

**MOSELEY ROAD**

Moseley Road

~~145.1m~~

~~148.4m~~

El  
Sub Sta

**ANNESLEY CUTTING**

## Shelter

### The Old Post House

## Track

145.3m

An aerial photograph showing a road intersection. A white road sign with black text reads 'NEW STEAD ROAD'. The sign is positioned at the intersection of a road running diagonally from the top left to the bottom right and another road running horizontally across the middle. The surrounding area is mostly green, suggesting grass or fields, with some buildings visible in the distance.

El  
Sub Sta

ANNESLEY CUTTING

Annesley Cutting

OWston Road

HENFREY DRIVE

Dane

Lacey Gro



**Site Ref: K37      Land between 118 and 128 Skegby Road, Annesley Woodhouse****Area (Hectares):** 0.57      **Yield:** 15      **Site Source:** Site submitted by owner/agent**Suitability    The site may be suitable**Character, Land Use & Location    The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Paddock**Planning Status:** Planning permission for residential refused**Setting:** Urban    Well contained by residential development to all sides.Policy    The site is suitable**Allocated Site:** Not Allocated**Other:** NPPF Part 6: Delivering a wide choice of quality homes;  
NPPF Part 7: Requiring good design; and  
NPPF Part 8 Promoting healthy communities.**Conflicting Issues:** NoAccess to Services    The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre  
Approximately 2kmAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	No
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site may be suitableHighway Access Issues:Yes    Third party land may be required to improve visibility.  
Mitigation possible via adjoining site.Contaminated Land?

No Known Contamination

**Topography Constraints:** Yes    - Sloping site**Access to Utilities?:** Yes    - Within a residential area.**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** Yes    - Highway flooding issues in this area.**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity    The site may be suitable**Additional Comments:**

None.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

This site is within the urban boundary and is surrounded by residential development. As such, the site is considered to be suitable for residential development.

**PHYSICAL CONSTRAINTS:**

Access is constrained and any future development would require highway improvement works which may require third party land acquisition. This could potentially be mitigated by combining the site with K318. Several developers have expressed an interest in the site and it is considered that development could commence within 5 years.

**Site Ref: K37      Land between 118 and 128 Skegby Road, Annesley Woodhouse****Area (Hectares):** 0.57**Yield:** 15**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:** Yes - Hedgerow on boundary**Impact on views:** No**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site could be available within 5 years****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years. Anticipated commencement of development in year 4.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

None.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

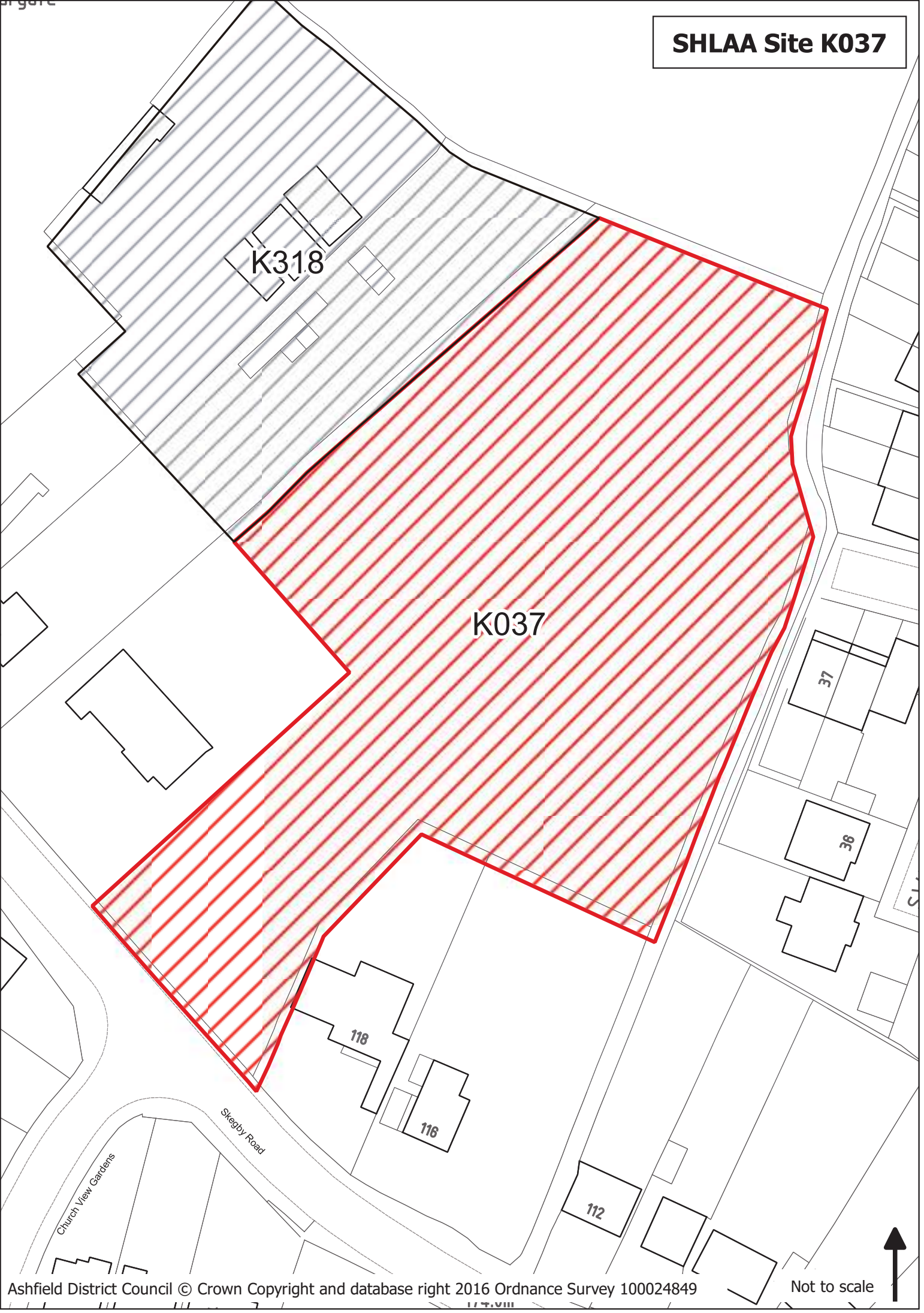
This site is within the urban boundary and is surrounded by residential development. As such, the site is considered to be suitable for residential development.

**PHYSICAL CONSTRAINTS:**

Access is constrained and any future development would require highway improvement works which may require third party land acquisition. This could potentially be mitigated by combining the site with K318. Several developers have expressed an interest in the site and it is considered that development could commence within 5 years.



SHLAA Site K037



**Site Ref: K38****Land to the rear of 8 Beauvale Road, Annesley Woodhouse****Area (Hectares): 2.00****Yield: 55****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Grazing land**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy**The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9 Protection of Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy. NPPF Part 9: Protecting Green Belt LandAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.4kmAccess to Open Space**Site within 500m of Natural Open Space?:** No  
**Site within 200m Public Open Space?:** Partial  
**Site within 300m Parks and Rec. Grounds?:** Partial**Site within 200m accessible open space?:** Partial  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:

No Constraints - Must be accessed from Thorneywood Avenue side.

Contaminated Land?

Contamination Suspected - See additional comments

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Unknown No indication of ALC grade on Natural England's records.**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

Regarding land contamination: There are historical works adjacent to western boundary of the site. These works appear to have a number of tanks, content unknown. Consequently, an in-depth investigation including the assessment of groundwater, surface contamination and local ground gas regime would be required prior to development taking place.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Land contamination- investigations required.

**Site Ref: K38****Land to the rear of 8 Beauvale Road, Annesley Woodhouse****Area (Hectares): 2.00****Yield: 55****Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

Yes - Landscape CA DPZ: ML019; Landscape condition: poor to moderate; Landscape strength: poor; Strategy: Create

**Impact on views:** Yes**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No No known protected species on site. However, it is within a SSSI impact risk zone. Consultation with Natural England may be required at a later stage.

**Availability and Achievability** **The site has been assessed as unsuitable.**  
**As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years - Green Belt - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Regarding land contamination: There are historical works adjacent to western boundary of the site. These works appear to have a number of tanks, content unknown. Consequently, an in-depth investigation including the assessment of groundwater, surface contamination and local ground gas regime would be required prior to development taking place.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Land contamination- investigations required.



**SHLAA Site K038**



**Site Ref: K39****Land to the rear of 273 Nuncargate Road, Kirkby-in-Ashfield****Area (Hectares): 0.45****Yield: 14****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Storage of caravans**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy**The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.5 kmAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Significant Constraints - Visibility splays are affected by vehicle parking. Would require new parking facilities to the rear of properties.

Contaminated Land?

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Access into the site is restricted due to on street parking. Visibility splays would be adversely affected. An appropriate highway solution would be required.

**Site Ref: K39****Land to the rear of 273 Nuncargate Road, Kirkby-in-Ashfield****Area (Hectares):** 0.45**Yield:** 14**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:**

Yes - Mature trees on the boundary. Landscape CA DPZ: ML019; Landscape condition: poor to moderate; Landscape strength: poor; Strategy: Create

**Impact on views:** Yes See additional comments**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years  
Green belt - major policy constraint**Viability Comments:**

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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

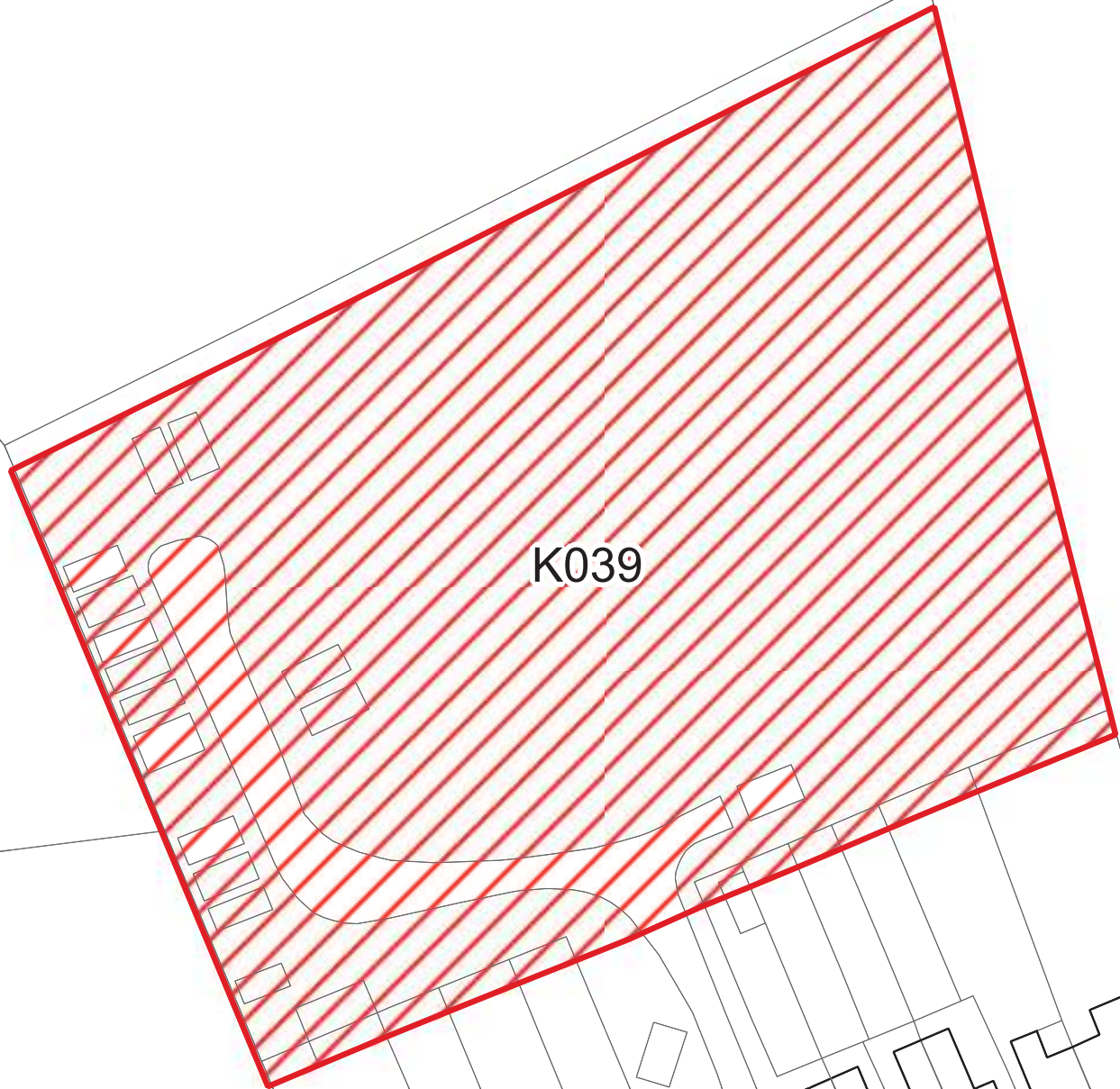
**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Access into the site is restricted due to on street parking. Visibility splays would be adversely affected. An appropriate highway solution would be required.





K039

251

263

265

275

Nuncargate Road



**Site Ref: K40****Land between Nottingham Road & Nuncargate Road, Kirkby-in-Ashfield****Area (Hectares):** 6.20**Yield:** 0**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt The site is very open in character and forms a strategic gap between Kirkby in Ashfield and Nuncargate/Kirkby Woodhouse. Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to Green Belt policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.2 KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable****Highway Access Issues:****Contaminated Land?**

No Constraints No significant constraints

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Known Issues - Surface water flood risk from the Highway on part of the site (SFRA Ref; K13).A further flood risk assessment would be necessary before development would be allowed on this site.**Additional Comments:**

An air quality assessment and transport assessment are likely to be required as part of any future planning application.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

Residential development is contrary to policy. The site is in Green Belt and is very open in character and also forms a natural green break between Kirkby in Ashfield and Kirkby Woodhouse/Annesley Woodhouse. It is therefore considered to be unsuitable.

**PHYSICAL CONSTRAINTS:**

Good access to public highway.

**Site Ref: K40      Land between Nottingham Road & Nuncargate Road, Kirkby-in-Ashfield****Area (Hectares):** 6.20      **Yield:** 0      **Site Source:** Site submitted by owner/agent

Neighbour Issues:	Potential noise issues arising from the adjacent electricity sub station.	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

**Impact on Landscape & Biodiversity** **The site is not suitable**

Effect on Built Heritage:	None	Natural Features:	Yes - Hedgerow on boundary. Landscape CA DPZ: ML019; Landscape condition: poor to moderate; Landscape strength: poor; Strategy: Create
Impact on views:	Yes - The site is very prominent and forms a natural green break between Kirkby in - Ashfield and Kirkby Woodhouse. It is unsuitable as development would significantly impact on the green break and openness of the area.	Impact on existing recreational uses:	No
		Protected Species/ Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability** **The site has been assessed as unsuitable.**  
**As such availability and achievability have not been assessed**

Ownership Constraints:	Legal Issues:
Timescale:	
Viability Comments:	

**Additional Comments:**

An air quality assessment and transport assessment are likely to be required as part of any future planning application.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

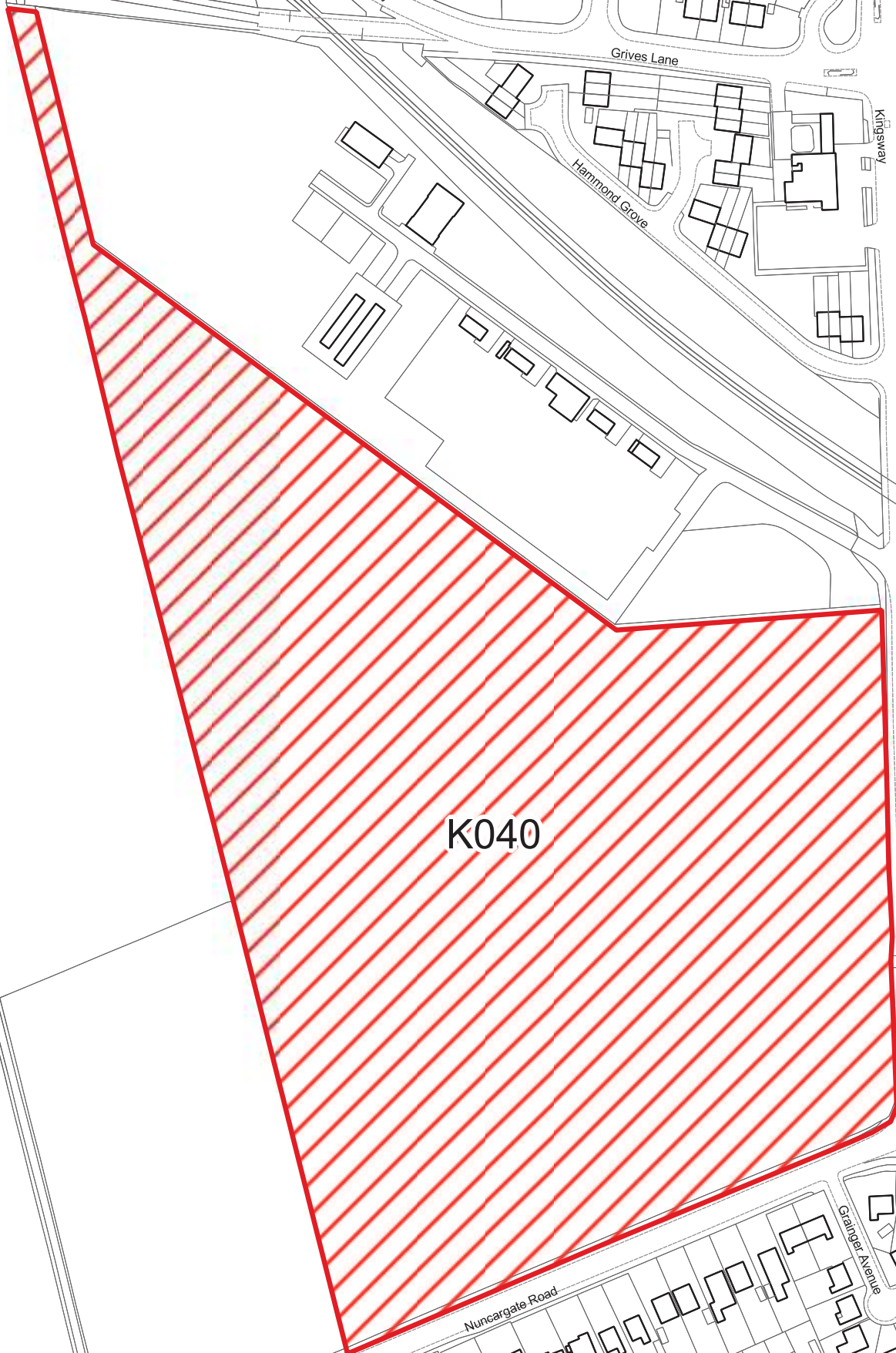
Residential development is contrary to policy. The site is in Green Belt and is very open in character and also forms a natural green break between Kirkby in Ashfield and Kirkby Woodhouse/Annesley Woodhouse. It is therefore considered to be unsuitable.

**PHYSICAL CONSTRAINTS:**

Good access to public highway.



# SHLAA Site K040



**Site Ref: K41      Land to the rear of 141, 143, 145 Main Road, Kirkby-in-Ashfield****Area (Hectares):** 1.30      **Yield:** 35      **Site Source:** Site submitted by owner/agent**Suitability    The site is not suitable**Character, Land Use & Location    The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy    The site is not suitable**Allocated Site:** EV1; Green Belt    Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes    **Bus stop:** Yes  
**GP:** No    **Cash Machine or Post Office:** Yes**Secondary school:** Yes    **Retail Area:** Yes  
**Further Education:** Yes    **Hospital:** Yes  
**Supermarket:** Yes    **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre  
Approximately 1.8kmAccess to Open Space**Site within 500m of Natural Open Space?:** No  
**Site within 200m Public Open Space?:** Yes  
**Site within 300m Parks and Rec. Grounds?:** Yes**Site within 200m accessible open space?:** Yes  
**Does site affect existing open space?:** NoPhysical Constraints    The site may be suitableHighway Access Issues:

No Constraints    No significant constraints

Contaminated Land?

No Known Contamination

**Topography Constraints:** Yes - Sloping landscape**Access to Utilities?:** Yes**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity    The site may be suitable**Effect on Built Heritage:** None**Natural Features:** Yes - Hedgerow on the boundary.  
Landscape CA DPZ: ML019;**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Good access to public highway.

**Site Ref: K41****Land to the rear of 141, 143, 145 Main Road, Kirkby-in-Ashfield****Area (Hectares): 1.30****Yield: 35****Site Source:** Site submitted by owner/agent

Landscape condition: poor to moderate; Landscape strength: poor; Strategy: Create

**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years - Currently Policy constrained. This may or may not be overcome when policy is reviewed through the Local Plan process.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

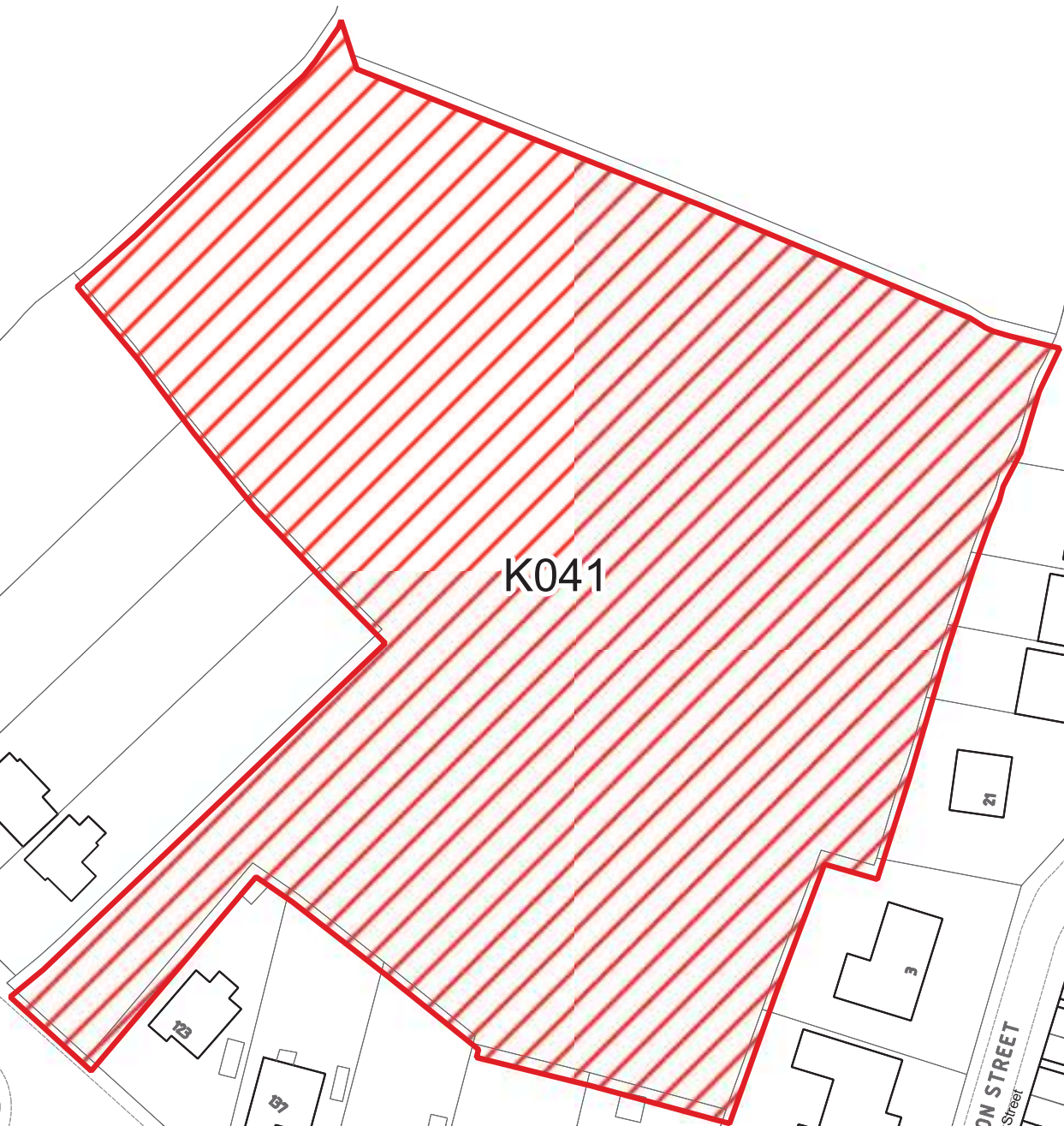
**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release in Kirkby.

**PHYSICAL CONSTRAINTS:**

Good access to public highway.





**Site Ref: K58****Birchwood Grange, Kirkby-in-Ashfield****Area (Hectares):** 10.60**Yield:** N/A**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site is not suitable****Location:** Separated from urban/village boundary**Area Character:** Countryside**Planning Status:** No current or previous residential planning application**PDL/Greenfield:** Combination**Current Use:** Residential**Setting:** Countryside The site is separated from the urban area by the A38 and is very open in character.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services**The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	No

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2kmAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints**The site may be suitable**Highway Access Issues:

Significant Constraints - Current access is unsuitable. Access into the site would require major highway improvement works.

Contaminated Land?

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3 - Environment Agency comments: Further investigation required to assess the flood risk.**Additional Comments:**

The site now has planning permission for a change of use to a residential care home (V/2010/0332). This site is in an area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

**Overall Final Conclusion:** **Unsuitable****POLICY COMMENTS:**

The site is designated as EV2; Countryside (ALPR, 2002) and is separated from the urban area by the A38. In addition to this, the site is very open in character. Approximately 50% of the site is a Local Wildlife Site and there are significant policy restrictions to development.

**PHYSICAL CONSTRAINTS**

In order to gain access to the site, development would also require major alteration works to be undertaken to the A38 which is a busy dual carriageway. The land significantly drops away from the A38 and the site is much lower. The site is considered unsuitable as it is isolated and does not integrate with the existing urban area.

**Site Ref: K58****Birchwood Grange, Kirkby-in-Ashfield****Area (Hectares):** 10.60**Yield:** N/A**Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

Yes - Hedgerows and trees present on site. Adjacent to EV8; Ancient Woodland to the South of the site. Mature Landscape Area

**Impact on views:** Yes The site is very open in character.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

Yes - Approximately half of the site is within a Local Wildlife Site; Fulwood Meadow (2008 SINC Survey, NBGRC). This area is unsuitable unless it can be demonstrated that appropriate mitigation can be achieved.

**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:****Legal Issues:****Timescale:****Viability Comments:****Additional Comments:**

The site now has planning permission for a change of use to a residential care home (V/2010/0332). This site is in an area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is designated as EV2; Countryside (ALPR, 2002) and is separated from the urban area by the A38. In addition to this, the site is very open in character. Approximately 50% of the site is a Local Wildlife Site and there are significant policy restrictions to development.

**PHYSICAL CONSTRAINTS**

In order to gain access to the site, development would also require major alteration works to be undertaken to the A38 which is a busy dual carriageway. The land significantly drops away from the A38 and the site is much lower. The site is considered unsuitable as it is isolated and does not integrate with the existing urban area.



S142

K058

K30 79 317



**Site Ref: K79****Land at Mowlands Farm, Doles Lane, Kirkby-in-Ashfield****Area (Hectares):** 142.00 **Yield:** 1800 **Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to residential**Current Use:** Agriculture**Planning Status:** Planning application for residential pending**Setting:** Countryside The site adjoins the urban area to the north and east.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** Sites of importance for nature conservation on parts of the site**Conflicting Issues:** Yes - Development would be contrary to current planning policy. Please refer to Kirkby Cross Conservation Area Character Appraisal if the site is taken forward.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.5kmAccess to Open Space**Site within 500m of Natural Open Space?:** Partial  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** Partial  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable**Highway Access Issues:**Significant Constraints** - Currently restricted access - landowner has indicated that this can be mitigated.Contaminated Land?**No Known Contamination** - Coal/minerals consultation required**Topography Constraints:** Yes - Multiple ridgelines are present on site.**Access to Utilities?:** Unknown - Adjacent to a residential area**Agricultural Land Quality:** Grade 2 (Very good) - NPPF: where significant development of agricultural land is necessary, local planning authorities should**Strategic Flood Risk Assessment:** No Known Issues**Additional Comments:**

The site forms part of one comprehensive development with adjacent SHLAA sites K30 and K317. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed. South of Boar Hill: Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation**

Planning application pending. The site is designated countryside. It is adjacent to Kirkby Cross Conservation Area which contains a scheduled ancient monument and listed buildings. Development could adversely affect the character of the conservation area if not appropriately mitigated.

There is a ridgeline within the site and the landscape to the south is very prominent. Development would have an adverse impact on the landscape in this area. The area adjacent to the main urban area is less prominent and the impact on the landscape would be much less severe. Access to the site is currently restricted but this could potentially be mitigated as a new access road from the A38 has been proposed by the developer/landowner.



**Site Ref: K79****Land at Mowlands Farm, Doles Lane, Kirkby-in-Ashfield****Area (Hectares):** 142.00 **Yield:** 1800 **Site Source:** Site submitted by owner/agent

seek to use areas of poorer quality land in preference to higher quality land. Grading is based on historical data - further investigations may be required.

**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

**Impact on Landscape & Biodiversity** **The site may be suitable**

**Effect on Built Heritage:** Adjacent - Adjacent to Kirkby Cross Conservation Area and several Listed Buildings and a scheduled ancient monument in Kirkby Cross. If demolition is required for the access it would have a substantially harmful affect on the character of the CA.

**Natural Features:** Yes - TPO on Eastern boundary. Landscape CA DPZ: ML020; Landscape condition: poor; Landscape strength: moderate; Strategy: enhance and restore

**Impact on views:** Yes See additional comments

**Impact on existing recreational uses:** No - Rights of way through the site but these could be retained if site developed.

**Protected Species/Habitats:** Yes - Part of the site is a Local Wildlife Site; EV6/73; Boar Hill. A more detailed assessment may be required at a later stage.

**Availability and Achievability** **The site could be available in 5 - 10 years time**  
**The site is economically viable/achievable for housing**

**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.

**Legal Issues:** No Known Legal Constraints 0-5 years

**Timescale:** other constraints 6-10 years - Longer lead in period due to need for infrastructure.

**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

**Additional Comments:**

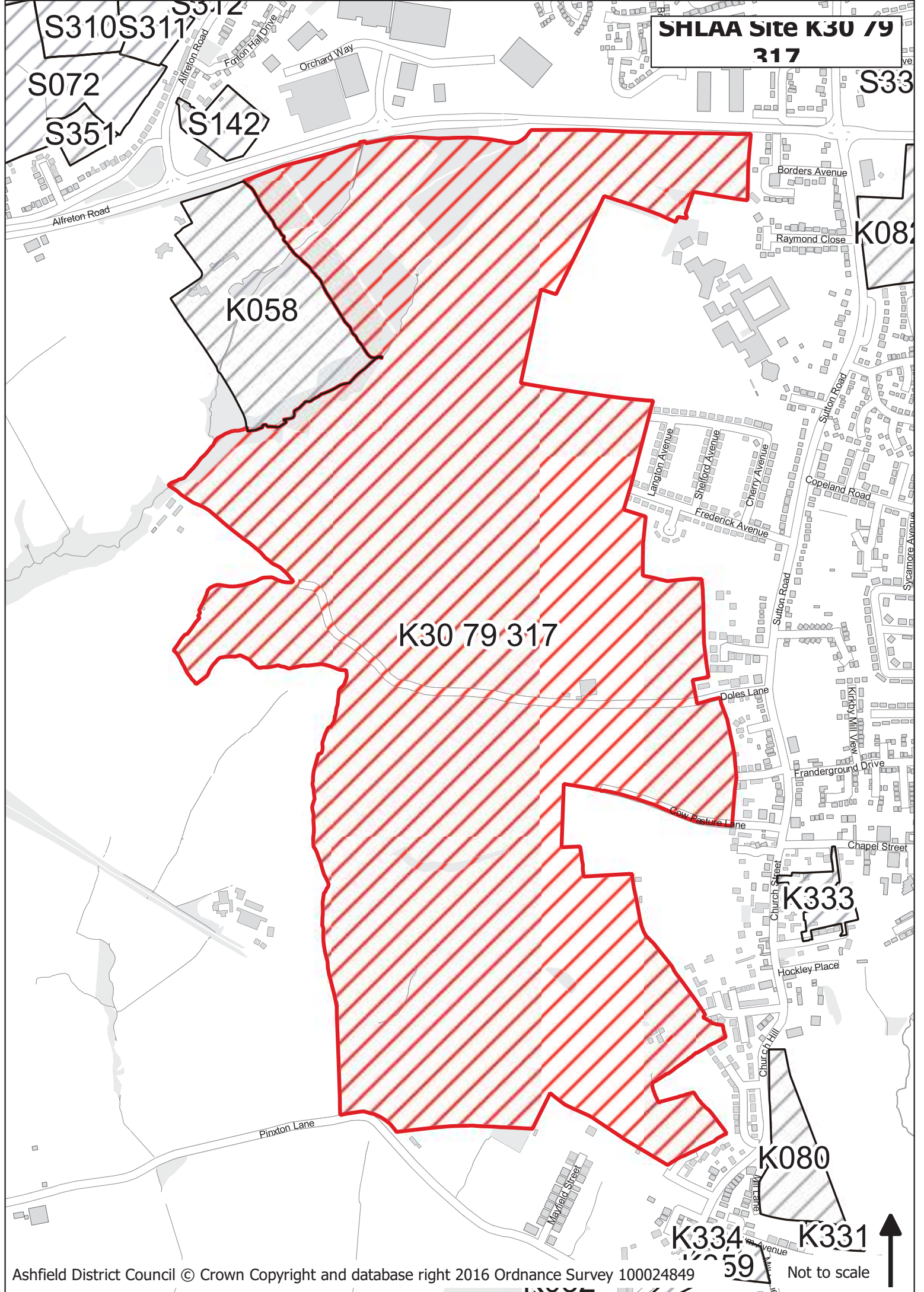
The site forms part of one comprehensive development with adjacent SHLAA sites K30 and K317. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed. South of Boar Hill: Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation**

Planning application pending. The site is designated countryside. It is adjacent to Kirkby Cross Conservation Area which contains a scheduled ancient monument and listed buildings. Development could adversely affect the character of the conservation area if not appropriately mitigated.

There is a ridgeline within the site and the landscape to the south is very prominent. Development would have an adverse impact on the landscape in this area. The area adjacent to the main urban area is less prominent and the impact on the landscape would be much less severe. Access to the site is currently restricted but this could potentially be mitigated as a new access road from the A38 has been proposed by the developer/landowner.





**Site Ref: K80****Land off Church Hill,, Kirkby-in-Ashfield****Area (Hectares):** 3.90**Yield:** N/A**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site is not suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and setting of Kirkby Cross Conservation Area**Current Use:** Agriculture, part of site is a Cemetery.**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt NPPF Part 12 - Northern part of site is in Kirkby Cross CA. Development is likely to have an adverse affect on heritage assets and their setting (including 2 SAMs and a Grade II Listed building).**Other:** NPPF Part 9 Protection of Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy. NPPF Part 9: Protecting Green Belt Land Refer to Kirkby Cross Conservation Area Character Appraisal if the site is taken forward through the Local Plan.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.5kmAccess to Open Space**Site within 500m of Natural Open Space?:** No  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** Yes  
**Does site affect existing open space?:**

K118 Church Hill Cemetery-The cemetery should not be released for development.

Physical Constraints **The site is not suitable****Highway Access Issues:****Significant Constraints** - Significant highways constraints relating to the surrounding road network.**Contaminated Land?****Contamination Suspected** - Minerals/coal consultation required. Historic landfill covers approximately 20% of site; Former Railway Cutting. Any planning permission**Additional Comments:**

TA and AQA likely to be required as part of any future planning application.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is not suitable due to multiple constraints. Development would be contrary to policies EV1 (Green Belt) and EV6 (SINC) of ALPR (2002) and EV10 (Kirkby Cross Conservation Area). The site is very open in character and forms part of the setting of St. Wilfred's Church, a Grade II Listed Building. There is also a cemetery on part of the site. The site is adjacent to Kirkby Cross Conservation Area and two ancient monuments. Development would adversely affect the setting of these historic assets.

**PHYSICAL CONSTRAINTS**

There are major access constraints and it is very unlikely that this could be satisfactorily mitigated due to the road layout.

**Site Ref: K80****Land off Church Hill,, Kirkby-in-Ashfield****Area (Hectares):** 3.90**Yield:** N/A**Site Source:** Site submitted by owner/agent

would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

**Topography Constraints:** Yes - steeply sloping.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity** **The site is not suitable**

**Effect on Built Heritage:** Within - Part of the site is within Kirkby Cross Conservation Area. Northern boundary adjacent Grade II listed buildings: Church of St. Wilfreds & The Pinfold. Scheduled ancient monumtns: Fishponds and Castle Hill. Significant heritage concerns are raised

**Natural Features:** Yes - Landscape CA DPZ: NC05; Landscape condition: moderate; Landscape strength: moderate; Strategy: Enhance

**Impact on views:** Yes - Views and setting of Kirkby Cross Conservation Area would be affected.

**Impact on existing recreational uses:** No

**Protected Species/Habitats:** Yes - Part of the site is a SINC; EV6/69; Kirkby Grives. The site is also adajcent to an SSSI; EV5Rf; Kirkby Grives.

**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:****Legal Issues:****Timescale:****Viability Comments:**

### Additional Comments:

TA and AQA likely to be required as part of any future planning application.

### Overall Final Conclusion: **Unsuitable**

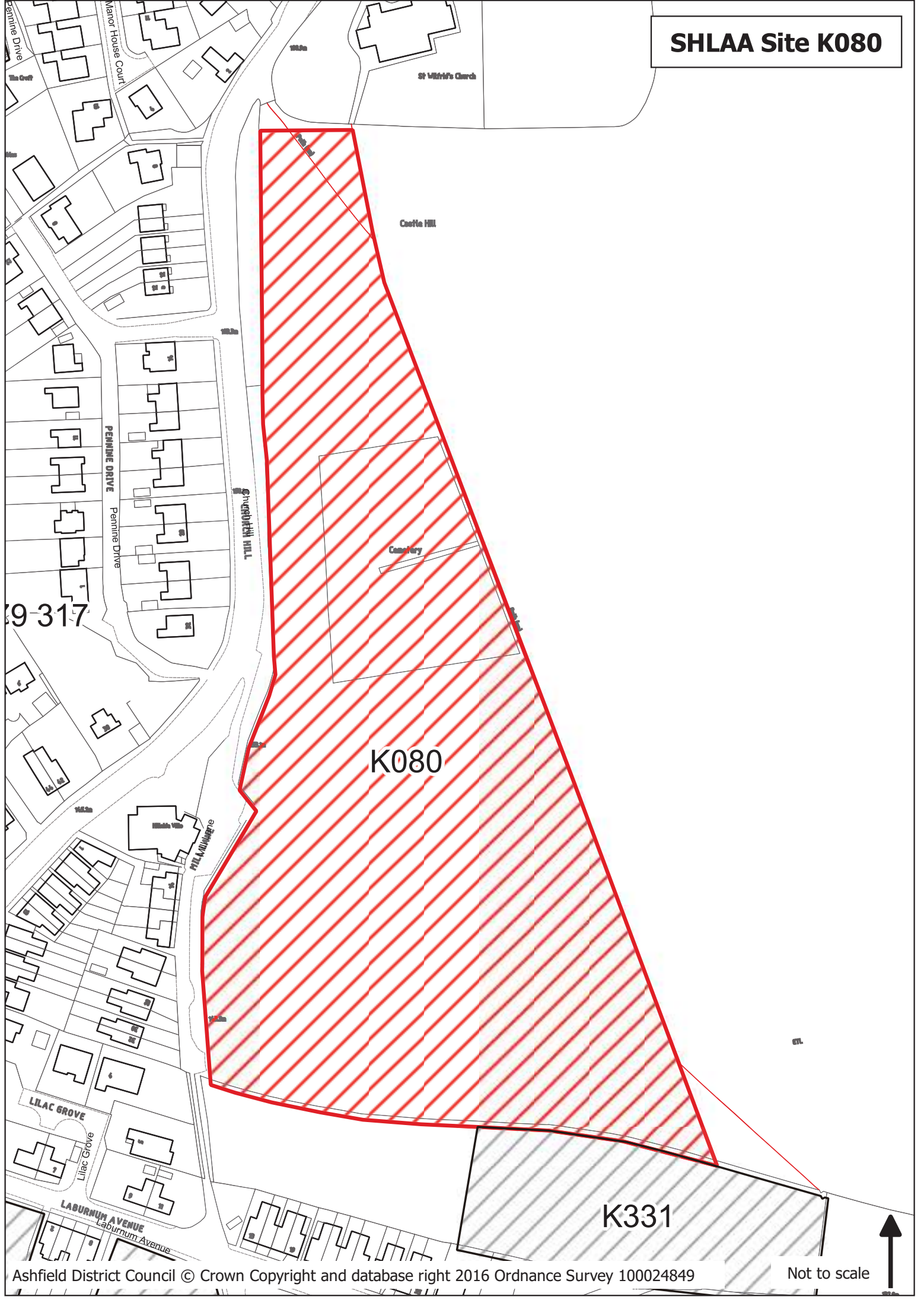
#### POLICY COMMENTS:

The site is not suitable due to multiple constraints. Development would be contrary to policies EV1 (Green Belt) and EV6 (SINC) of ALPR (2002) and EV10 (Kirkby Cross Conservation Area). The site is very open in character and forms part of the setting of St. Wilfred's Church, a Grade II Listed Building. There is also a cemetery on part of the site. The site is adjacent to Kirkby Cross Conservation Area and two ancient monuments. Development would adversely affect the setting of these historic assets.

#### PHYSICAL CONSTRAINTS

There are major access constraints and it is very unlikely that this could be satisfactorily mitigated due to the road layout.





**Site Ref: K109****Land South of Forest Road, Annesley Woodhouse****Area (Hectares):** 2.70**Yield:** 0**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Disused Allotments and Paddock.**Current Use:** Part Vacant/Part equestrian**Planning Status:** Planning permission for residential refused**Setting:** Other The site is well contained by development to the east and north and woodland to the south.Policy **The site may be suitable****Allocated Site:** RC5; Allotments - Part of the site is allocated as RC5Ka; Forest Road Allotments (ALPR 2002). The allotments have been disused for a number of years.**Other:****Conflicting Issues:** Yes The Council is proposing to put the site back into Green Belt.Access to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2kmAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	(ALPR, 2002) RC5 Ka Forest Road Allotments - Disused

Physical Constraints **The site may be suitable****Highway Access Issues:**

No Significant Constraints if accessed via the allotment site. The site would require a loop-road system.

**Topography Constraints:** No**Contaminated Land?**

No Known Contamination

**Access to Utilities?:** Unknown - There have been reports of sewerage capacity issues further down Forest Road. This will require further investigation before development could occur.**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable**

The site is within the main urban area in Annesley Woodhouse where the principle of development is generally supported. Part of the site is designated Allotment land. Policy RC4 seeks to protect allotments. This is private land and the allotments have not been in use for a number of years. The site has recently been designated as a Local Wildlife Site. As such, it is considered to be unsuitable.

The site is affected by poor drainage which would need to be resolved prior to any future development. It is unclear if this can be successfully mitigated.

Taking into consideration the potential loss of a LWS the site is considered unsuitable.

**Site Ref: K109      Land South of Forest Road, Annesley Woodhouse****Area (Hectares):** 2.70**Yield:** 0**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:**

Yes - Surface water flooding issues associated with the site would need to be resolved prior to any future development of the site

**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

Impact on Landscape & Biodiversity **The site is not suitable****Effect on Built Heritage:** None**Natural Features:**

Yes - There are mature hedgerows on the site boundary and the site is adjacent to Little Oak Plantation.

**Impact on views:** Yes See additional comments**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

Yes - It is a Local Wildlife Site adjacent to Ancient Woodland (Little Oak Plantation)

**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years**Viability Comments:****Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable**

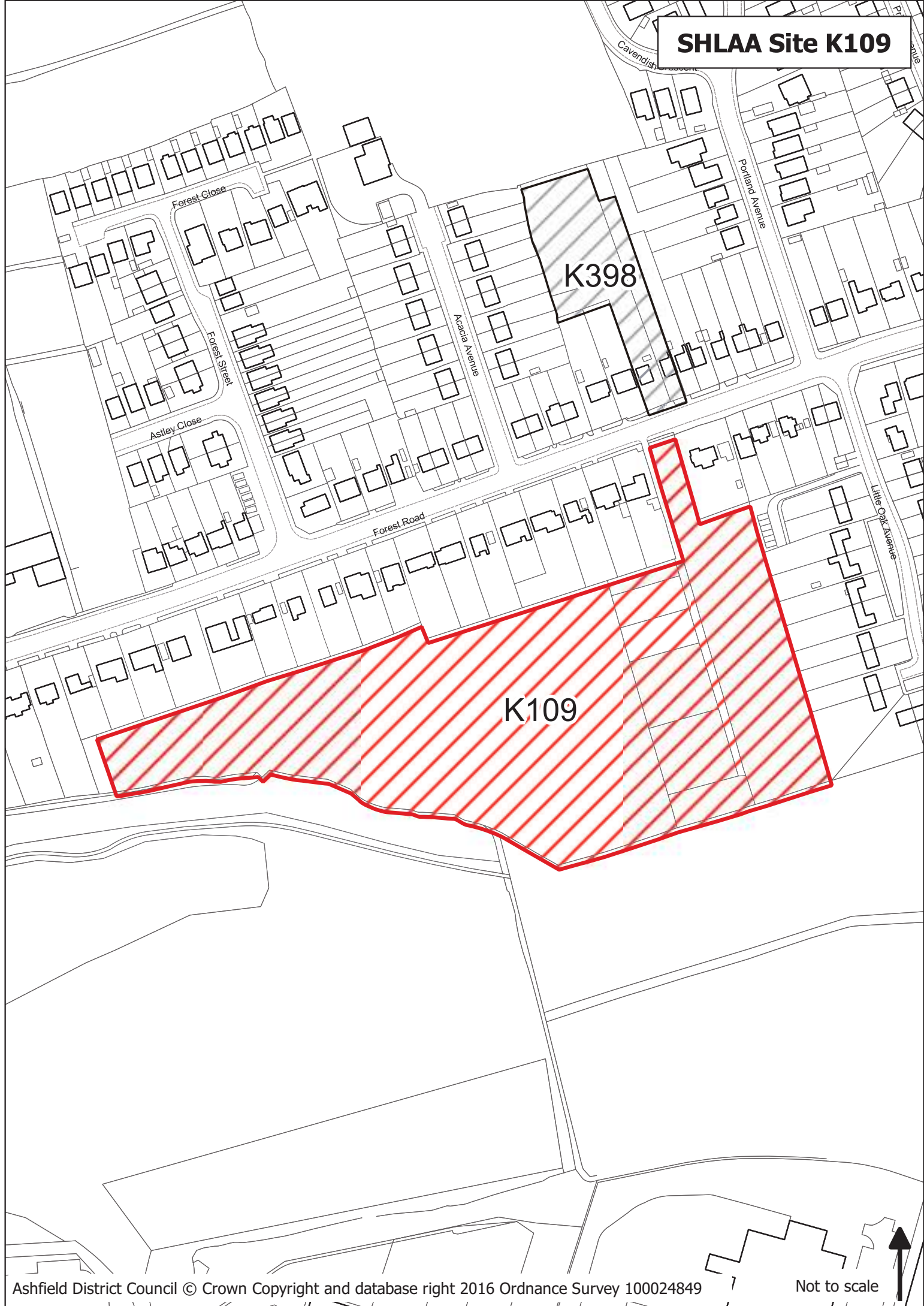
The site is within the main urban area in Annesley Woodhouse where the principle of development is generally supported. Part of the site is designated Allotment land. Policy RC4 seeks to protect allotments. This is private land and the allotments have not been in use for a number of years. The site has recently been designated as a Local Wildlife Site. As such, it is considered to be unsuitable.

The site is affected by poor drainage which would need to be resolved prior to any future development. It is unclear if this can be successfully mitigated.

Taking into consideration the potential loss of a LWS the site is considered unsuitable.



**SHLAA Site K109**



**Site Ref: K113      Land off Derby Road, Kirkby-in-Ashfield**

Area (Hectares): 0.09

Yield: 3

Site Source: Identified by ADC PPP Officers

**Suitability    The site is not suitable**Character, Land Use & Location    The site may be suitable

Location: In urban fringe

PDL/Greenfield: Greenfield

Area Character: Countryside adjacent to the urban area

Current Use: Agriculture

Planning Status: No current or previous residential planning application

Setting: Green Belt

Policy    The site is not suitable

Allocated Site: EV1; Green Belt    Development on this site would be contrary to Green Belt policy.

Other: NPPF Part 9: Protecting Green Belt Land

Conflicting Issues: Yes - Development would be contrary to current planning policy.

Access to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No    Bus stop: Yes  
GP: No    Cash Machine or Post Office: YesSecondary school: Yes    Retail Area: Yes  
Further Education: Yes    Hospital: Yes  
Supermarket: Yes    Employment: Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Over 1km from a town centre  
Approximately 1.2kmAccess to Open SpaceSite within 500m of Natural Open Space?: Yes  
Site within 200m Public Open Space?: No  
Site within 300m Parks and Rec. Grounds?: NoSite within 200m accessible open space?: No  
Does site affect existing open space?: NoPhysical Constraints    The site is suitableHighway Access Issues:

Yes    Access via adjacent SHLAA site K34 or K139

Contaminated Land?

No Known Contamination

Topography Constraints: No

Access to Utilities?: Unknown

Agricultural Land Quality: Grade 3 (Good-moderate)

Strategic Flood Risk Assessment: No Known Issues

Neighbour Issues: None

Site within a flood zone?: Outside Floodzones 2 &amp; 3

Site Apparatus: None

Impact on Landscape & Biodiversity    The site may be suitable

Effect on Built Heritage: None

Natural Features: Yes - Landscape CA DPZ: SH11;  
Landscape condition: moderate;**Additional Comments:**

Although the site is below the threshold of 0.25 hectares it has been included in the assessment as it forms part of a larger site which has been submitted by a different land owner.

The site has the potential to form a comprehensive development with adjacent sites (K29, K34, K139).

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development due to policy constraints. The site is adjacent to several SHLAA sites (K29, K34 and K139) and has the potential to form one comprehensive residential site.

Following a review of options, the Council does not consider there to be exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

There is currently no suitable access to the site from the public highway. Access could be achieved via third party land (Site K34 or K134).

**Site Ref: K113****Land off Derby Road, Kirkby-in-Ashfield****Area (Hectares): 0.09****Yield: 3****Site Source:** Identified by ADC PPP OfficersLandscape strength: Moderate;  
Strategy: Conserve and create.**Impact on views:** Yes Site is open in character.**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability****The site has been assessed as unsuitable.****As such availability and achievability have not been assessed****Ownership Constraints:** owner constraints 6-10 years  
Access constraints - third party land required which would delay development.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 16-20 years - Green Belt land - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Although the site is below the threshold of 0.25 hectares it has been included in the assessment as it forms part of a larger site which has been submitted by a different land owner.

The site has the potential to form a comprehensive development with adjacent sites (K29, K34, K139).

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development due to policy constraints. The site is adjacent to several SHLAA sites (K29, K34 and K139) and has the potential to form one comprehensive residential site. Following a review of options, the Council does not consider there to be exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

There is currently no suitable access to the site from the public highway. Access could be achieved via third party land (Site K34 or K134).



K139

K113

K034

Derby Road



**Site Ref: K116      Land at Millers Way, Kirkby-in-Ashfield****Area (Hectares):** 1.37**Yield:** 49**Site Source:** Site submitted by 3rd Party**Suitability    The site may be suitable**Character, Land Use & Location    The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Recreational**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy    The site may be suitable**Allocated Site:** Open Space - Protected by Policy RC3KL; BRSA Sports Ground. Ashfield Playing Pitch Strategy (2008) and Local Plan (2002) Policy RC3 recommend that the pitches may only be lost if adequate replacements are provided.**Other:****Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services    The site is suitable

Within 800m or 10 mins walking

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

Within 30 mins travel by public transport

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Within 400m of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	K54 BRSA Football Ground

Physical Constraints    The site may be suitableHighway Access Issues:

No Access via Millers Way may be suitable depending on the scale of development.

Contaminated Land?

No Known Contamination - Adjacent historic landfill; Quarry Face With Pond to South East &amp; Former Colliery Spoil Tip to North. Site is also entirely within 250 metre landfill buffer.

**Topography Constraints:** No - Site is entirely flat.**Access to Utilities?:** Unknown**Additional Comments:**

None.

**Overall Final Conclusion: May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is in use as a playing pitch and is allocated in the ALPR (2002) as a formal open space. The Playing Pitch Strategy recommends that the district should retain all playing pitches and the Green Space Strategy recommends that all adopted formal open spaces should be retained. As such development would not be permitted on this site unless adequate replacement provision is provided.

**PHYSICAL CONSTRAINTS**

No major constraints.

**Site Ref: K116      Land at Millers Way, Kirkby-in-Ashfield****Area (Hectares):** 1.37      **Yield:** 49      **Site Source:** Site submitted by 3rd Party**Agricultural Land Quality:** Urban**Neighbour Issues:** None**Site Apparatus:** None**Strategic Flood Risk Assessment:**

No Known Issues

**Site within a flood zone?:**

Outside Floodzones 2 &amp; 3

**Impact on Landscape & Biodiversity**      The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes - Tree Preservation Order on Eastern Boundary

**Impact on views:** No**Impact on existing recreational uses:**

Yes - Allocated formal open space. Currently in use as a playing pitch. It may be suitable if alternative provision can be identified.

**Protected Species/Habitats:**

Yes - TPO on eastern boundary. No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability**      The site could be available in 5 - 10 years time  
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years      Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** other constraints 6-10 years  
Policy constraints. Reassess as part of the next Plan review.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

None.

**Overall Final Conclusion:** May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is in use as a playing pitch and is allocated in the ALPR (2002) as a formal open space. The Playing Pitch Strategy recommends that the district should retain all playing pitches and the Green Space Strategy recommends that all adopted formal open spaces should be retained. As such development would not be permitted on this site unless adequate replacement provision is provided.

**PHYSICAL CONSTRAINTS**

No major constraints.



**K116**

## Football Ground

KIRKBY-IN-ASHFIELD



**Site Ref: K139****Campfields Farm, Land off Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 5.10**Yield:** 115**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to a residential area**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy **The site is not suitable****Allocated Site:** EV1; Green Belt**Other:** NPPF Part 9: Protecting Green Belt Land**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.5kmAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints **The site is suitable****Highway Access Issues:**

Yes No direct access to the public highway. Access via K29 or K34.

**Contaminated Land?**

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Landscape CA DPZ: SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create**Additional Comments:**

The current poor accessibility to open space may be mitigated through development of the site. AQA and transport assessment likely to be required as part of any future planning application.

**Overall Final Conclusion:** **Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

There is currently no suitable access to the site from the public highway. The site would need to be accessed via third party land.

**Site Ref: K139****Campfields Farm, Land off Derby Road, Kirkby-in-Ashfield****Area (Hectares): 5.10****Yield: 115****Site Source:** Site submitted by owner/agent**Impact on views:** Yes Site is open in character.**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** owner constraints 6-10 years  
Access constraints - third party land required for access which would delay development.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 16-20 years - Green Belt land - major policy constraint**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The current poor accessibility to open space may be mitigated through development of the site. AQA and transport assessment likely to be required as part of any future planning application.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

There is currently no suitable access to the site from the public highway. The site would need to be accessed via third party land.





**Suitability**    **The site is suitable**

Character, Land Use & Location    **The site is suitable**

Location:	Within urban boundary	PDL/Greenfield:	Greenfield
Area Character:	Residential	Current Use:	Smallholding
Planning Status:	No current or previous residential planning application	Setting:	Urban    Well contained by residential development.
Policy	<b>The site is suitable</b>		
Allocated Site:	Not Allocated	Other:	
		Conflicting Issues:	No

Access to Services    **The site is suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre		
<u>Access to Open Space</u>							
Site within 500m of Natural Open Space?:		No		Site within 200m accessible open space?:		Yes	
Site within 200m Public Open Space?:		Yes		Does site affect existing open space?:			
Site within 300m Parks and Rec. Grounds?:		Yes		No			

Physical Constraints    **The site may be suitable**

Highway Access Issues:		Contaminated Land?	
Yes	- No access to the public highway, but the site forms part of a larger site and highway improvements	No Known Contamination	- Farm buildings on site.
Topography Constraints:	Yes	Access to Utilities?:	Yes
Agricultural Land Quality:	Unknown	Strategic Flood Risk Assesment:	No
Neighbour Issues:	Ransom strip on potential access point	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

Impact on Landscape & Biodiversity    **The site is suitable**

Effect on Built Heritage:	None	Natural Features:	No
Impact on views:	No	Impact on existing recreational uses:	No

**Additional Comments:**

This site forms part of a comprehensive development with site K37.

**Overall Final Conclusion:** **Proposed Local Plan Housing Allocation**

POLICY COMMENTS:  
 This site is within the urban boundary and is situated within a residential area. As such, the site is considered to be suitable for residential development.

PHYSICAL CONSTRAINTS  
 The site cannot currently be accessed via the public highway due to existing development on Skegby Road. There is potential to address this via land in the ownership of the landowner.

**Site Ref: K318      Land to the rear of 130 Skegby Road, Annesley Woodhouse****Area (Hectares):** 0.28**Yield:** 8**Site Source:** Site submitted by owner/agent**Protected Species/  
Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and** **The site could be available within 5 years****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

This site forms part of a comprehensive development with site K37.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

This site is within the urban boundary and is situated within a residential area. As such, the site is considered to be suitable for residential development.

**PHYSICAL CONSTRAINTS**

The site cannot currently be accessed via the public highway due to existing development on Skegby Road. There is potential to address this via land in the ownership of the landowner.



ncargate

K318

K037

128

le



**Site Ref: K325****Land off Walesby Drive, Coxmoor, Kirkby-in-Ashfield****Area (Hectares):** 32.00**Yield:** 150**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** - Countryside adjacent to residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by the urban area to the south and west and woodland to the east.Policy **The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:****Conflicting Issues:** Yes - Development would be contrary to planning policy EV2 of the ALPRAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes **Bus stop:** Yes  
**GP:** Yes **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** Partial  
**Site within 300m Parks and Rec. Grounds?:** Partial**Site within 200m accessible open space?:** Partial  
**Does site affect existing open space?:** NoPhysical Constraints **The site is suitable**Highway Access Issues:

No - access can be achieved from Coniston Road and Walesby Drive

Contaminated Land?

No Known Contamination

**Topography Constraints:** Yes - Undulating landscape**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Part of the site is adjacent to Lowmoor Road Industrial Estate**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:**Impact on Landscape & Biodiversity **The site is suitable****Additional Comments:**

An AQA may be required depending on the size of any future proposal.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The land is designated Countryside and the site is currently unsuitable for residential development.

**PHYSICAL CONSTRAINTS**

There are highway constraints which would prevent the majority of the site coming forward (capacity of adjoining streets). A smaller part of the site is considered suitable subject to satisfactory design and highway improvement works.

Part of the site has been taken forward as a housing allocation.

**Site Ref: K325      Land off Walesby Drive, Coxmoor, Kirkby-in-Ashfield****Area (Hectares):** 32.00    **Yield:** 150    **Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity    **The site is suitable****Effect on Built Heritage:** No**Natural Features:**

Yes - Hedgerows and mature trees on site which could be retained as part of a comprehensive development scheme.

**Impact on views:** Yes    See additional comments**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and**    **The site could be available within 5 years****Achievability**    **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years    Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:** No other constraints 0-5 years    Proposed allocation.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

An AQA may be required depending on the size of any future proposal.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The land is designated Countryside and the site is currently unsuitable for residential development.

**PHYSICAL CONSTRAINTS**

There are highway constraints which would prevent the majority of the site coming forward (capacity of adjoining streets). A smaller part of the site is considered suitable subject to satisfactory design and highway improvement works.

Part of the site has been taken forward as a housing allocation.



K325B

K325A



**Site Ref: K329****land adj to 53 Blidworth Road, Kirkby, Kirkby-in-Ashfield****Area (Hectares): 2.40****Yield: 0****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site is not suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Open countryside**Current Use:** Agricultral**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy**The site is not suitable****Allocated Site:** EV1; Green Belt - Development would be contrary to Green Belt policy.**Other:****Conflicting Issues:** Yes - There is no defensible boundary - a post and rail fence marks the boundary of the site.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** No  
**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints **The site may be suitable****Highway Access Issues:****Contaminated Land?**

No No significant constraints

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assesment:** No**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** Power lines run through the siteImpact on Landscape & Biodiversity **The site is not suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Hedgerow on the boundary**Additional Comments:**

None.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is located in Green Belt adjacent to ribbon development which is isolated from the main urban settlement. It is very open in character adjoining residential development to the south western corner of the site. The rest of the site adjoins open countryside. As such, the site is not considered suitable for future housing due to the openness of the area.

**PHYSICAL CONSTRAINTS**

No major constraints.

Site Ref: K329	land adj to 53 Blidworth Road, Kirkby, Kirkby-in-Ashfield		
Area (Hectares): 2.40	Yield: 0	Site Source: Site submitted by owner/agent	

Impact on views:	Yes - The site is very open in character	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability	<b>The site has been assessed as unsuitable. As such availability and achievability have not been assessed</b>
--------------------------------	--

Ownership Constraints:	Legal Issues:
------------------------	---------------

Timescale:

Viability Comments:

**Additional Comments:**

None.

**Overall Final Conclusion: Unsuitable**

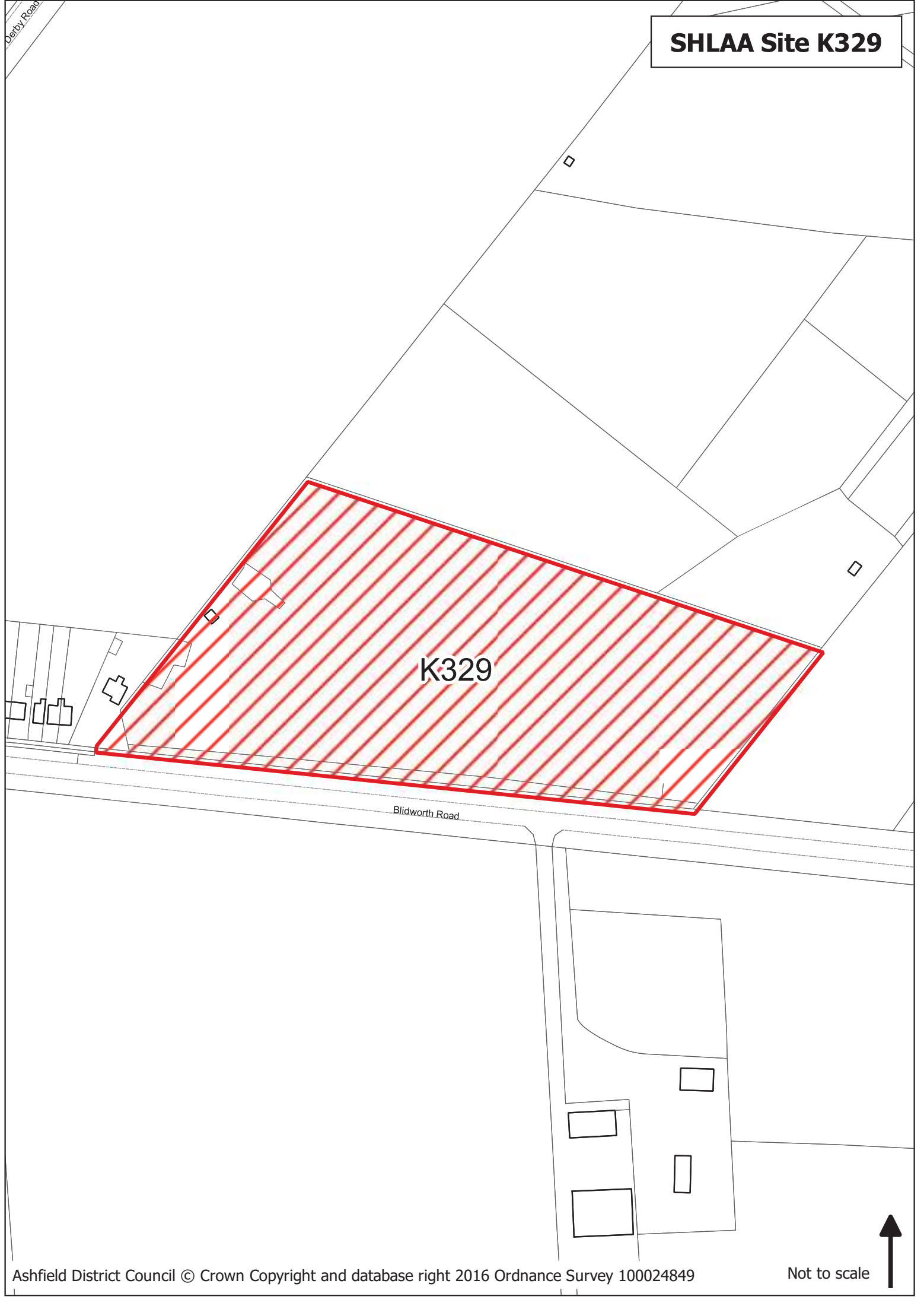
POLICY COMMENTS:  
The site is located in Green Belt adjacent to ribbon development which is isolated from the main urban settlement. It is very open in character adjoining residential development to the south western corner of the site. The rest of the site adjoins open countryside. As such, the site is not considered suitable for future housing due to the openness of the area.

PHYSICAL CONSTRAINTS  
No major constraints.



Derby Road

**SHLAA Site K329**



K329

Blidworth Road



## Suitability **The site is not suitable**

### Character, Land Use & Location **The site may be suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside	Current Use:	Paddock
Planning Status:	No current or previous residential planning application	Setting:	Green Belt

### Policy **The site is not suitable**

Allocated Site:	EV1; Green Belt Development on this site would be contrary to Green Belt policy.	Other:	Policy EV6 - Site of Importance for Nature Conservation
Conflicting Issues:	Yes - Development of this site would lead to the loss of a Site of Importance for Nature Conservation known as Kirkby Grives.		

### Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	No	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	No	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre		

### Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	No
Site within 200m Public Open Space?:	No	Does site affect existing open space?:	No
Site within 300m Parks and Rec. Grounds?:	No		

### Physical Constraints **The site may be suitable**

Highway Access Issues:	Yes - Highway remediation works would be required.	Contaminated Land?	Contamination Suspected - The site is located over an historical railway cutting (see additional comments)
Topography Constraints:	No - Gently sloping	Access to Utilities?:	Unknown
Agricultural Land Quality:	Unknown	Strategic Flood Risk Assessment:	No
Neighbour Issues:	N/A	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

### Impact on Landscape & Biodiversity **The site is not suitable**

## Additional Comments:

Regarding land contamination: Railway cutting from 1917 to mid 1970s. The site is infilled with unknown materials and may contain organic/putrescible materials likely to give rise to ground gas, also surface/sub-surface soils may be contaminated and unsuitable for the proposed development. As such, prior to any development taking place a Phase I report, Phase II report, scheme of remedial works (where necessary), and a validation report (where remedial works have taken place) shall be submitted to the Council.

## Overall Final Conclusion: **Unsuitable**

### POLICY COMMENTS:

This is a Local Wildlife Site and is situated within the Green Belt. As such, it is not considered suitable for residential development. Exceptional circumstances are required for the sites release from Green Belt. It would also need to be demonstrated that provision can be made for the protection of features of nature conservation or geological significance.

### PHYSICAL CONSTRAINTS

There is currently no suitable access from the public highway. Highway remediation works would be required as part of any future residential development scheme. The site is also a former railway cutting. Further investigations would

**Site Ref: K331**      **Land rear of 37 Laburnum Avenue, Kirkby, Kirkby-in-Ashfield**

**Area (Hectares):** 0.51

**Yield:** 0

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

**Effect on Built Heritage:** None

**Natural Features:** Yes

**Impact on views:** Yes

**Impact on existing recreational uses:** No

**Protected Species/Habitats:** Yes - Local Wildlife Site (Kirkby Grives) and is unsuitable. It would need to be demonstrated that provision can be made for the protection of features of nature conservation or geological significance.

**Availability and Achievability**      **The site has been assessed as unsuitable.**  
**As such availability and achievability have not been assessed**

**Ownership Constraints:**

**Legal Issues:**

**Timescale:**

**Viability Comments:**

### **Additional Comments:**

Regarding land contamination: Railway cutting from 1917 to mid 1970s. The site is infilled with unknown materials and may contain organic/putrescible materials likely to give rise to ground gas, also surface/sub-surface soils may be contaminated and unsuitable for the proposed development. As such, prior to any development taking place a Phase I report, Phase II report, scheme of remedial works (where necessary), and a validation report (where remedial works have taken place) shall be submitted to the Council.

### **Overall Final Conclusion: Unsuitable**

#### **POLICY COMMENTS:**

This is a Local Wildlife Site and is situated within the Green Belt. As such, it is not considered suitable for residential development. Exceptional circumstances are required for the sites release from Green Belt. It would also need to be demonstrated that provision can be made for the protection of features of nature conservation or geological significance.

#### **PHYSICAL CONSTRAINTS**

There is currently no suitable access from the public highway. Highway remediation works would be required as part of any future residential development scheme. The site is also a former railway cutting. Further investigations would



**SHLAA Site K331**

K080

ETL

K331

35

Laburnum Avenue

Laburnum House

Stoney Barn



**Site Ref: K332****Land off Recreation Road, New Annesley, Annesley****Area (Hectares): 0.50****Yield: 10****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Semi rural - residential area surrounded by countryside**Current Use:** Paddock/smallholding**Planning Status:** No current or previous residential planning application**Setting:** Green Belt Partially well contained - residential to the east and south, open space to the west.Policy**The site is not suitable****Allocated Site:** EV1; Green Belt Development on this site would be contrary to Green Belt policy.**Other:** EV10 - New Annesley Conservation Area**Conflicting Issues:** Yes - Development would be contrary to Green Belt Policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	No

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints **The site may be suitable****Highway Access Issues:**

No No significant constraints

**Contaminated Land?**

Contamination Suspected - 1977 OS map shows electrical substation on site. Aerial map shows site may have been adversely affected by recent on-site activity.

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No**Neighbour Issues:** N/A**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** N/A**Additional Comments:**

None.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release. The site is also within Annesley Conservation Area. Subject to the buildings on site having no heritage quality and the appropriateness of the design of any future development, with regard to heritage assets, the site may be suitable for development.

**PHYSICAL CONSTRAINTS**

Land contamination suspected. Further investigations would be required if the site is taken forward.

**Site Ref: K332****Land off Recreation Road, New Annesley, Annesley****Area (Hectares): 0.50****Yield: 10****Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site may be suitable**

<b>Effect on Built Heritage:</b>	Within - Subject to the buildings on site having no heritage quality and the appropriateness of the design of any future development, the site may be suitable for development.	<b>Natural Features:</b>	Yes - Trees and hedgerows
----------------------------------	---	--------------------------	---------------------------

<b>Impact on views:</b>	Yes Landscape is well contained by development.	<b>Impact on existing recreational uses:</b>	No
-------------------------	---	--	----

<b>Protected Species/Habitats:</b>	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.
------------------------------------	--

**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed**

<b>Ownership Constraints:</b>	No ownership constraints 0-5 years	<b>Legal Issues:</b>	No Known Legal Constraints 0-5 years
-------------------------------	------------------------------------	----------------------	--------------------------------------

<b>Timescale:</b>	other constraints 16-20 years Green Belt land - major policy constraint
-------------------	--

<b>Viability Comments:</b>	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
----------------------------	---

**Additional Comments:**

None.

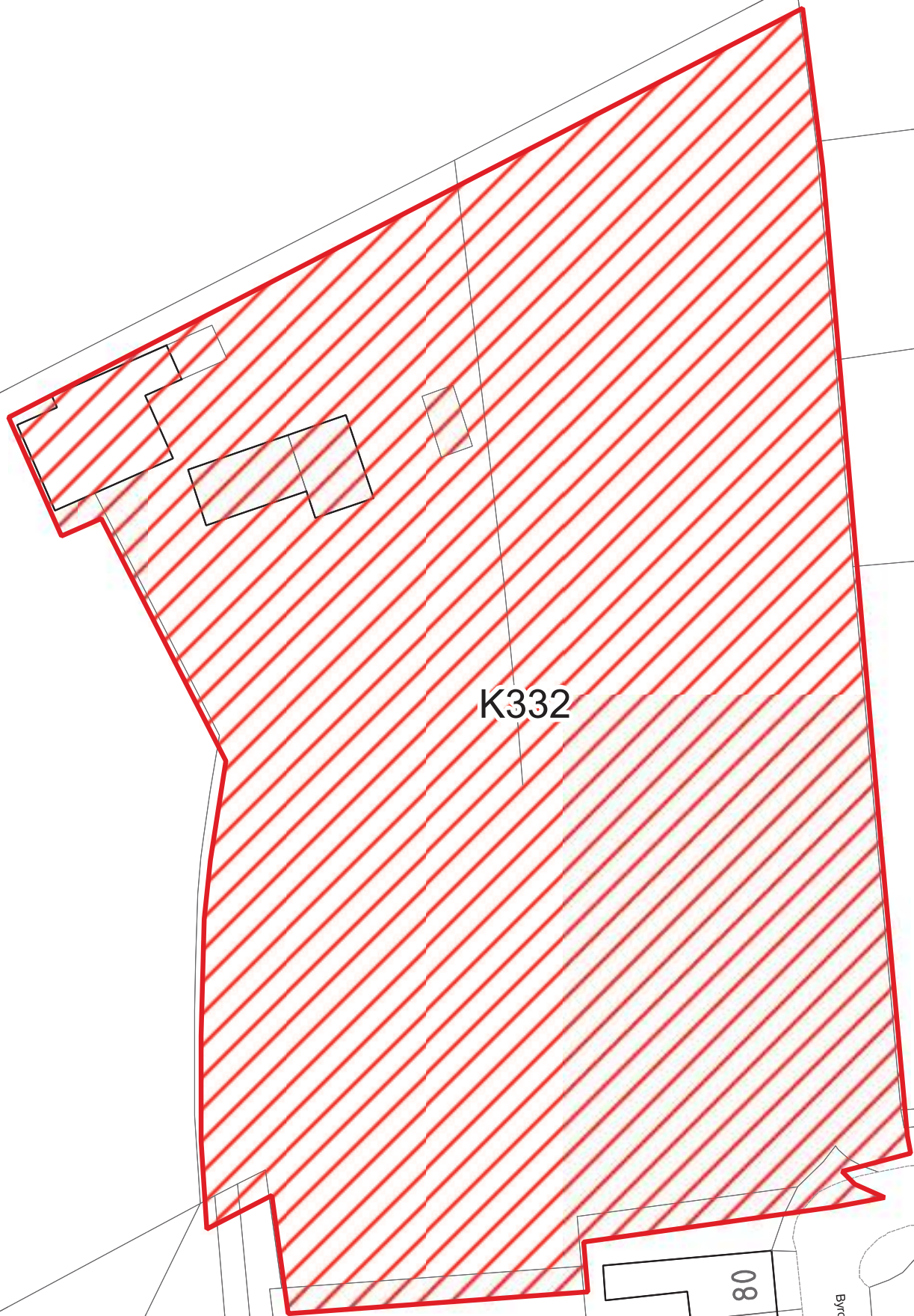
**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release. The site is also within Annesley Conservation Area. Subject to the buildings on site having no heritage quality and the appropriateness of the design of any future development, with regard to heritage assets, the site may be suitable for development.

**PHYSICAL CONSTRAINTS**

Land contamination suspected. Further investigations would be required if the site is taken forward.





K332

12

80

Byron Road



**Site Ref: K333      Land at Kirkby House, Chapel Street, Kirkby, Kirkby-in-Ashfield****Area (Hectares):** 1.10**Yield:** 16**Site Source:** Site submitted by owner/agent**Suitability    The site is suitable**Character, Land Use & Location    The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Grounds of Kirkby House**Planning Status:** No current or previous residential planning application**Setting:** Urban    - within the grounds of Kirkby House surrounded by residential development.Policy    The site is suitable**Allocated Site:** Heritage Conservation designation  
EV10 - Kirkby Cross Conservation Area.**Other:****Conflicting Issues:** Yes    - Development of this site may affect the character of the conservation area.Access to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site is suitable**Highway Access Issues:**

Yes    - Visibility constraints on the entrance due to the stone walls (which are protected).

**Contaminated Land?**

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity    The site is suitable**Additional Comments:**

The site has significant highway constraints and requires a scoping assessment to determine the additional number of properties which could be served by the current access points. Third party land may be required to address constraints. Major highway improvements would be required if accessing the site from Orchard Walk.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is situated within the urban area of Kirkby in Ashfield and in Kirkby Cross Conservation Area. It is adjacent to two Grade II Listed Buildings. This would need to be taken into consideration with regard to the character of the area and design of any future development - in particular with regard to layout, scale and materials. The house should be retained as it is a local heritage asset.

**PHYSICAL CONSTRAINTS**

There are highway constraints which would prevent large scale residential development being delivered. There would be scope for a limited number of new dwellings.

**Site Ref: K333      Land at Kirkby House, Chapel Street, Kirkby, Kirkby-in-Ashfield****Area (Hectares):** 1.10**Yield:** 16**Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	Within Kirkby Cross Conservation Area and adjacent to 2 Grade II Listed buildings (The Croft and a listed wellhead).	Natural Features:	No
Impact on views:	No	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability**      **The site could be available within 5 years**  
**The site is economically viable/achievable for housing**

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
------------------------	--	---------------	--------------------------------------

Timescale:	No other constraints 0-5 years Proposed for allocation.
------------	---

Viability Comments:	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
---------------------	---

**Additional Comments:**

The site has significant highway constraints and requires a scoping assessment to determine the additional number of properties which could be served by the current access points. Third party land may be required to address constraints. Major highway improvements would be required if accessing the site from Orchard Walk.

**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

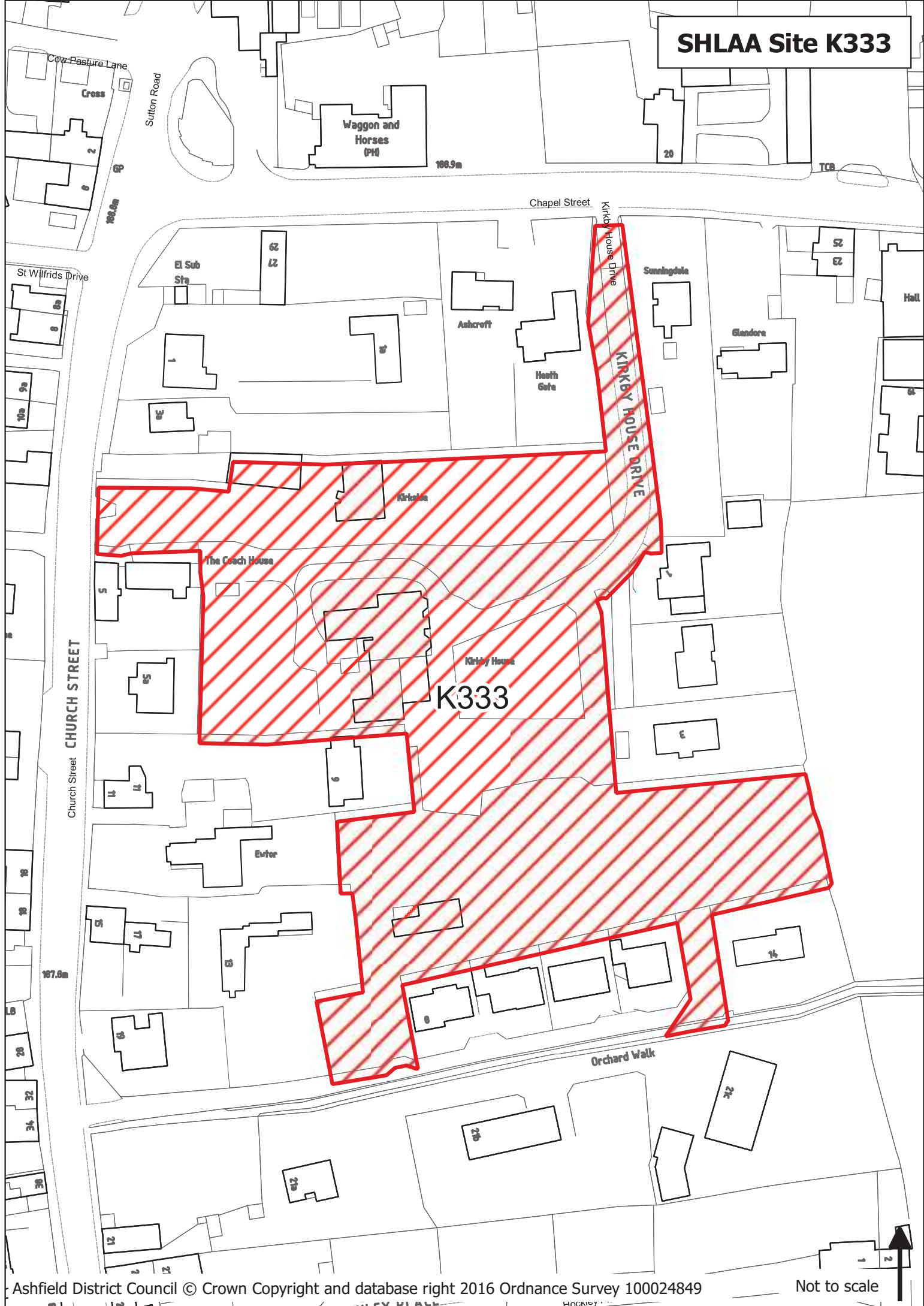
The site is situated within the urban area of Kirkby in Ashfield and in Kirkby Cross Conservation Area. It is adjacent to two Grade II Listed Buildings. This would need to be taken into consideration with regard to the character of the area and design of any future development - in particular with regard to layout, scale and materials. The house should be retained as it is a local heritage asset.

**PHYSICAL CONSTRAINTS**

There are highway constraints which would prevent large scale residential development being delivered. There would be scope for a limited number of new dwellings.



# SHLAA Site K333



**Site Ref: K334****Corner of Laburnum Ave and Park Lane, Kirkby, Kirkby-in-Ashfield****Area (Hectares): 0.11****Yield: 7****Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Semi rural - Countryside on the edge of the urban area**Current Use:** Temporary grazing**Planning Status:** No current or previous residential planning application**Setting:** Countryside Open, prominent site. Residential development to the north and west.Policy **The site may be suitable****Allocated Site:** EV2; Countryside Outline pp for 7 dwellings.**Other:****Conflicting Issues:** NoAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	No

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints **The site is suitable****Highway Access Issues:**

Yes - Access to the site would need to be taken from one access point (i.e. a shared drive would be required)

**Contaminated Land?**

No Known Contamination - See additional comments

**Topography Constraints:** No - Gently sloping west (highest) to east (lowest)**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No**Neighbour Issues:** N/A**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site is suitable****Additional Comments:**

The development is located with 250m of made ground. Such ground has the potential to give rise to elevated concentration of methane and carbon dioxide. Any future planning application would likely be conditioned accordingly.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

**Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years****POLICY COMMENTS:**

Site has outline planning permission for 7 dwellings and is being taken forward as an allocation.

Site Ref: K334

Corner of Laburnum Ave and Park Lane, Kirkby, Kirkby-in-Ashfield

Area (Hectares): 0.11

Yield: 7

Site Source: Site submitted by owner/agent

Effect on Built Heritage:	None	Natural Features:	Yes
Impact on views:	Yes See additional comments.	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability

The site could be available within 5 years  
The site is economically viable/acheivable for housing

Ownership Constraints:	No ownership constraints 0-5 years	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	No other constraints 0-5 years		

Viability Comments:	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
---------------------	---

Additional Comments:

The development is located with 250m of made ground. Such ground has the potential to give rise to elevated concentration of methane and carbon dioxide. Any future planning application would likely be conditioned accordingly.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years

POLICY COMMENTS:

Site has outline planning permission for 7 dwellings and is being taken forward as an allocation.



LB

Church Hill

SHLAA Site K334

Laburnum Avenue

Pinton Road

K334

135.8m

K359



**Site Ref: K341      Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 12.70    **Yield:** 229    **Site Source:** Site submitted by owner/agent**Suitability    The site is not suitable**Character, Land Use & Location    The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to urban area**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy    The site is not suitable**Allocated Site:** EV1; Green Belt    Development on this site would be contrary to Green Belt policy.**Other:** NPPF Part 9 Protection of Green Belt**Conflicting Issues:** Yes    -P Currently contrary to policy.Access to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	No
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	No

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site may be suitableHighway Access Issues:

Yes    - major public highway improvements required. Transport assessment required.

Contaminated Land?

No Known Contamination

**Topography Constraints:** Yes    - Relatively flat landscape to the east, sloping down to the west of the site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** NoNeighbour Issues:**Site Apparatus:** Adjacent to a very large telecommunications mast**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity    The site may be suitable**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

Major highway infrastructure improvements required.

**Site Ref: K341      Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 12.70    **Yield:** 229    **Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	None	Natural Features:	Yes - Open countryside with hedgerow boundaries
Impact on views:	Yes See additional comments	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

---

**Availability and Achievability    The site has been assessed as unsuitable.  
As such availability and achievability have not been assessed**

Ownership Constraints:	No ownership constraints 0-5 years    Land is leased to a tenant	Legal Issues:	No Known Legal Constraints 0-5 years
------------------------	--	---------------	--------------------------------------

Timescale:	other constraints 16-20 years Green Belt land - major policy constraint
------------	--

Viability Comments:	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
---------------------	---

**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

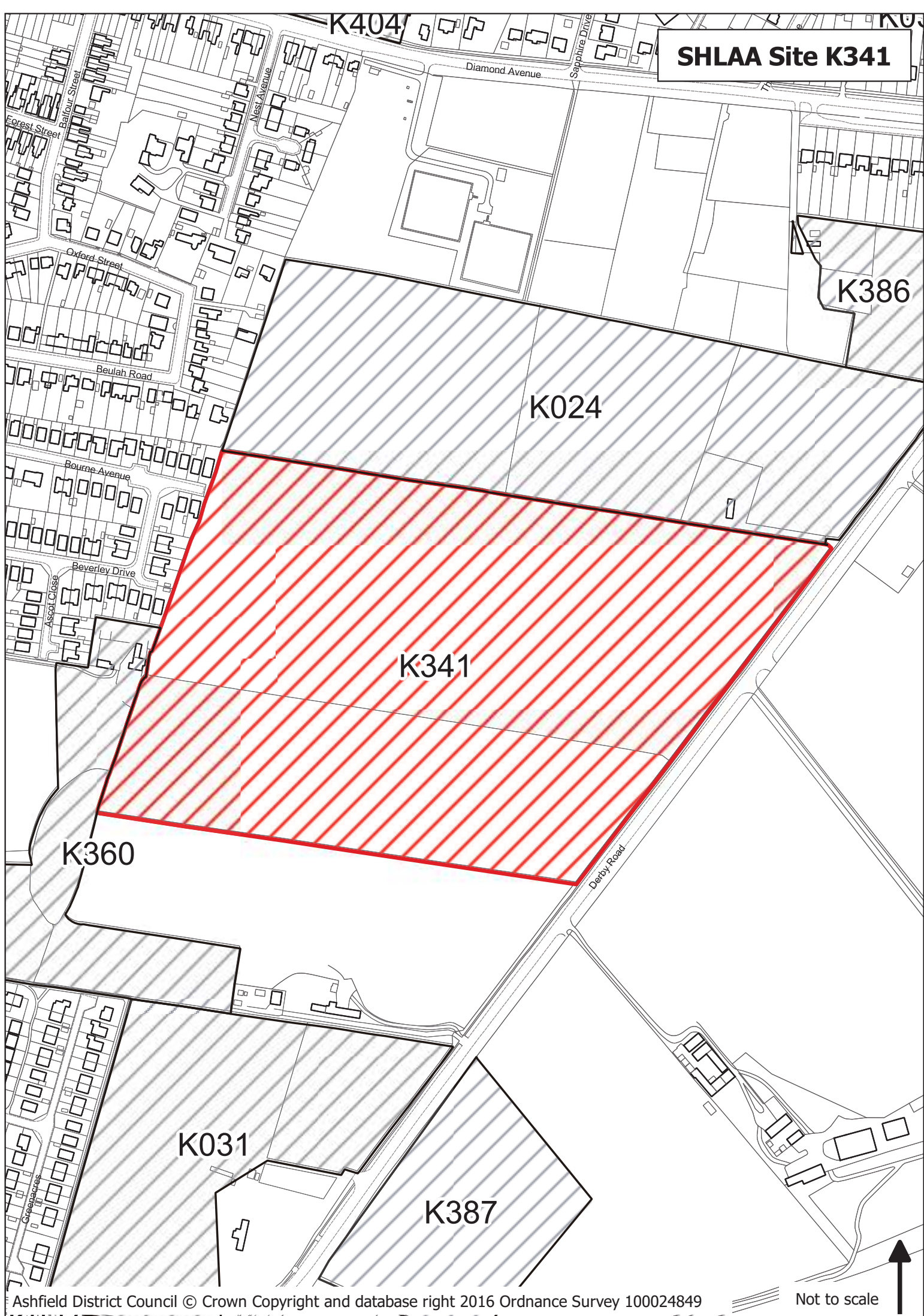
The site is in Green Belt and is unsuitable for residential development. Following a review of options through the Local Plan process, the Council does not consider there are exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

Major highway infrastructure improvements required.



**SHLAA Site K341**



**Site Ref: K359****Land at Laburnum Avenue/Mill Lane/Park Lane, Kirkby-in-Ashfield****Area (Hectares): 2.28****Yield: 24****Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Residential Predominantly residential along Laburnum Avenue, car repair garage, public house opposite on Mill Lane and industrial units further along. Open fields to the east.**Current Use:** Vacant**Planning Status:** Current Full Residential Planning Permission**Setting:** Countryside Part of the site has planning permission for 8 Traveller PitchesPolicy**The site may be suitable****Allocated Site:** EV2; Countryside Countryside designation. Part of the site has planning permission for 8 gypsy and traveller pitches. There is currently a shortfall of pitches in the District. As such, this area would not be suitable for market housing due to the need for retention as a traveller site..**Other:****Conflicting Issues:** Yes Countryside designation which constrains residential developmentAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** No **Bus stop:** Yes  
**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes  
**Further Education:** Yes **Hospital:** Yes  
**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints**The site is suitable**Highway Access Issues:

Yes Potential for highway constraints to be mitigated. Joint access with adjoining site.

Contaminated Land?

Contamination Suspected Consideration for potential gas from filled railway cutting would be prudent. Testing

**Additional Comments:****Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is located to the south of Kirkby in Ashfield within the countryside, directly adjacent to the urban area. Part of the site is unsuitable as it has full planning permission for 8 traveller pitches which are required to meet the needs of the District. The area to the north, which directly adjoins Laburnum Road, is considered suitable for small scale residential development and is being taken forward for allocation.

**PHYSICAL CONSTRAINTS**

Contamination suspected, further tests required and remediation where necessary. Highway improvements would be required if the site was taken forward. Site to be developed comprehensively with K332.

**Site Ref: K359      Land at Laburnum Avenue/Mill Lane/Park Lane, Kirkby-in-Ashfield****Area (Hectares):** 2.28      **Yield:** 24      **Site Source:** Site submitted by owner/agent

Topography Constraints:	Yes	Site slopes from north to south and contains a ridgeline through the central area	of topsoil required.	Access to Utilities?:	Unknown
Agricultural Land Quality:	Unknown		Strategic Flood Risk Assesment:	No	
Neighbour Issues:	None		Site within a flood zone?:	Outside Floodzones 2 & 3	
Site Apparatus:	Pylon directly adjacent to the site				
<hr/>					
Impact on Landscape & Biodiversity <span>The site is suitable</span>					
Effect on Built Heritage:	one	Kirkby Cross Conservation Area is in close proximity of the site	Natural Features:	Yes	Hedgerows along Park Lane/Pinxton Lane
Impact on views:	Yes	See landscape assessment for details	Impact on existing recreational uses:	No	
			Protected Species/Habitats:	No	- No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability**   **The site could be available within 5 years**  
**The site is economically viable/achievable for housing**

Ownership Constraints:	No ownership constraints 0-5 years The land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years Policy constraint		
Viability Comments:	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.		

**Additional Comments:****Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is located to the south of Kirkby in Ashfield within the countryside, directly adjacent to the urban area. Part of the site is unsuitable as it has full planning permission for 8 traveller pitches which are required to meet the needs of the District. The area to the north, which directly adjoins Laburnum Road, is considered suitable for small scale residential development and is being taken forward for allocation.

**PHYSICAL CONSTRAINTS**

Contamination suspected, further tests required and remediation where necessary. Highway improvements would be required if the site was taken forward. Site to be developed comprehensively with K332.



K30 79 317

SHLAA Site K359

K080

Bentnck Town

Bentnck Town

K334

K359

ST WILFRIDS PARK

St Wilfrids Park

Church Hill

CHURCH HILL

PRINCESS STREET

LILAC GROVE

Lilac Grove

LABURNUM AVENUE

Laburnum Avenue

MILL LANE

MILL LANE

Pinxton Road

PINXTON ROAD

Park Lane

St John's

Bentnck Village



**Site Ref: K360      Halfmoon Farm, Kingsway, Kirkby-in-Ashfield****Area (Hectares):** 2.16**Yield:** 8**Site Source:** Site submitted by owner/agent**Suitability    The site is not suitable**Character, Land Use & Location    The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** A mix of residential, open space, countryside, school and cemetery**Current Use:** Residential Private house and garden with vacant/overgrown land adjacent**Planning Status:** Planning permission for residential expired**Setting:** Green BeltPolicy**The site is not suitable****Allocated Site:** EV1; Green Belt    The site is in Green Belt and development is therefore currently contrary to policy. A Green Belt Assessment is currently being undertaken the results of which will be taken into account should there be exceptional circumstances for Green Belt**Other:** Policy EV6 SINC site on part of the site**Conflicting Issues:** Yes    Development would be contrary to current planning policyAccess to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes    **Bus stop:** Yes  
**GP:** No    **Cash Machine or Post Office:** Yes**Secondary school:** Yes    **Retail Area:** Yes  
**Further Education:** Yes    **Hospital:** Yes  
**Supermarket:** Yes    **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes  
**Site within 200m Public Open Space?:** No  
**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No  
**Does site affect existing open space?:** NoPhysical Constraints    The site is not suitableHighway Access Issues:

Yes    Significant highway constraints - site would need to be accessed via adjacent SHLAA site (K341)

Contaminated Land?

No Known Contamination    Parts of the site would require comprehensive testing for land contamination prior to any development taking place.

**Topography Constraints:** Yes    Land rises steeply to the east**Access to Utilities?:** Yes    Owner states water, electricity and sewerage**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No    Not identified as a risk in SFRA.**Additional Comments:**

Site proposed as an extension to SHLAA sites K24 &amp; K341 to provide recreation space and housing.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and directly adjoins the urban boundary of Kirkby in Ashfield. Following a review of the options through the Local Plan process, the Council does not consider there to be exceptional circumstances for Green Belt release.

**PHYSICAL CONSTRAINTS**

The site is unsuitable in isolation due to highway constraints. There may be an opportunity to access the site via the adjacent SHLAA site K341 if the site was taken forward as an allocation.

The majority of the site (1.4 hectares) is a Local Wildlife Site (SINC). This area would not be suitable for development.

**Site Ref: K360      Halfmoon Farm, Kingsway, Kirkby-in-Ashfield****Area (Hectares):** 2.16**Yield:** 8**Site Source:** Site submitted by owner/agent**Assesment:****Neighbour Issues:** Adjacent to agricultural land which is included in the SHLAA**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** Telegraph masts to the south east of the site (SINC area)**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** one**Natural Features:** Yes Biosinc NBGRC2012 Halfmoon Plantation - A valuable habitat mosaic of woodland, scrub, and acidic grassland**Impact on views:** Yes See landscape assessment for details**Impact on existing recreational uses:** No**Protected Species/Habitats:** Yes A large part of the site is a designated Local Wildlife Site (Policy EV6 of the ALPR (2002). No other known protected species on site. The remainder of the site may be suitable.**Availability and** **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** owner constraints 11-15 years Requires access via third party land**Legal Issues:** Legal Constraints 11-15 years Requires access via third party land**Timescale:** other constraints 11-15 years The site could form part of the latter stages of development if adjoining site (K341) is taken forward.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Site proposed as an extension to SHLAA sites K24 &amp; K341 to provide recreation space and housing.

**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and directly adjoins the urban boundary of Kirkby in Ashfield. Following a review of the options through the Local Plan process, the Council does not consider there to be exceptional circumstances for Green Belt release.

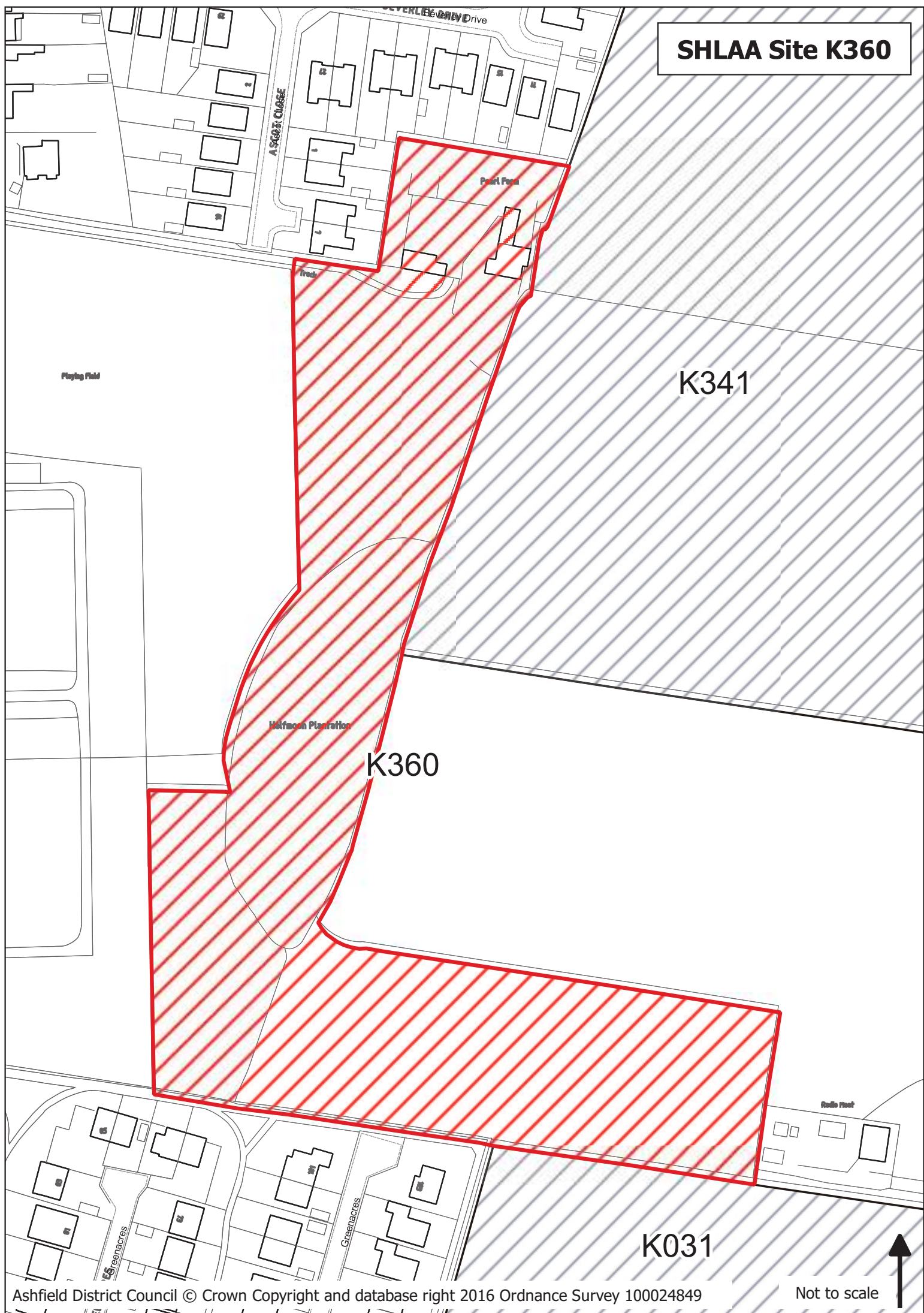
**PHYSICAL CONSTRAINTS**

The site is unsuitable in isolation due to highway constraints. There may be an opportunity to access the site via the adjacent SHLAA site K341 if the site was taken forward as an allocation.

The majority of the site (1.4 hectares) is a Local Wildlife Site (SINC). This area would not be suitable for development.



SHLAA Site K360



**Site Ref: K372      Kirkby in Ashfield Delivery Office, Ashfield Precinct, Kirkby-in-Ashfield****Area (Hectares):** 0.00**Yield:** 5**Site Source:** Site submitted by 3rd Party**Suitability    The site may be suitable**Character, Land Use & Location    The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Town centre location, predominantly retail uses including car parking**Current Use:** Royal Mail sorting office**Planning Status:** No current or previous residential planning application**Setting:** Urban    Kirkby town centrePolicy    The site may be suitable**Allocated Site:** Not Allocated    Whilst the site is not allocated and is within the main urban area, the building is in use as a delivery office.**Other:** EM5 Employment protection policy**Conflicting Issues:** Yes    Policy EM5 Protection of existing employment sitesAccess to Services    The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Within 400m of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	No
<b>Site within 200m Public Open Space?:</b>	No
<b>Site within 300m Parks and Rec. Grounds?:</b>	No

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site may be suitableHighway Access Issues:

No    Subject to parking standards being met, there are no major highway constraints.

Contaminated Land?

No Known Contamination    Phase 1 deskstudy and risk assessment would be required.

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Within close proximity to Morrisons Supermarket loading area - noise implications (NIA would be required).**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 10 -15 Years****POLICY COMMENTS:**

This is a mail delivery office on the periphery of Kirkby in Ashfield town centre. The site is directly adjacent to Morrisons supermarket and is within an area which has a mix of retail, elderly residential care accommodation and offices. Given the size and proximity of Morrisons, there may be overshadowing issues to overcome.

**PHYSICAL CONSTRAINTS**

This site has good access to services and facilities in Kirkby town centre. However, it is in very close proximity to Morrisons service delivery yard which may pose problems with regard to noise which would require mitigation. Residential development may be suitable subject to appropriate mitigation and design.

**Site Ref: K372      Kirkby in Ashfield Delivery Office, Ashfield Precinct, Kirkby-in-Ashfield****Area (Hectares):** 0.00      **Yield:** 5      **Site Source:** Site submitted by 3rd Party**Site Apparatus:** No site apparatus.**Impact on Landscape & Biodiversity** The site is suitable**Effect on Built Heritage:** one**Natural Features:** No**Impact on views:** No**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** The site could be available in 10 - 15 years time  
The site is economically viable/acheivable for housing**Ownership Constraints:** owner constraints 11-15 years  
Landowner has indicated that the site may be available in the long term if the business is relocated.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:****Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 10 -15 Years****POLICY COMMENTS:**

This is a mail delivery office on the periphery of Kirkby in Ashfield town centre. The site is directly adjacent to Morrisons supermarket and is within an area which has a mix of retail, elderly residential care accommodation and offices. Given the size and proximity of Morrisons, there may be overshadowing issues to overcome.

**PHYSICAL CONSTRAINTS**

This site has good access to services and facilities in Kirkby town centre. However, it is in very close proximity to Morrisons service delivery yard which may pose problems with regard to noise which would require mitigation. Residential development may be suitable subject to appropriate mitigation and design.



K372

W

Precinct Road



Suitability **The site may be suitable**

Character, Land Use & Location **The site may be suitable**

Location:	Within urban boundary	PDL/Greenfield:	Greenfield
Area Character:	Residential	Current Use:	Private Open space (unused)
Planning Status:	No current or previous residential planning application	Setting:	Urban Predominantly a residential area.

Policy	<b>The site may be suitable</b>		
Allocated Site:	Open Space Policy RC3 - Protection of formal open space. The Ashfield Playing Pitch Strategy recommends that all pitches should be retained. However, the supporting text of Policy RC2 identifies that it may be appropriate to allow a small element of development on an open space if it would result in the retention of the majority of the space and to an improvement in facilities/public use of the site.	Other:	The open space is in private ownership.
		Conflicting Issues:	Yes Development would result in the loss of open space

Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre		
<u>Access to Open Space</u>							
Site within 500m of Natural Open Space?:		Yes		Site within 200m accessible open space?:		Yes	
Site within 200m Public Open Space?:		Yes		Does site affect existing open space?:			
Site within 300m Parks and Rec. Grounds?:		Yes		Currently allocated as formal open space in Ashfield Local Plan Review (2002)			

Physical Constraints **The site may be suitable**

Highway Access Issues:	Contaminated Land?
Yes Currently no suitable access. Third party land required if accessed from Forest Road, Significant improvements required if accessed from Derby Rd	No Known Contamination Minimal testing of topsoil. Demolition works should give due consideration to asbestos containing materials.

Additional Comments:

Overall Final Conclusion: **May be suitable if policy changes/mitigation**

POLICY COMMENTS:  
 The site is located within the urban boundary in Annesley Woodhouse. It is currently designated open space and has previously been used for senior level football. Policy RC3 of the Ashfield Local Plan Review (2002) seeks to retain open spaces. The 2013 Ashfield Playing Pitch Strategy also seeks to retain playing pitches within the District.

MAJOR PHYSICAL CONSTRAINTS  
 The site could be accessed via Forest Road if a suitable access point can be established. This would require third party land which would also impact on viability. Access via Derby Road would not be supported by the Highway Authority.

Site Ref: K382

Annesley Miners Welfare, Derby Road, Annesley Woodhouse

Area (Hectares): 2.42

Yield: 54

Site Source: Site submitted by owner/agent

Topography Constraints:	No relatively flat site	Access to Utilities?:	Yes
Agricultural Land Quality:	Urban	Strategic Flood Risk Assesment:	Yes Derby Road/Forest Road junction and Annesley cutting - 2 surface water flood risk areas identified in SFRA
Neighbour Issues:	Adjacent to woodland area and residential area	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None identified		

Impact on Landscape & Biodiversity

The site may be suitable

Effect on Built Heritage:	Adjacent Opposite the site - Derby Road Charworth Musters dwellings identified as local heritage assets on the Local List	Natural Features:	Yes Adjacent to woodland
Impact on views:	No The site is quite well contained.	Impact on existing recreational uses:	Yes Formal Open Space
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability

The site could be available in 5 - 10 years time
The site may be viable/acheivable for housing

Ownership Constraints:	owner constraints 6-10 years The land owner has indicated that the site is available. Access constraints - third party land required.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years Policy constraints. Reassess as part of next review.		
Viability Comments:	There are likely to be significant financial implications for viability associated with the need to move underground cables if the site is accessed via Derby Road. It is unknown if this would render any future scheme unviable.		

Additional Comments:

Overall Final Conclusion: May be suitable if policy changes/mitigation

POLICY COMMENTS:

The site is located within the urban boundary in Annesley Woodhouse. It is currently designated open space and has previously been used for senior level football. Policy RC3 of the Ashfield Local Plan Review (2002) seeks to retain open spaces. The 2013 Ashfield Playing Pitch Strategy also seeks to retain playing pitches within the District.

MAJOR PHYSICAL CONSTRAINTS

The site could be accessed via Forest Road if a suitable access point can be established. This would require third party land which would also impact on viability. Access via Derby Road would not be supported by the Highway Authority.



# SHLAA Site K382



**Site Ref: K386      Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 1.64**Yield:** 50**Site Source:** Site submitted by owner/agent**Suitability    The site is not suitable**Character, Land Use & Location    The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Mix of residential and open countryside**Current Use:** Equestrian**Planning Status:** No current or previous residential planning application**Setting:** Green BeltPolicy    The site is not suitable**Allocated Site:** EV1; Green Belt    Development would be contrary to Policy EV1 and Part 9 of the NPPF Protecting Green Belt Land.**Other:****Conflicting Issues:** YesAccess to Services    The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	No	<b>Bus stop:</b>	Yes
<b>GP:</b>	No	<b>Cash Machine or Post Office:</b>	No

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	No
<b>Site within 200m Public Open Space?:</b>	No    Poten
<b>Site within 300m Parks and Rec. Grounds?:</b>	No    Poten

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site may be suitableHighway Access Issues:

Yes    No suitable access from A611. Alternative access required which would require 3rd party land.

Contaminated Land?

Contamination Suspected    Former licensed landfill site - comprehensive ground investigation and necessary remediation works required.

**Topography Constraints:** No    The site is relatively flat.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown    A small part of the site is Grade 3**Strategic Flood Risk Assesment:** No**Neighbour Issues:** Adjacent to a busy road (A611) - noise impact assessment may be required at a later stage in the planning process.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None on site. Telegraph pole on**Additional Comments:****Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is in Green Belt and residential development is contrary to planning policy. A Green Belt Assessment is currently being undertaken the results of which will be taken into account should there be exceptional circumstances for Green Belt release.

**MAJOR PHYSICAL CONSTRAINTS**

There is currently no suitable access into the site. Third party land would be required to improve access. It is unclear at this stage if this could be addressed as land owners would need to give their consent. Former licensed landfill site; further investigations required. This is likely to impact on the viability of any future development.

**Site Ref: K386** **Derby Road, Kirkby-in-Ashfield****Area (Hectares):** 1.64**Yield:** 50**Site Source:** Site submitted by owner/agent

adjacent site.

**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** one**Natural Features:**

Yes Mature hedgerows.

**Impact on views:** Yes See landscape assessment for details**Impact on existing recreational uses:**

No

**Protected Species/Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and** **The site has been assessed as unsuitable.****Achievability****As such availability and achievability have not been assessed****Ownership Constraints:** owner constraints 6-10 years  
Third party land required to improve access.**Legal Issues:**Legal Constraints 6-10 years  
Third party land required to improve access.**Timescale:** other constraints 16-20 years  
Policy constraints.**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

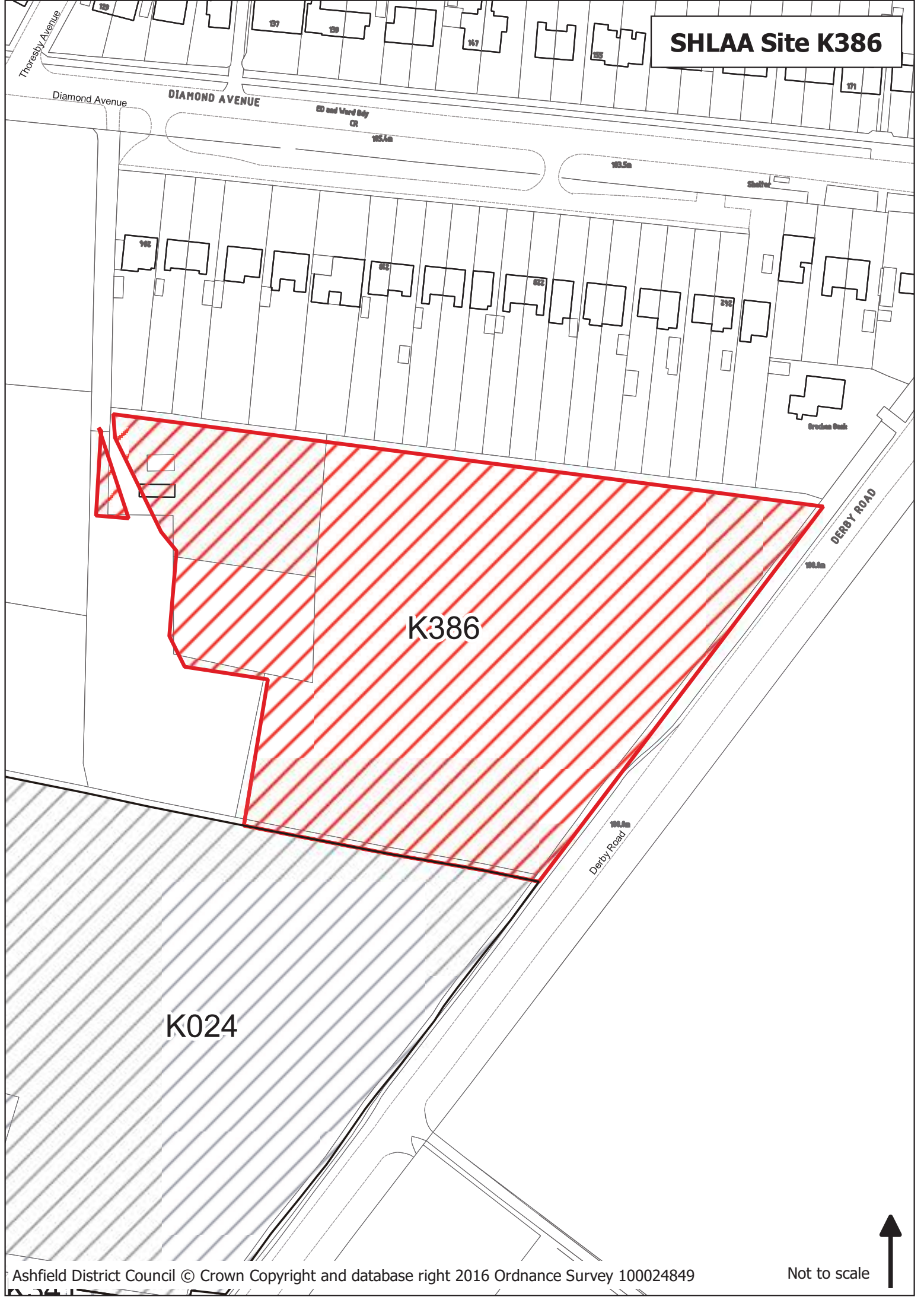
The site is in Green Belt and residential development is contrary to planning policy. A Green Belt Assessment is currently being undertaken the results of which will be taken into account should there be exceptional circumstances for Green Belt release.

**MAJOR PHYSICAL CONSTRAINTS**

There is currently no suitable access into the site. Third party land would be required to improve access. It is unclear at this stage if this could be addressed as land owners would need to give their consent. Former licensed landfill site; further investigations required. This is likely to impact on the viability of any future development.



SHLAA Site K386



**Site Ref: K393      Lindleys Lane, Kirkby-in-Ashfield****Area (Hectares):** 0.00**Yield:** 12**Site Source:** Site submitted by owner/agent**Suitability    The site may be suitable**Character, Land Use & Location    The site is suitable**Location:****PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Urban    Well contained - residential west and south, leisure and retail east and north.Policy

The site may be suitable

**Allocated Site:** Community Use    Currently unsuitable due to the land being safeguarded for indoor leisure use. It may become suitable if it is no longer required for leisure purposes.**Other:** Policy RC6Ka Safeguarded for indoor leisure facilities**Conflicting Issues:** Yes    Residential development is contrary to Policy RC6.Access to Services    The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:****Proximity to District Shopping centre:**Access to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	
<b>Unallocated amenity green space</b>	

Physical Constraints    The site may be suitable**Highway Access Issues:****Contaminated Land?**

No

Contamination Suspected    Former railway/railway sidings (1960)

**Topography Constraints:** No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No    No issues identified**Neighbour Issues:** No bad neighbouring uses**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:****Overall Final Conclusion: May be suitable if policy changes/mitigation**

The site is located within the urban area in Kirkby in Ashfield town centre. It is currently allocated as safeguarded land for indoor leisure.

The site has good access to services and facilities and no major physical constraints. It may become suitable if it is no longer required for leisure purposes and policy changes through the Local Plan process.

**Site Ref: K393      Lindleys Lane, Kirkby-in-Ashfield****Area (Hectares):** 0.00      **Yield:** 12      **Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity**      The site may be suitable

<b>Effect on Built Heritage:</b>	one	<b>Natural Features:</b>	Yes    Trees on site
<b>Impact on views:</b>	No    The site is well contained and forms an infill plot.	<b>Impact on existing recreational uses:</b>	Yes    Footpath links through the site to Festival Hall Leisure Centre. Unallocated amenity
		<b>Protected Species/Habitats:</b>	No    - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability**      The site could be available in 5 - 10 years time  
The site may be viable/acheivable for housing

<b>Ownership Constraints:</b>	No ownership constraints 0-5 years	<b>Legal Issues:</b>	No Known Legal Constraints 0-5 years
<b>Timescale:</b>	other constraints 6-10 years Policy constraint		

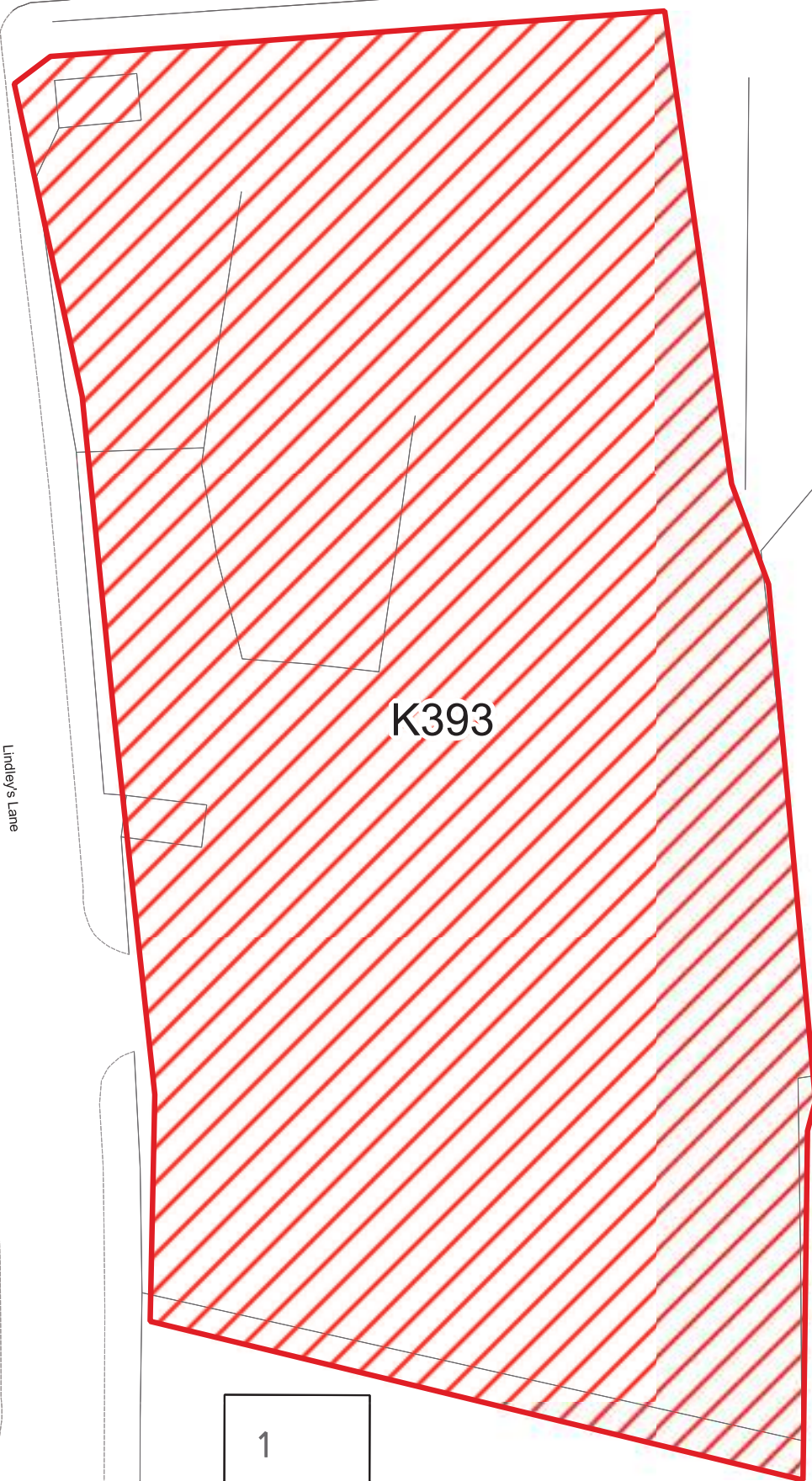
<b>Viability Comments:</b>	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
----------------------------	---

**Additional Comments:****Overall Final Conclusion:** May be suitable if policy changes/mitigation

The site is located within the urban area in Kirkby in Ashfield town centre. It is currently allocated as safeguarded land for indoor leisure.

The site has good access to services and facilities and no major physical constraints. It may become suitable if it is no longer required for leisure purposes and policy changes through the Local Plan process.





**Site Ref: K398****Land rear of 64 Forest Road, Annesley Woodhouse****Area (Hectares):** 0.00**Yield:** 5**Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:****PDL/Greenfield:** Combination**Area Character:** Residential**Current Use:** Residential**Planning Status:** Planning permission for residential refused**Setting:** UrbanPolicy**The site may be suitable****Allocated Site:** Not Allocated Policy ST1 - Highway constraints**Other:****Conflicting Issues:**Access to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

<b>Site within 500m of Natural Open Space?:</b>	Yes
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	Yes
<b>Does site affect existing open space?:</b>	No

Physical Constraints**Highway Access Issues:**

No Demolition of the property would enable a suitable access to be achieved. Limited to 5 dwellings.

**Contaminated Land?**

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** No bad neighbours**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** one**Natural Features:** Yes Mature trees on periphery of the site**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

No major constraints. The site is potentially suitable for a small scale development.

<b>Site Ref: K398</b>	<b>Land rear of 64 Forest Road, Annesley Woodhouse</b>		
	<b>Area (Hectares):</b> 0.00	<b>Yield:</b> 5	<b>Site Source:</b> Site submitted by owner/agent

Impact on views:	No	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability**

The site could be available within 5 years

The site may be viable/acheivable for housing

Ownership Constraints:	No ownership constraints 0-5 years The land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	Policy and highway constraints		
Viability Comments:	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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.		

**Additional Comments:**

**Overall Final Conclusion:** 5 Year Tranche: 0 - 5 Years
 

No major constraints. The site is potentially suitable for a small scale development.



K398

Forest Road



**Site Ref: K401      Lowmoor Public House, Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares):** 0.38**Yield:** 11**Site Source:** Site submitted by 3rd Party**Suitability    The site may be suitable**Character, Land Use & Location    The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Mixed character, predominantly commercial with industrial and residential adjoining land uses.**Current Use:** Vacant Derelict Public House**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy    The site may be suitable**Allocated Site:** Not Allocated    The site is within the urban boundary within a mixed business/residential area. Policy ST1 indicates that proposals will be permitted where they would not conflict with an adjoining land use and where highway safety is not adversely affected.**Other:****Conflicting Issues:** Yes    Access constraints.Access to Services    The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:****Proximity to District Shopping centre:**Access to Open Space

<b>Site within 500m of Natural Open Space?:</b>	No
<b>Site within 200m Public Open Space?:</b>	Yes
<b>Site within 300m Parks and Rec. Grounds?:</b>	Yes

<b>Site within 200m accessible open space?:</b>	No
<b>Does site affect existing open space?:</b>	No

Physical Constraints    The site may be suitable**Highway Access Issues:**

Yes    May require third party land - access via Pavilion Road

**Contaminated Land?**

Contamination Suspected

**Topography Constraints:** No**Access to Utilities?:** Yes**Additional Comments:****Overall Final Conclusion: Non Deliverable or Developable****POLICY COMMENTS:**

The site is located within the main urban area adjacent to a small industrial estate. It is currently derelict and this creates a very poor impression on one of the main gateways into Kirkby Town centre. The area would benefit from the redevelopment of the site.

Recently granted planning permission for retail. Now unavailable.

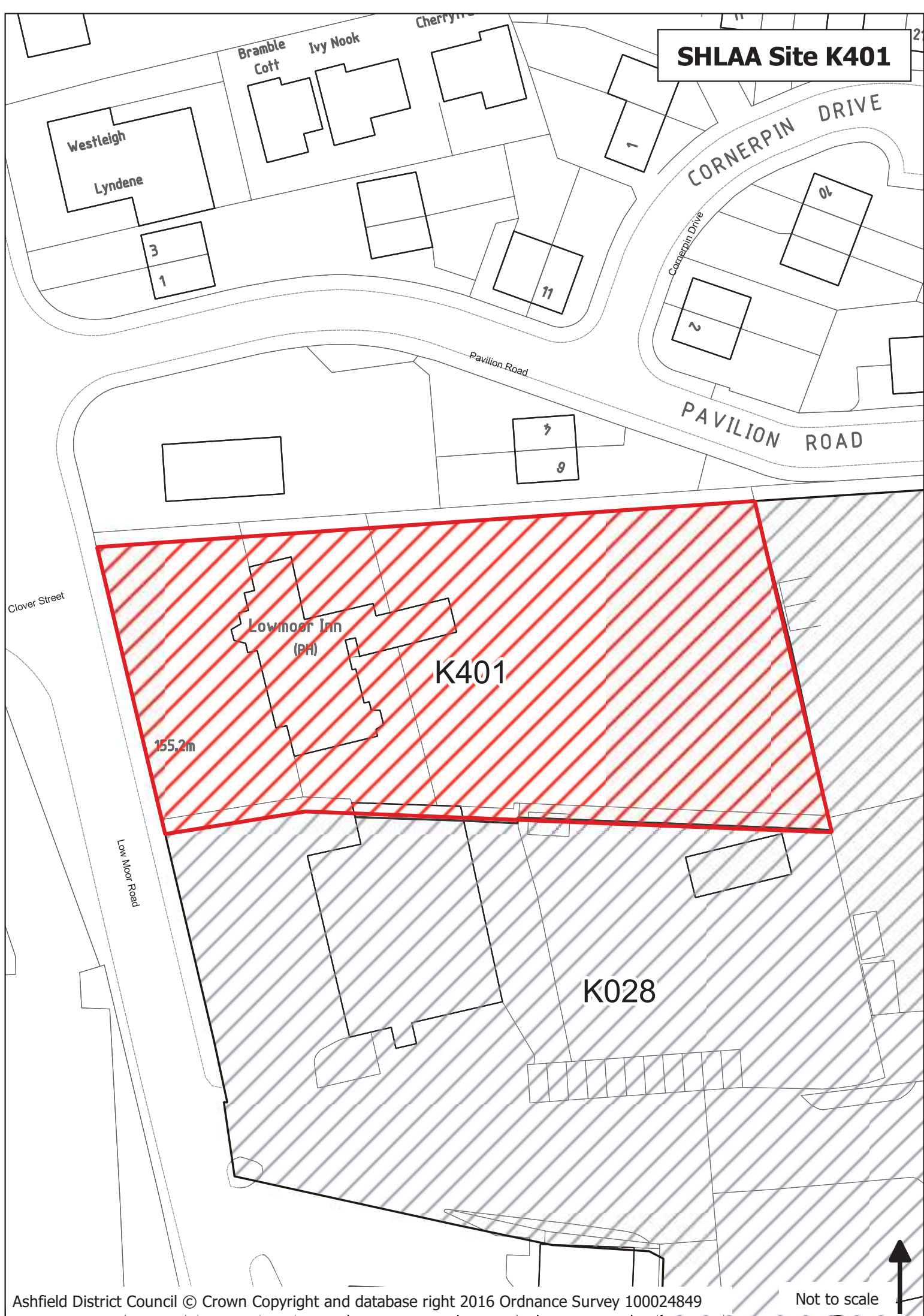
**Site Ref: K401      Lowmoor Public House, Lowmoor Road, Kirkby-in-Ashfield****Area (Hectares):** 0.38      **Yield:** 11      **Site Source:** Site submitted by 3rd Party**Agricultural Land Quality:** Urban**Neighbour Issues:** Directly adjoins small industrial units at Wheatley's Yard. Noise impact and air quality assessments required.**Site Apparatus:****Strategic Flood Risk Assessment:** No**Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity** The site is suitable**Effect on Built Heritage:** one**Impact on views:** No**Natural Features:** No**Impact on existing recreational uses:** No    Derelict land and building - no recreational amenity value**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** The site is not available**As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years    The land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years    Access constraints**Viability Comments:** 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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion: Non Deliverable or Developable****POLICY COMMENTS:**

The site is located within the main urban area adjacent to a small industrial estate. It is currently derelict and this creates a very poor impression on one of the main gateways into Kirkby Town centre. The area would benefit from the redevelopment of the site.

Recently granted planning permission for retail. Now unavailable.



**SHLAA Site K401**



**Site Ref: K404****Diamond Avenue former allotments, Kirkby-in-Ashfield****Area (Hectares): 2.20****Yield: 67****Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** Planning permission for residential expired**Setting:** UrbanPolicy **The site is suitable****Allocated Site:** Housing**Other:****Conflicting Issues:** NoAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

**Primary school:** Yes  
**GP:** Yes**Bus stop:** Yes  
**Cash Machine or Post Office:** Yes**Secondary school:** Yes  
**Further Education:** Yes  
**Supermarket:** Yes**Retail Area:** Yes  
**Hospital:** Yes  
**Employment:** Yes**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** No**Site within 200m accessible open space?:** No**Site within 200m Public Open Space?:** No**Does site affect existing open space?:****Site within 300m Parks and Rec. Grounds?:** No

No

Physical Constraints **The site is suitable****Highway Access Issues:**

No Direct access to the public highway.

**Contaminated Land?**

Contamination Suspected Former allotment site. Assessment required at planning application stage.

**Topography Constraints:** No Gently sloping site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** No bad neighbours**Site Apparatus:** No site apparatus**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** one**Natural Features:** No**Impact on views:** No Site is contained within an urban setting.**Impact on existing recreational uses:** No Disused former allotment site**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

The site is currently a housing allocation in the Ashfield Local Plan Review (2002). It is available and the principle of residential development has been established. There are no major physical constraints. As such, development is considered deliverable within 5 years.

**Site Ref: K404**

**Diamond Avenue former allotments, Kirkby-in-Ashfield**

**Area (Hectares):** 2.20

**Yield:** 67

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

**Protected Species/  
Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and  
Achievability**

**The site could be available within 5 years**

**The site is economically viable/achievable for housing**

**Ownership Constraints:**

No ownership constraints 0-5 years

**Legal Issues:**

No Known Legal Constraints 0-5 years

**Timescale:**

No other constraints 0-5 years

**Viability Comments:**

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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

**Additional Comments:**

**Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

The site is currently a housing allocation in the Ashfield Local Plan Review (2002). It is available and the principle of residential development has been established. There are no major physical constraints. As such, development is considered deliverable within 5 years.





**Site Ref: K406****Warwick Close, Kirkby in Ashfield, Kirkby-in-Ashfield****Area (Hectares): 2.24****Yield: 24****Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:****PDL/Greenfield:** Combination**Area Character:** Residential**Current Use:** Residential**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy**The site is suitable****Allocated Site:** Not Allocated Located within the main urban area.**Other:****Conflicting Issues:** NoAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

<b>Primary school:</b>	Yes	<b>Bus stop:</b>	Yes
<b>GP:</b>	Yes	<b>Cash Machine or Post Office:</b>	Yes

<b>Secondary school:</b>	Yes	<b>Retail Area:</b>	Yes
<b>Further Education:</b>	Yes	<b>Hospital:</b>	Yes
<b>Supermarket:</b>	Yes	<b>Employment:</b>	Yes

**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space

Site within 500m of Natural Open Space?:

Site within 200m Public Open Space?:

Site within 300m Parks and Rec. Grounds?:

Site within 200m accessible open space?:

Does site affect existing open space?:

No

Physical Constraints**The site is suitable****Highway Access Issues:**

No

**Contaminated Land?**

No Known Contamination

**Topography Constraints:** No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** none**Natural Features:** No**Impact on views:** No**Impact on existing recreational uses:** Yes Part of the site is recreational space.**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

This is a former housing site located within the main urban area which is planned for redevelopment. Development is deliverable within 5 years.

**Site Ref: K406**

**Warwick Close, Kirkby in Ashfield, Kirkby-in-Ashfield**

**Area (Hectares): 2.24**

**Yield: 24**

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

Protected Species/  
Habitats:

No

**Availability and  
Achievability**

**The site could be available within 5 years**

**The site is economically viable/achievable for housing**

Ownership Constraints:

Legal Issues:

Timescale:

Viability Comments:

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 site 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. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

**Additional Comments:**

**Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

This is a former housing site located within the main urban area which is planned for redevelopment. Development is deliverable within 5 years.