

Site Ref: H1 Land North of Wood Lane

Site Area - 0.52 Number of Dwellings Proposed - 16 Number of Dwellings Remaining 16 Density (DPH) -30

Easting: 452167 Northing: 349387

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Semi-active; Smallholding access</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent to SINC; EV6/9; Long Hill Meadow; Developing this site would enclose the SINC, 3 Tree Preservation Orders on site boundary</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt status may change if there are exceptional circumstances for Green Belt release.</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees & hedges form 3 boundaries, half site covered by mature trees, though floors from former buildings evident. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) - Where development of agricultural land is unavoidable the NPPF states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade may be required at a later stage in the planning process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Vacant -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests insufficient capacity for proposed level of development, with no apparent possibility for mitigation - Cranbourne Grove would not be suitable to serve this plot of land.</i>	Info from Housing Market:	<i>Viable -</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 229 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2242 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 14 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route.</i>

Site Ref: H1 Land North of Wood Lane

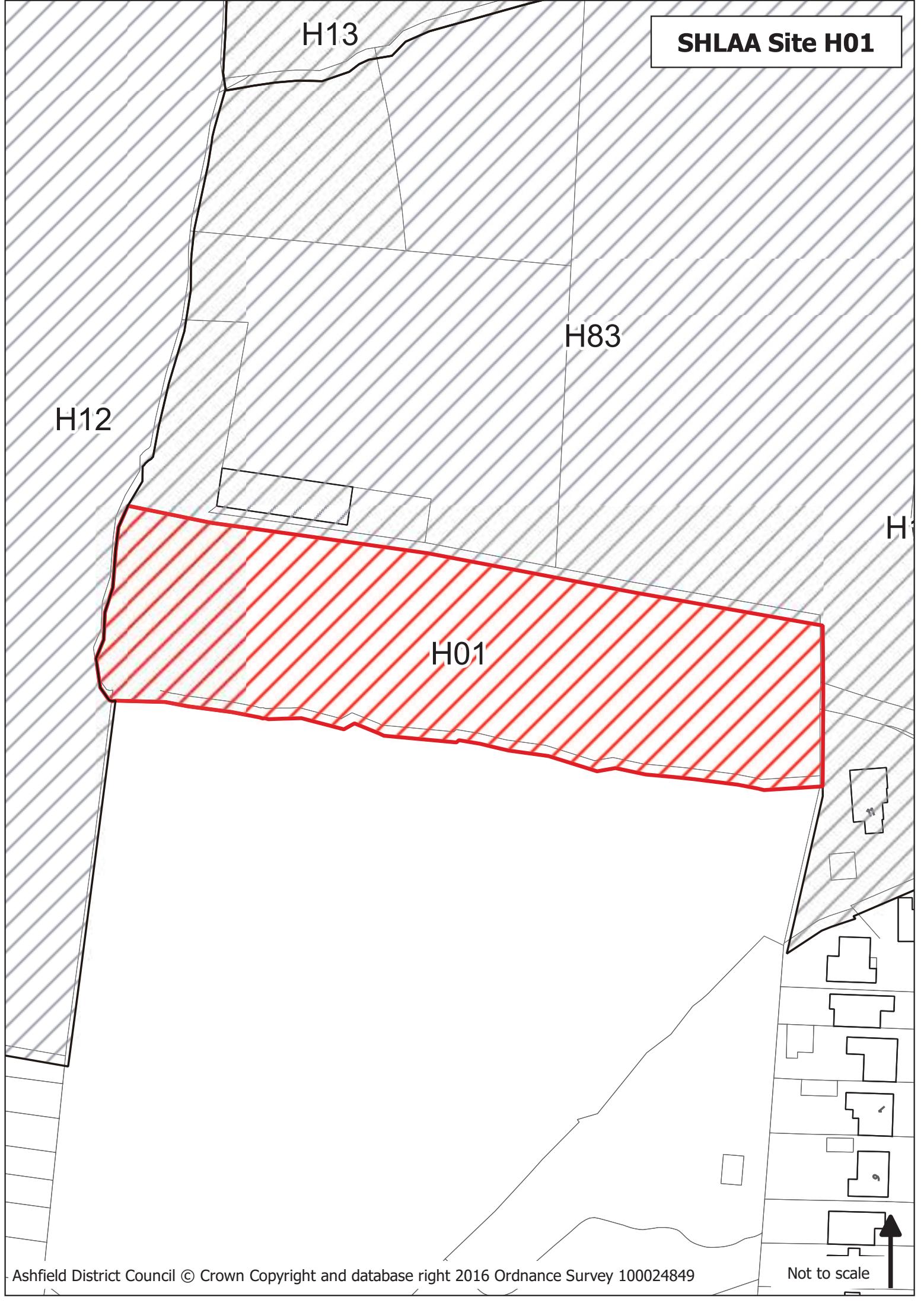
Site Area - 0.52 Number of Dwellings Proposed - 16 Number of Dwellings Remaining 16 Density (DPH) ~30

Easting: 452167 **Northing:** 349387**EIA:****Green Infrastructure
Public Benefit:***- To be considered pending completion of
upcoming Green Infrastructure Strategy***Availability Timescale:** Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The sites suitability is constrained by its Green Belt status. Consequently this site is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS:

Achievability is constrained by a lack of highway access, where there is no obvious mitigation possible,
The achieveability of the site for development would be dependent on access constraints being overcome.



H13

SHLAA Site H01

H83

H12

H01

H1

Site Ref: H2 Land off Common Lane, Hucknall

Site Area - 30 Number of Dwellings Proposed - 150 Number of Dwellings Remaining 150 Density (DPH) -30

Easting: 451670 Northing: 349070

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Grazing/Agricultural</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>SINCs, RIGS present on site - Local Wildlife Site present on northeast corner of site; Long Hill Disused Pit. This area is unsuitable for development.</i>
Previously Developed?:	<i>100% Greenfield Site - Agricultural Land</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review, Mature Landscape Area: see Area Character for LCA details.</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Historic Landfill within site; Gravel Pit</i>
Landscape Quality and Character:	<i>Well established hedgrows surrounding and dividing site, no buildings or power lines, extensive mature planting on Eastern part of site, public footpaths running through. LCA DPZ: SH11; Condition: Moderate; Strength: Moderate; Strategy: Conserve and create</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Severe topographical constraints - Severe level changes throughout site</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>See Comment - A large part of the site is considerably higher than the surrounding area and any development would be undesirably prominent.</i>	Operational or Tenancy Issues:	<i>Unknown - In agricultural use</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Potential for access off extensive Common Lane frontage.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 319 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2806 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 18 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Secondary School, Post Office</i>

Site Ref: H2 Land off Common Lane, Hucknall

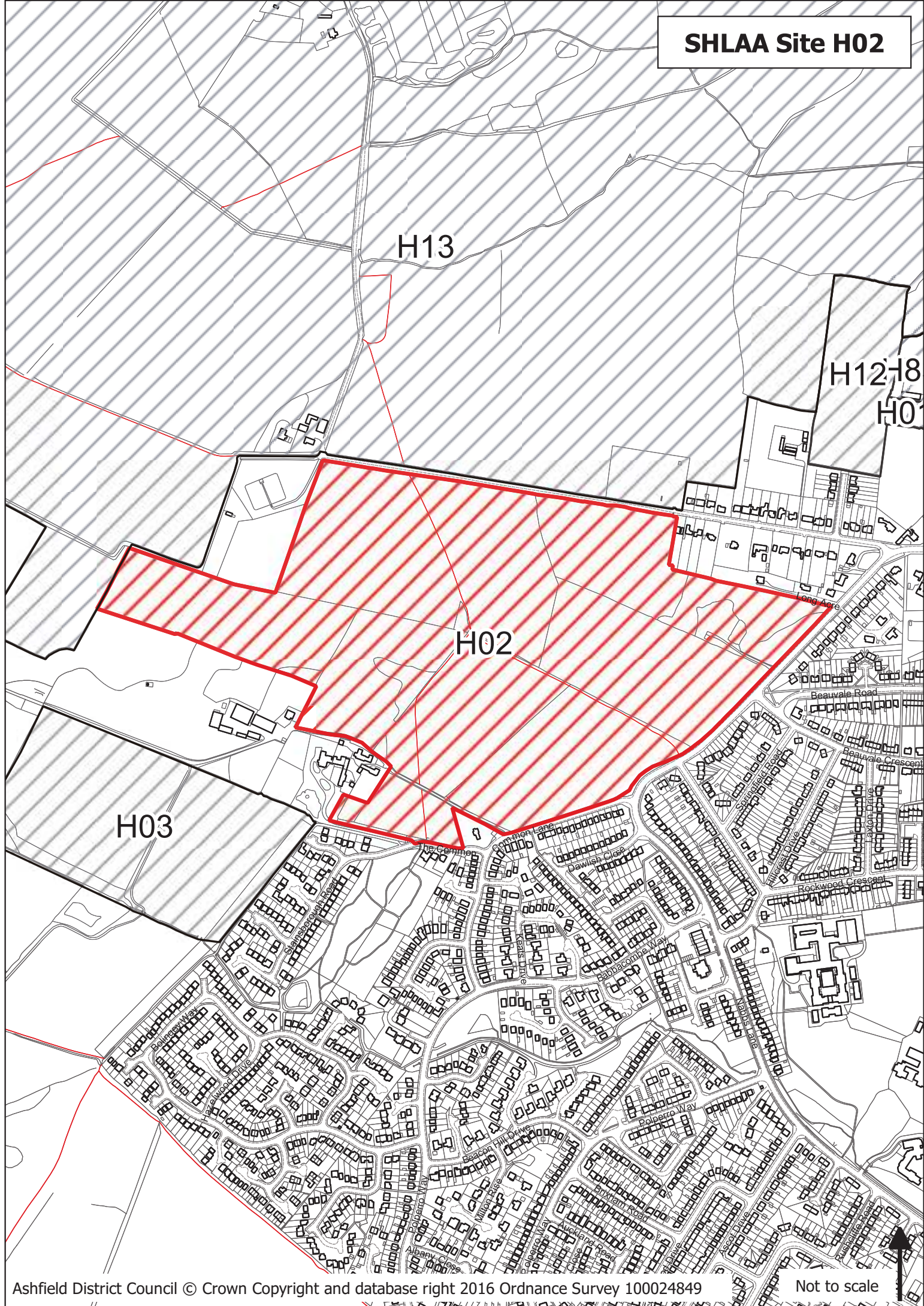
Site Area - 30 Number of Dwellings Proposed - 150 Number of Dwellings Remaining 150 Density (DPH) -30

Easting: 451670 **Northing:** 349070**Utilities Gas and Elec:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Pedestrian and Cycling accessibility to site:***- No apparent direct access to designated cycle routes.***EIA:****Green Infrastructure Public Benefit:***- To be considered pending completion of upcoming Green Infrastructure Strategy***Availability Timescale:** Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS

The site is severely topographically constrained; the landscape raises from the urban area and is steeply sloping and highly prominent. The landscape Assessment has determined that a small part of the site may be suitable (approx. 6.5 Ha).



H03

H13

H12-18
H01

H02

Site Ref: H3 Land off Badger Close, Hucknall

Site Area - 8.6 Number of Dwellings Proposed - 194 Number of Dwellings Remaining 194 Density (DPH) -30

Easting: 451054 **Northing:** 348664

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Moderate adverse effects from adjacent occupiers or development of the site for housing - Close to M1, resulting in traffic noise.</i>
Existing Use	<i>Land use does not constrain future housing use - Agricultural</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Site is within a Mature Landscape Area; EV4Rb; Misk Hills</i>
Previously Developed?:	<i>100% Greenfield Site - Agricultural Land</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt land. Residential development is contrary to policy. Site suitability would be dependent on there being exceptional circumstances for Green Belt release.</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees to East forming barrier to access from Eastern residential area. Western boundary formed of overgrown stream and mature woodland, abundant wildlife including Dragonflies and Butterflies observed. LCA DPZ: SH11; Condition: Moderate; Strength: Moderate; Strategy: Conserve and create.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Slightly undulating, gently sloping North to South</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown - In agricultural use</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Would require highly extensive infrastructure works.</i>	Info from Housing Market:	<i>Viable - Assumption -3 Phases; Phase 1:78dwl (2.60 ha) 2 yrs, Phase 2:104dwl (3.46ha) 2yrs, Phase 3:37dwl (1.23ha) 9mths. 10% site area assumed open space</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Close to M1, resulting in traffic noise.</i>
Utilites Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop - 568 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 3332 metres from nearest</i>
Utilities Gas and Electricity:	<i>No capacity constarints for given level of development (with assessment made) -</i>	Facilities within the Locality:	<i>- 24 Minutes by Public Transport to District Centre; Hucknall Town Centre. No additional facilities within 10 minutes walk</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- No apparent direct access to designated cycle routes.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H3 Land off Badger Close, Hucknall

Site Area - 8.6 Number of Dwellings Proposed - *194* Number of Dwellings Remaining *194* Density (DPH) *-30*

Easting: 451054 **Northing:** 348664

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS:

Achievability is constrained by a lack of highway access, where there is no obvious mitigation possible, The suitability and achieveability of the site for residential development is dependent on access constraints being overcome and on whether there are exceptional circumstances for Green Belt release. This will be determined through the Local Plan process.

SHLAA Site H03

H13

H02

H03

Badger Close

Rockley Close

Bluebell Close

Boleyn Way

Hazelwood Drive

Tudor Court

Dale Close

Telebrook Crescent



Site Ref: H4 Off Watnall Road, Hucknall

Site Area - 8.73 Number of Dwellings Proposed - 197 Number of Dwellings Remaining 197 Density (DPH) -30

Easting: 451650 **Northing:** 347170

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Grazing land</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding - The Level 1 Strategic Flood Risk Assessment for Ashfield identifies part of the site (North West of Conway Road) as having been subject to surface water flooding in the past. Consequently the Assessment requires that a screening study will need to be undertaken on the site before any development occurs, with the possible need for a Level 2 or 3 Flood Risk Assessment, should a flood risk be identified.</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent Local Wildlife Site - Starth Wood (Within Broxtowe Borough)</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Mostly agricultural land, Farmhouse on site</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt land - residential development is contrary to policy.</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development - Large part of site falls within 250 metre landfill buffer</i>
Landscape Quality and Character:	<i>Strong hedgerow boundary around southern section and mature trees around northern section, forming somewhat defensible boundaries. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Multiple owners but all in agreement</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement but is willing to negotiate to cease occupation of the site - In agricultural use</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Access via Watnall Road could potentially be suitable subject to extensive infrastructure upgrades.</i>	Info from Housing Market:	<i>Viable - Assumption -3 Phases; Phase 1:78dwl (2.60 ha) 2 yrs, Phase 2:104dwl (3.46ha) 2yrs, Phase 3: 37dwl (1.8ha) 1yr. 10% site area assumed open space</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop - 679 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 3632 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 24 Minutes by Public Transport to District Centre; Hucknall Town Centre. No additional facilities within 10 minutes walk. Site is included in Westville SUE Study site,</i>

Site Ref: H4 Off Watnall Road, Hucknall

Site Area - 8.73 Number of Dwellings Proposed - 197 Number of Dwellings Remaining 197 Density (DPH) -30

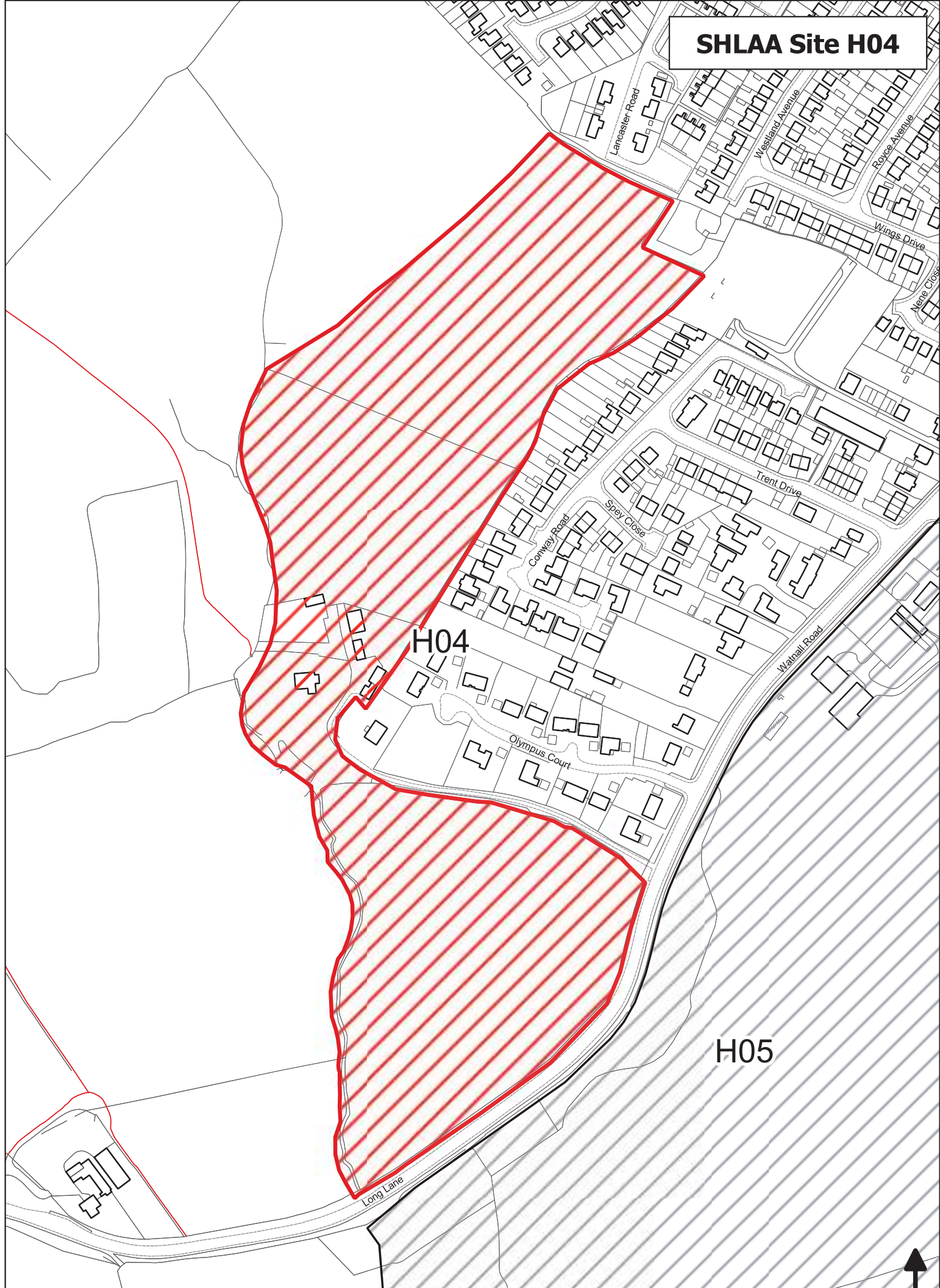
Easting: 451650 **Northing:** 347170*which was judged unsuitable due to poor accessibility***Utilities Gas and Elec:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Pedestrian and Cycling accessibility to site:** *- Appears reasonable access to Hucknall Town Centre through off-road cycle routes and quieter roads. Toucan crossing allows safe crossing of bypass. Toucan crossing allows safe crossing of bypass.***EIA:****Green Infrastructure Public Benefit:** *- To be considered pending completion of upcoming Green Infrastructure Strategy***Availability Timescale:** Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS:

Achievability is constrained by poor highway access. Highway improvements would be required if the site was taken forward in the future.

SHLAA Site H04



Site Ref: H5 Rolls Royce, Watnall Road

Site Area - 24.5 Number of Dwellings Proposed -900 Number of Dwellings Remaining 900 Density (DPH) -40

Easting: 452060 **Northing:** 346990

Planning Policy Status:	<i>Allocated for non residential development use - Mostly allocated EM1Ha</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to current industrial use</i>
Existing Use	<i>Land use does not constrain future housing use - Vacant; Disused airfield, Scouts & Air Cadets huts on site.</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Previously Developed Land - Disused Airfield</i>	Built Environmental Constraints:	<i>Impact upon the setting of any built environment constraints located off site supplemented by comment - Grade II Listed Hangars adjacent to the site</i>
Material Planning Policy Considerations	<i>Slight constraint which may impact on programme for delivery - Awaiting reserved matters application decision.</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Landfill at bottom Western edge; Large part of site falls within 250 metre landfill buffer; Works and Tanks on small Northern part of site</i>
Landscape Quality and Character:	<i>Most of site is grassland; part of Rolls Royce airfield. Current buildings include hangar, Scout Hut & Air Cadet Hut. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat but gently sloping towards South.</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development -</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development -</i>	Info from Housing Market:	<i>Very Strong - Assumption -3 Phases; Phase 1:234dwl (5.85 ha) 2 yrs.Phase 2: 312 dwl (7.8ha) 2yrs. Phase 3:168dwl (4.2ha) 1yr 3 mths. 15% site area assumed open space/roads</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Adjacent to current industrial use</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 15 minutes walk of a bus stop - 970 metres from nearest with regular service (At least hourly off-peak, half-hourly peak). The SUE Study suggests that, to be sustainable, any development would require a new bus service.</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 3397 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 24 Minutes by Public Transport to District Centre; Hucknall Town Centre. No additional facilities within 10 minutes walk</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through off-road cycle routes and quieter roads. SUE study suggests</i>

Site Ref: H5 Rolls Royce, Watnall Road

Site Area - 24.5 Number of Dwellings Proposed -900 Number of Dwellings Remaining 900 Density (DPH) -40

Easting: 452060 **Northing:** 346990

potential for a cycle path along disused railway trackbed.

EIA:

**Green Infrastructure
Public Benefit:**

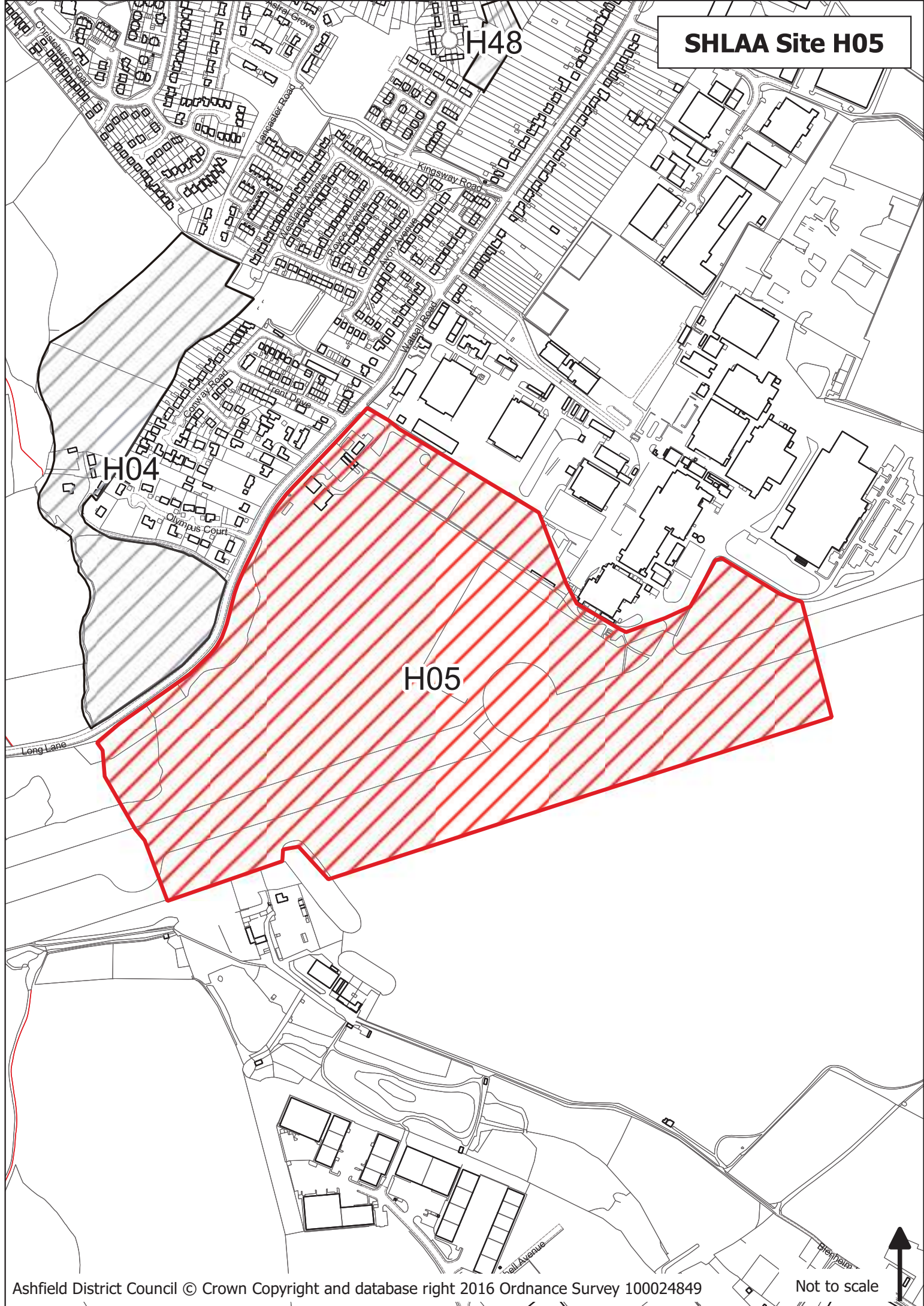
- To be considered pending completion of upcoming Green Infrastructure Strategy

Availability Timescale: 5 Year Tranche: 0 - 5 Years

Draft Reasoned Judgment:

The site has outline conditional planning consent. Development is expected to commence within the next 2 years.

SHLAA Site H05



H05

H04

H48

Site Ref: H6 Linby Boarding Kennels, Church Lane, Hucknall

Site Area - 3.27 Number of Dwellings Proposed - 88 Number of Dwellings Remaining 88 Density (DPH) -30

Easting: 453703 Northing: 350645

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated Green Belt land.</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Boarding Kennels & Smallholding</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre -</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent SINC's; EV6/13; Hedges, Hayden Lane, Hucknall, Linby Paddock (Within Gedling Borough)</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Boarding Kennels and single dwelling on Northern part of site, agricultural land to the South</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Development of the site would cause coalescence issues between Linby and Hucknall.</i>	Contaminated Land Issues:	<i>No Known Constraints - The landowner has informed the Council that an assessment has been undertaken which suggests that there are no contamination constraints.</i>
Landscape Quality and Character:	<i>Mature hedgerows to the East and West, forming defensible boundaries, some mature trees on the site. Currently buildings comprise of single storey mature kennels and an attractive, mature dwelling. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - NPPF states: Where development of agricultural land is unavoidable poorer quality agricultural land should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the Local Plan process.</i>	Conservation Area Status:	<i>Site is not located within but has an impact upon a designated Conservation Area - Close to Linby Conservation Area, possibly affecting views in and out.</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Gently sloping North to South</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - This land can only be adequately served by the existing public highway network by upgrading the rural lane (Church Lane) to a formal highway that consists of a 5.5m wide road and 2 number 2m footpaths.</i>	Info from Housing Market:	<i>Viable - Assumption - Existing house remains and is deducted from appraisal</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment. A highway assessment has been submitted by the landowner.</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 20 minute walk of a bus stop - 1563 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 1684 metres from nearest</i>

Site Ref: H6 Linby Boarding Kennels, Church Lane, Hucknall

Site Area - 3.27 Number of Dwellings Proposed - 88 Number of Dwellings Remaining 88 Density (DPH) -30

Easting: 453703 **Northing:** 350645

Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 15 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Railway Station and NET Stop using on-road cycle routes and quieter roads.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered at a later stage if taken forward.</i>

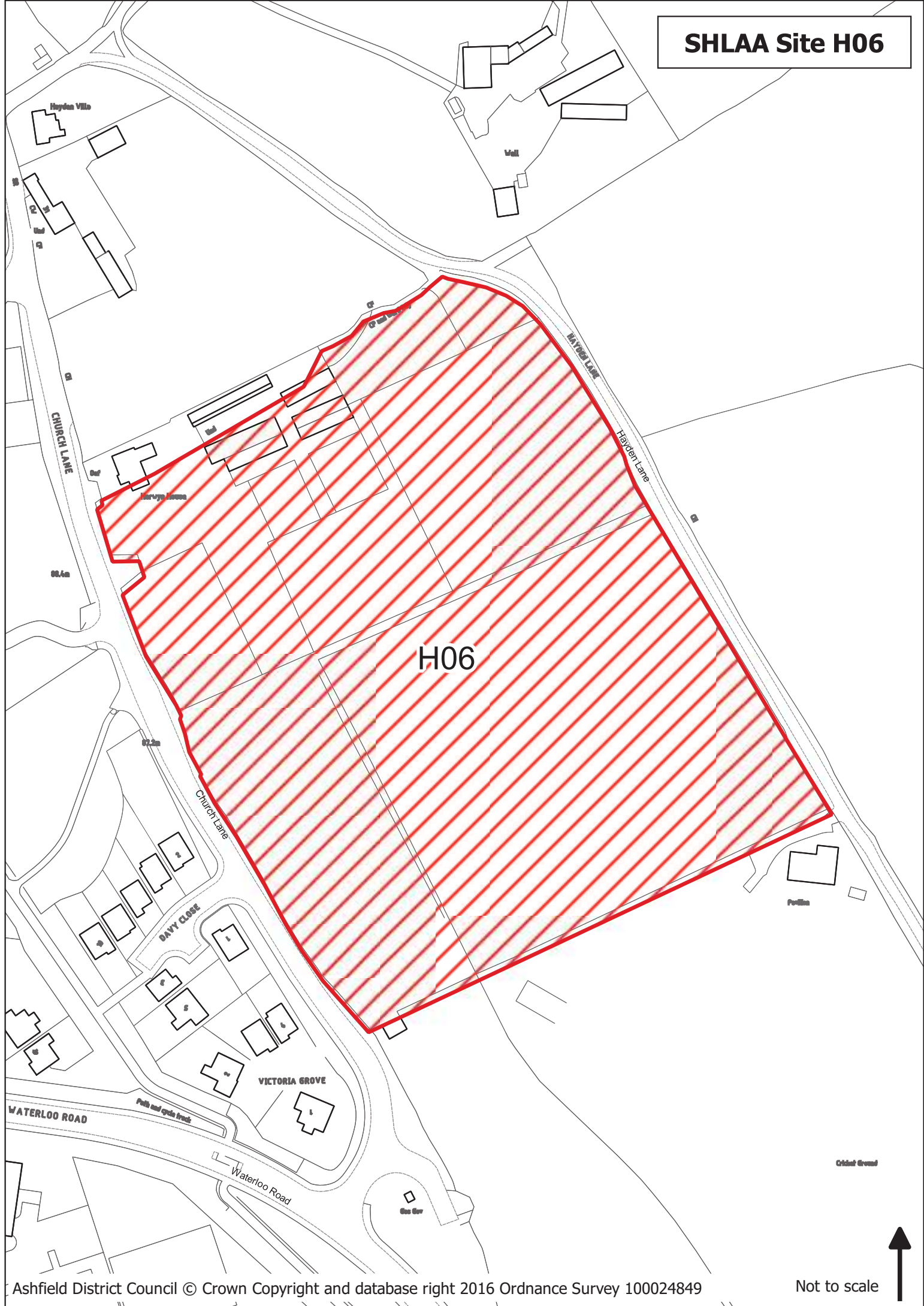
Availability Timescale: Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is available. However it is constrained by its Green Belt status. Development of the site would, in effect, merge Hucknall with Linby. It is therefore considered to be unsuitable for residential development.

PHYSICAL CONSTRAINTS:

Access upgrades would be required if the site was taken forward.

SHLAA Site H06



Site Ref: H7 Brickyard

Site Area - 2.46 Number of Dwellings Proposed - 89 Number of Dwellings Remaining 89 Density (DPH) -40

Easting: 454380 **Northing:** 348690

Planning Policy Status:	<i>Allocated for mixed use development including residential - Partially Allocated EM1Hg; Employment, Partially Allocated HG1Hh; Housing</i>	Bad Neighbour	<i>Significant adverse effects from adjacent or development of the site for housing - Adjacent to NET, Cement Mixing Plant</i>
Existing Use	<i>Employment site 'Retain' or land use has policy protecting current use - Active; One dwelling, attached garages and horse grazing, Employment Land Study scores site as 'Average' and identifies favoured employment use as industrial.</i>	Flood Risk	<i>EA Maps suggest >1/2 site at risk from flooding (1 in 100 or greater) - Parts of the site are within Floodzone 2 and 3</i>
Location:	<i>Adjacent sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - One dwelling, some garages on site</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Policy constraint which is likely to affect delivery but not prevent it - Part employment allocation</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Brickyard excavations on Eastern part of site</i>
Landscape Quality and Character:	<i>Mostly overgrown. Much mature planting including mature hedgrows on three boundaries.</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat, slightly undulating.</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - All the road structures surrounding these sites are unsuitable for accommodating increased traffic generation. In addition, the site is only accessible via a level crossing. Network Rail has indicated that significant improvement works would be required which would significantly affect the viability of any future scheme.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Adjacent to NET, cement mixing plant</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 378 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 555 metres from nearest</i>

Site Ref: H7 Brickyard

Site Area - 2.46 Number of Dwellings Proposed - 89 Number of Dwellings Remaining 89 Density (DPH) -40

Easting: 454380 **Northing:** 348690

Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 13 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Supermarket (1000m2+), Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- No apparent direct access to designated cycle routes.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is allocated for an Employment and residential development is contrary to planning policy. Part of the site is within Floodzone 3 and Floodzone 2. The National Planning Policy Framework indicates that development should be directed away from areas at highest risk. Ashfield's SFRA report recommends that sites should not be allocated in areas of highest flood risk. Consequently, the sequential test and exceptions test (as defined by the NPPF) would need to be passed prior to the site being considered suitable for allocation.

PHYSICAL CONSTRAINTS:

It is also constrained by its adjacency to a Cement Plant and Industrial Estate, whilst achievability is severely constrained by poor access (via a level crossing) with very limited opportunity for mitigation. The highway would require major improvement works as part of any future development.

SHLAA Site H07



Site Ref: H8 Mill Lane, Bestwood/Hucknall

Site Area - 0.33 Number of Dwellings Proposed - 11 Number of Dwellings Remaining 11 Density (DPH) -34

Easting: 454760 Northing: 347220

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt, majority of the site is a SINC (Policy EV6).</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Landscaped garden with one mature dwelling</i>	Flood Risk	<i>EA Maps suggest <1/2 site at remote risk from extreme flooding (1 in 1000 or greater) - The site is adjacent to Flood zone 2.</i>
Location:	<i>Within named settlement - Adjacent Bestwood</i>	Natural Environmental Constraints:	<i>SINCS, RIGS present on site - Site is within a SINC; EV6/4; Mill Lakes Swamp (2008 SINC Survey, NBGRC)</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Property & Curtilage</i>	Built Environmental Constraints:	<i>Impact upon the setting of any built environment constraints located off site supplemented by comment - Adjacent to Grade II Listed Building; The Old Mill, Moor Road</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees covering site, Adjacent to River Lean. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Undulating site</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests insufficient capacity for proposed level of development, with no apparent possibility for mitigation - ADC Highways Section would resist additional capacity on Mill Lane.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 270 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 902 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 20 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Post Office</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>-</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

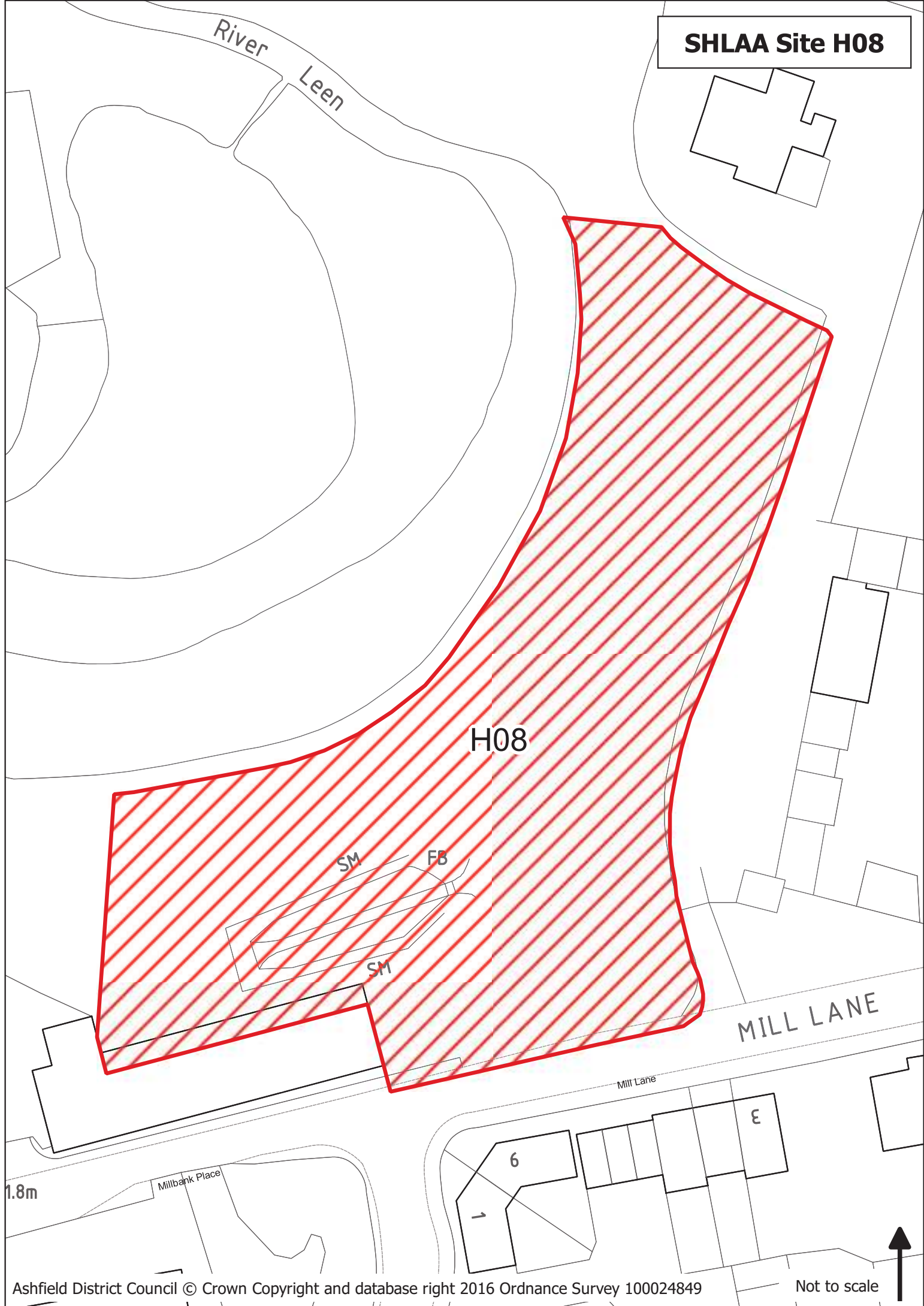
Site Ref: H8 Mill Lane, Bestwood/Hucknall

Site Area - 0.33 Number of Dwellings Proposed - 11 Number of Dwellings Remaining 11 Density (DPH) -34

Easting: 454760 **Northing:** 347220**Availability Timescale:** Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is available. However the site's suitability is constrained by its Green Belt status. The EA Flood Map indicates that the whole site is within Floodzone 2. Ashfield's SFRA indicates that sites in Floodzones 2 and 3 should not be allocated. The National Planning Policy Framework indicates that development should be directed away from areas at highest risk. Ashfield's SFRA report recommends that sites should not be allocated in areas of highest flood risk. Consequently, the sequential test and exceptions test (as defined by the NPPF) would need to be passed prior to the site being considered suitable for allocation.

SHLAA Site H08



Site Ref: H9 Land Behind 224 Nottingham Road

Site Area - 2.75 Number of Dwellings Proposed -84 Number of Dwellings Remaining 84 Density (DPH) -34

Easting: 454374 **Northing:** 347301

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Employment site 'consider for release' (district indicates wish to retain) or land has conditional planning policy concerning its retention - Vacant; Part garden</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Site is within a Mature Landscape Area; EV4Ra; South of Hucknall</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Industrial unit on site which has been in use since 1993.</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review, Mature Landscape Area: see Area Character for LCA details.</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Historic Landfill within site; Old Quarry</i>
Landscape Quality and Character:	<i>Mature trees to West & Mature Hedgrows, forming highly defendable boundaries and currently rendering the site invisible from outside. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) - Part Grade 3, Part Non-agricultural</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat.</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria - The site is not visually prominent.</i>	Operational or Tenancy Issues:	<i>Site is Vacant -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - No existing suitable access. Access constraints could be mitigated through the careful design of any access and development layout and subject to a Transport Impact Assessment (Assessed alongside Site 52)</i>	Info from Housing Market:	<i>Very Strong - N.B. No allowance made for the removal of the 2 small buildings on site. 10% site area assumed open space.</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 206 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 1089 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 20 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally</i>

Site Ref: H9 Land Behind 224 Nottingham Road

Site Area - 2.75 Number of Dwellings Proposed -84 Number of Dwellings Remaining 84 Density (DPH) -34

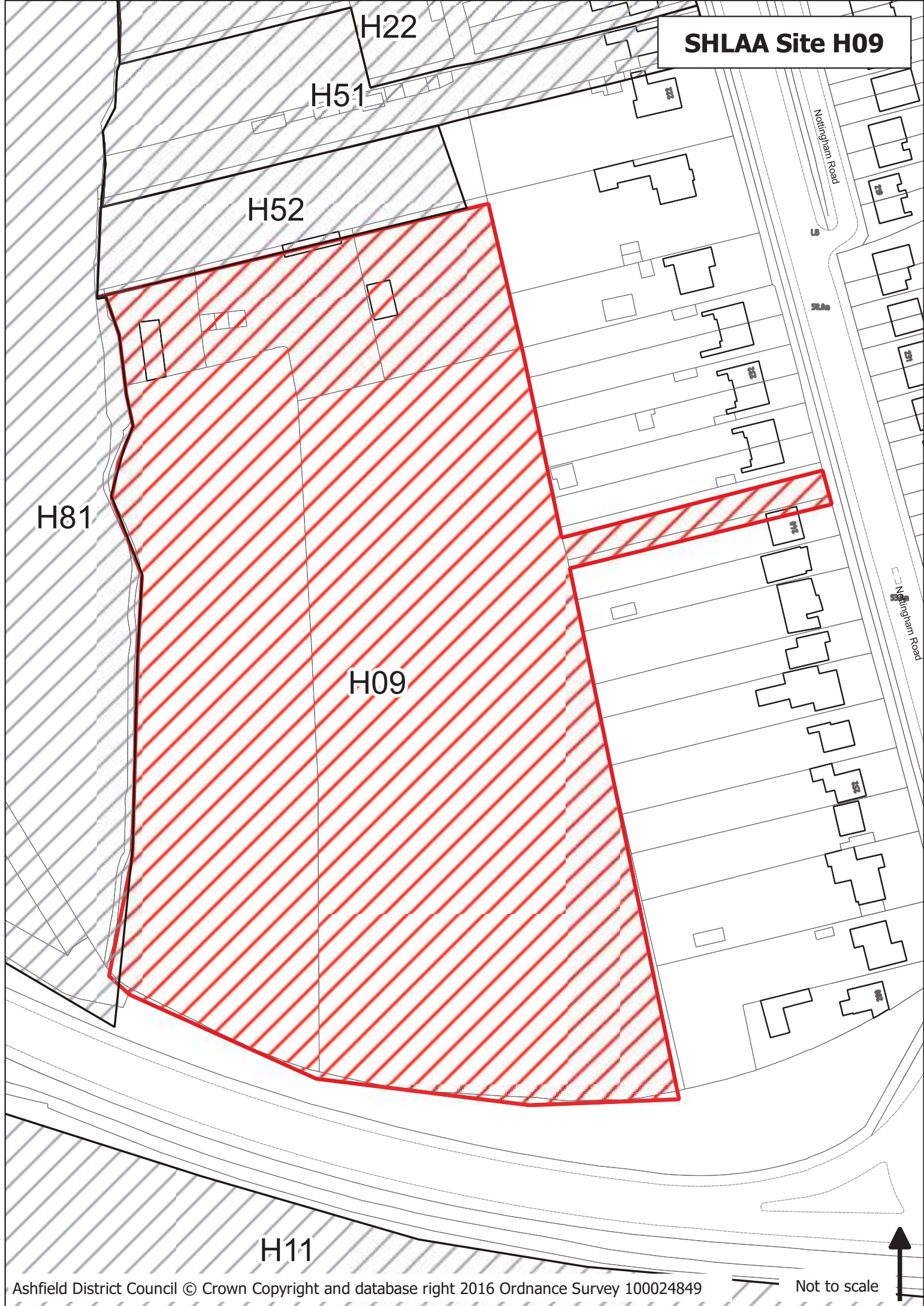
Easting: 454374 **Northing:** 347301*within 10 minutes walk of facilities including
Cash Machine, Post Office***Utilities Gas and Elec:** *Unknown status regarding capacity/cost
constraints; assumption that this will not
prevent development -***Pedestrian and
Cycling accessibility
to site:***- Appears reasonable access to Hucknall
Town Centre through on-road cycle routes
and quieter roads.***EIA:****Green Infrastructure
Public Benefit:***- To be considered pending completion of
upcoming Green Infrastructure Strategy***Availability Timescale:** Proposed Local Plan Housing Allocation**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is available. However suitability is currently constrained by the site's Green Belt designation. 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.

PHYSICAL CONSTRAINTS:

Additionally achievability is currently compromised by access constraints, though these could potentially be mitigated via land in the ownership of the site's owner.

SHLAA Site H09



Site Ref: H10 Butlers Hill

Site Area - 2.97 Number of Dwellings Proposed - 107 Number of Dwellings Remaining 107 Density (DPH) -40

Easting: 454520 Northing: 348460

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Significant adverse effects from adjacent or development of the site for housing - Adjacent to NET, Waste Transfer Station</i>
Existing Use	<i>Land use does not constrain future housing use - Vacant; Disused agricultural buildings on site</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Some disused agricultural buildings</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Adjacent Employment Allocation</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Brickyard excavations on Western part of site, Large part of site falls within 250 metre landfill buffer.</i>
Landscape Quality and Character:	<i>Mature trees & hedges on boundaries, small lake present on site. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Gently sloping on all sides.</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission; Two owners</i>
Ridgelines and Site Prominence:	<i>See Comment - Site is higher than surrounding landscape affording any development adverse prominence.</i>	Operational or Tenancy Issues:	<i>Site is Vacant -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests insufficient capacity for proposed level of development, with no apparent possibility for mitigation - All the road structures surrounding these sites are unsuitable for accommodating increased traffic generation. In addition, there is the engineering difficulty of crossing the train lines.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix' - if suitable no constraint assumed - Adjacent to NET, waste transfer station</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 253 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 5 minute walk of a tram stop - 203 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 14 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including</i>

Site Ref: H10 Butlers Hill

Site Area - 2.97 Number of Dwellings Proposed - 107 Number of Dwellings Remaining 107 Density (DPH) -40

Easting: 454520 **Northing:** 348460

Cash Machine, Primary School

Utilities Gas and Elec: *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -*

Pedestrian and Cycling accessibility to site: -

EIA:

Green Infrastructure Public Benefit: *- To be considered pending completion of upcoming Green Infrastructure Strategy*

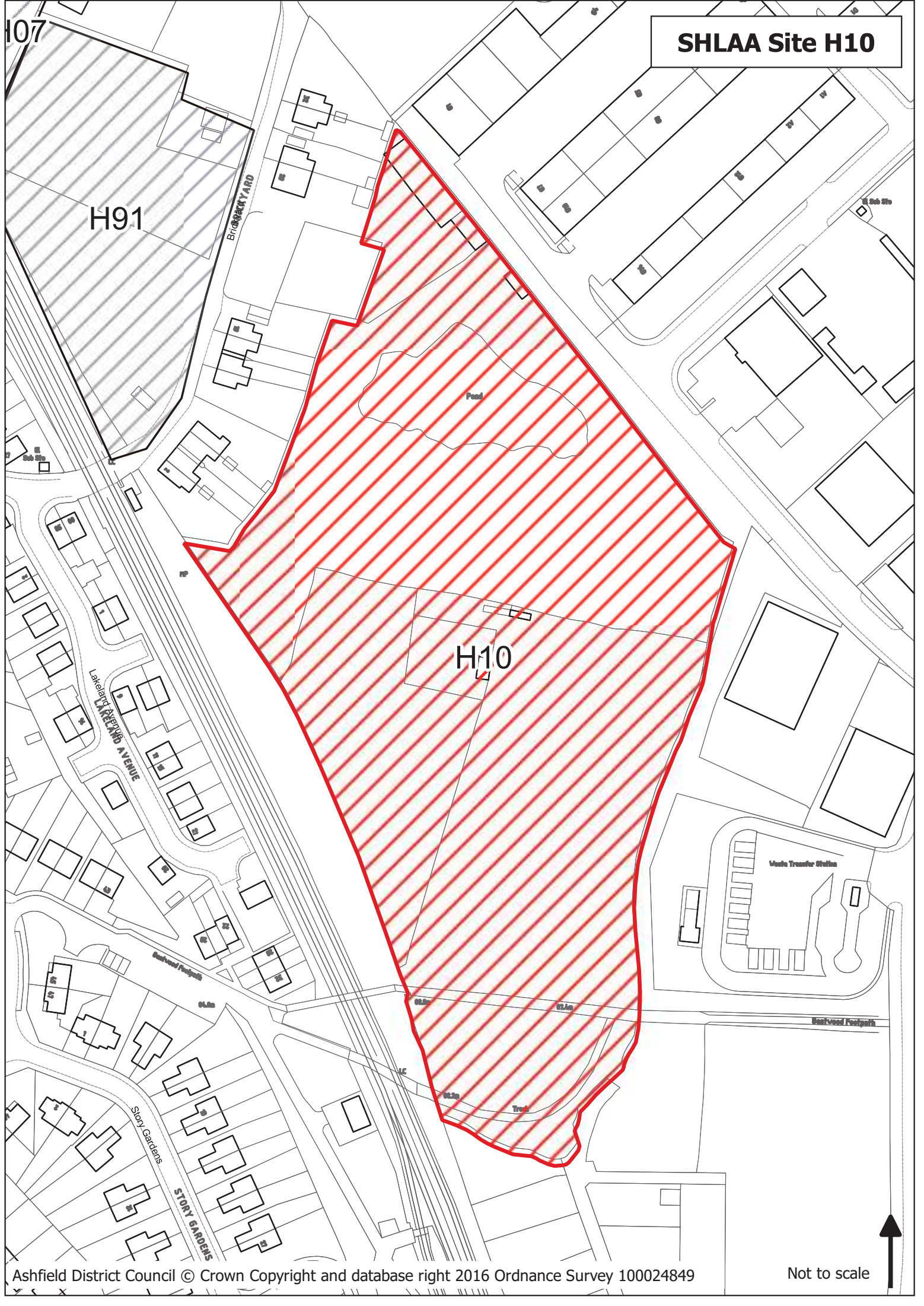
Availability Timescale: Non Deliverable or Developable

Draft Reasoned Judgment:**POLICY COMMENTS**

This site is available. However the site's suitability is constrained by poor neighbouring uses and the adverse prominence of any development on the site within the surrounding landscape.

PHYSICAL CONSTRAINTS

Additionally the site's achievability is severely compromised by poor access with no apparent possibility for mitigation in the short/medium term.



SHLAA Site H10

H91

H10

Pond

Waste Transfer Station

LAKELAND AVENUE

Story Gardens

STORY GARDENS

BRIDGEYARD

Eastwood Footpath

Eastwood Footpath

Tree

Site Ref: H11 Land off Nottingham Road, Hucknall

Site Area - 15.5 Number of Dwellings Proposed -338 Number of Dwellings Remaining 338 Density (DPH) -34

Easting: 454380 Northing: 347090

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Moderate adverse effects from adjacent occupiers or development of the site for housing - Adjacent to Bypass</i>
Existing Use	<i>Land use does not constrain future housing use - Semi-active; Regular car boot sales</i>	Flood Risk	<i>EA Maps suggest >1/2 site at risk from flooding (1 in 100 or greater) - 70% Flood Zone 3 (1in100); The Level 1 Strategic Flood Risk Assessment for Ashfield recommends that no development should take place on any site within flood risk zones 2 or 3, unless the benefits of allocation outweigh the flood risk. The landowner has had a FRA undertaken which suggests that the floodzone status should be reclassified to Floodzone 1. The EA have not changed the floodzone status of the site. They have advised the Council that further work will need to be undertaken before the floodzone status can be changed.</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Site is within a Mature Landscape Area; EV4Ra; South of Hucknall</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review, though this site was identified in the Ashfield Local Plan Review: Inspector's Report as a strategic gap between Bulwell and Hucknall and a highly sensitive part of the Green Belt, Mature Landscape Area: see Area Character for LCA details.</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Boundary made up of mature trees and hedgerows, though large parts of the site are tarmaced. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Extensive infrastructure works to the bypass would be required to provide suitable access.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment - the landowner has had a transport assessment undertaken which will need to be scrutinised by the HA at a later stage in the planning process if necessary</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix' - if suitable no constraint assumed - Adjacent to Bypass</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 237 metres from nearest with regular service (At</i>

Site Ref: H11 Land off Nottingham Road, Hucknall

Site Area - 15.5 Number of Dwellings Proposed -338 Number of Dwellings Remaining 338 Density (DPH) -34

Easting: 454380 **Northing:** 347090*least hourly off-peak, half-hourly peak)*

Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 782 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 20 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Post Office</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Access to Hucknall Town Centre requires unaided crossing of bypass. However the site does have direct access to facilities in Bulwell.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

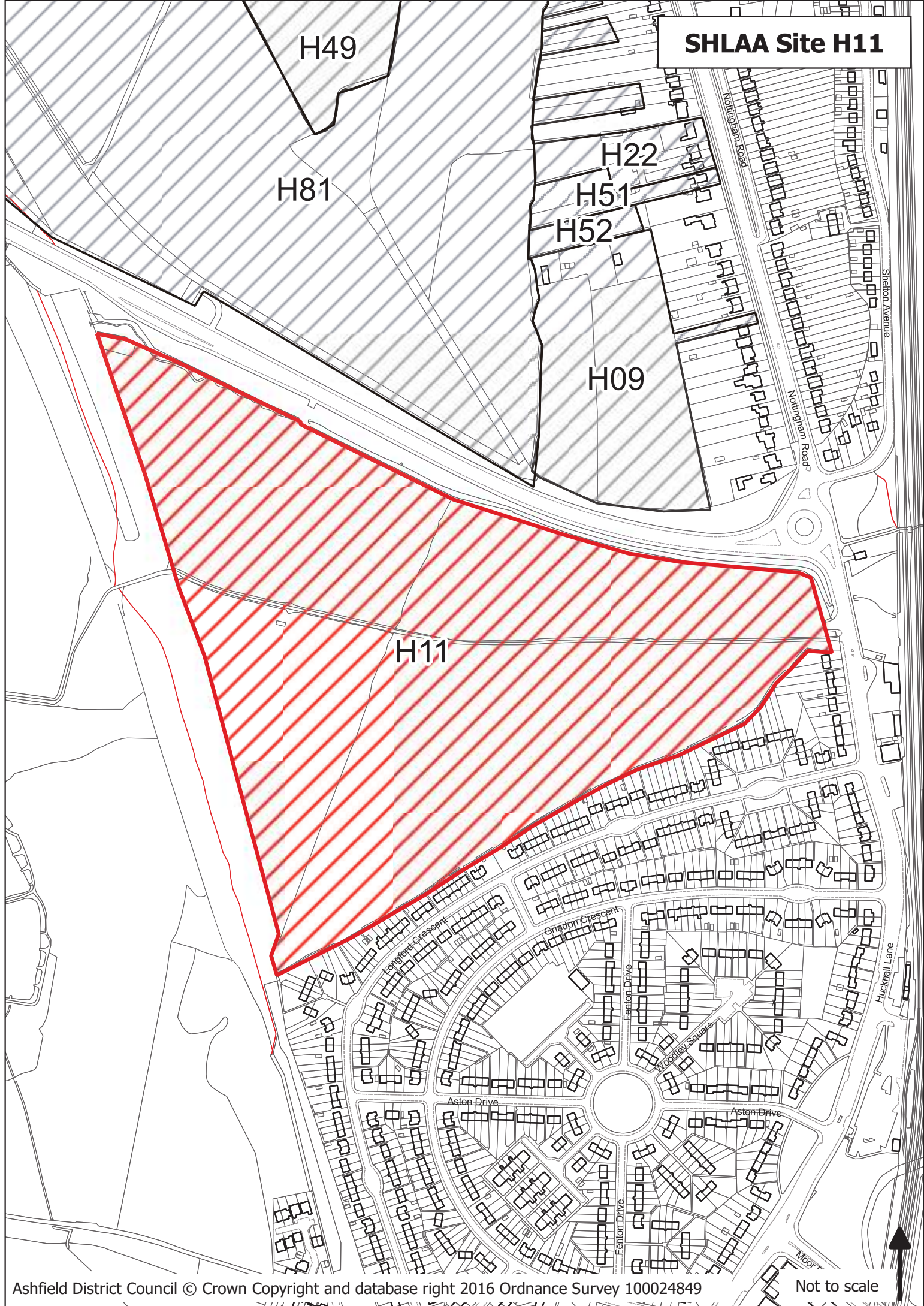
This site is available. However, development would be contrary to Green Belt policy. Development would unacceptably close the gap between Bulwell and Hucknall.

There is also an issue relating to flood risk; the site is in Flood Zone 3. The NPPF indicates that development should be directed away from areas at highest risk. Ashfield's SFRA report recommends that sites should not be allocated in areas of highest flood risk. The sequential test and exceptions test (as defined by the NPPF) would need to be passed prior to the site being considered suitable for allocation.

PHYSICAL CONSTRAINTS:

With regard to highway issues, extensive infrastructure works to the bypass would be required to provide suitable access.

SHLAA Site H11



Site Ref: H12 Land Off Charnwood Grove

Site Area - 2.83 Number of Dwellings Proposed - 76 Number of Dwellings Remaining 76 Density (DPH) -30

Easting: 452060 Northing: 349440

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Paddock with timber shelters</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent to SINC; EV6/9; Long Hill Meadow</i>
Previously Developed?:	<i>100% Greenfield Site - Grazing</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees to two sides and mature hedgerows to two sides forming strong and defendable boundaries. No trees or hedges on site itself. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Sloping gently down towards North North East</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown - In agricultural use</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made - Charnwood Grove would be suitable to serve this development, providing the existing access road is upgraded / widened to accord with current requirements. Extra width is available potentially within the current adopted highway. However it is also noted that all current parking is on street, with no possibility of off street parking. Therefore any accommodation works should provide for on street parking, whilst still maintaining a 2-way flow of traffic. The development would need a permanent secondary access if the number of properties exceeds 50.</i>	Info from Housing Market:	<i>Very Strong - N.B. No allowance for removing timber stables. 10% site area assumed open space</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 252 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2367 metres from nearest</i>

Site Ref: H12 Land Off Charnwood Grove

Site Area - 2.83 Number of Dwellings Proposed - 76 Number of Dwellings Remaining 76 Density (DPH) -30

Easting: 452060 **Northing:** 349440

Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 15 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is available but the site is currently in Green Belt and is unsuitable. Consequently this site is considered currently unsuitable with any future suitability dependent on the outcome of any Green Belt review. 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.

PHYSICAL CONSTRAINTS:

Significant highway improvement works would be required to support development.

SHLAA Site H12

H13

H12

H83

H01

Nursery

Birchwood Grove



Site Ref: H13 Whyburn Farm

Site Area - 228.96 Number of Dwellings Proposed -4500 Number of Dwellings Remaining 4500 Density (DPH) -30

Easting: 451422 Northing: 350065

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Agricultural land, woodland, multiple dwellings and farmbuildings, sparsely spread</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>SINCs, RIGS present on site - 3 SINCs within site; Wighay Wood Stream (2008 SINC Survey, NBGRC), EV6/11; Dob Park Grasslands, EV6/12; Washdyke Lane Hedges, Adjacent to SINCs; EV6/14; Wighay Wood and Park Forest, Annesley (2008 SINC Survey, NGBRC)</i>
Previously Developed?:	<i>100% Greenfield Site - Agricultural Land, Farmhouses on site</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review, though this site would require a very large scale removal from the Green Belt. Additionally the site was considered in the Ashfield Local Plan Review: Inspector's Report to be separated from the Hucknall Main Urban Area and therefore existing services.</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Historic Landfills within site; Old Gravel Pit and Old Quarry with Limekiln, Works within site; Maggot Farm</i>
Landscape Quality and Character:	<i>Established rights of ways, mature hedgerows, no major power lines, mature woodland. Typical agricultural landscape, beyond obviously defendable boundaries, though SUE study considers edges of the site to be easily defendable boundaries. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Grade 2 (Very Good) - Mostly Grade 2, Part Grade 3; Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Gently undulating</i>	Ownership Constraints	<i>Publicly/Private owned site with a willing developer pushing regeneration - Multiple developer interest</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Extensive infrastructure works to the bypass would be required to provide suitable access.</i>	Info from Housing Market:	<i>Very Strong - Assumption: Sample area 6Ha, 2 Phases; Phase 1: 78dw (2.6Ha) over 2 yrs. Phase 2: 75dw (2.49Ha) 2 yrs. 15% site area assumed open space/roads.</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>

Site Ref: H13 Whyburn Farm

Site Area - 228.96 Number of Dwellings Proposed -4500 Number of Dwellings Remaining 4500 Density (DPH) -30

Easting: 451422 **Northing:** 350065*Assessment*

Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 20 minute walk of a bus stop - 1308 metres from nearest with regular service (At least hourly off-peak, half-hourly peak). SUE study suggests site size increases the viability of accessibility improvements</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 3492 metres from nearest. SUE study suggests the site would need to be developed alongside Top Wighay Farm (Gedling) to allow any extension to the NET to be viable</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 31 Minutes by Public Transport to District Centre; Hucknall Town Centre. No additional facilities within 10 minutes walk</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

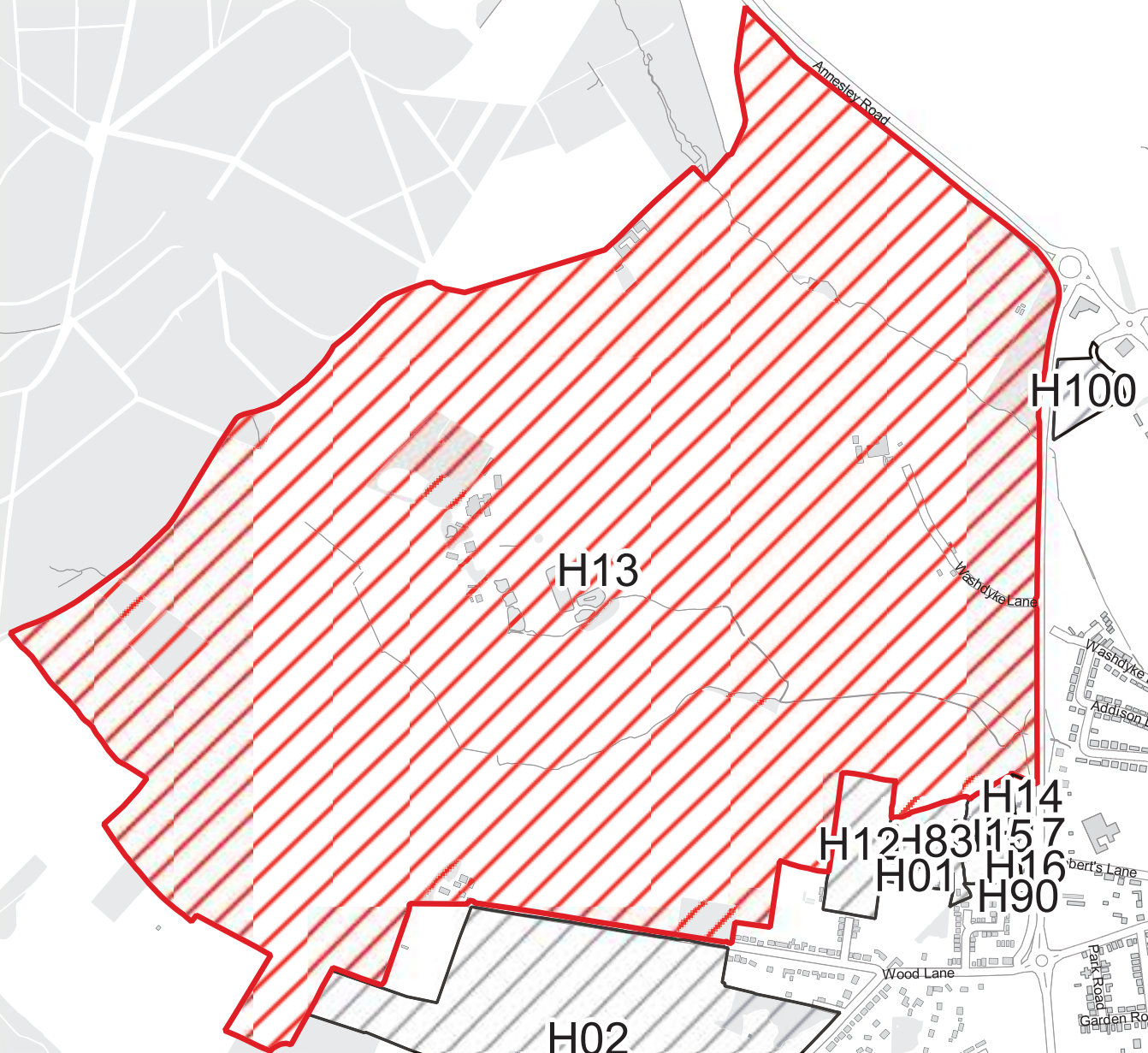
The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

Approximately 50% of the site is Grade 2 agricultural land with the remaining land being Grade 3 agricultural.

PHYSICAL CONSTRAINTS:

Extensive highway infrastructure works would be required if the site was taken forward.

SHLAA Site H13



Site Ref: H14 Land at Forest View Drive, Hucknall

Site Area - 0.28 Number of Dwellings Proposed - 10 Number of Dwellings Remaining 10 Density (DPH) -34

Easting: 452380 Northing: 349540

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to Bypass</i>
Existing Use	<i>Land use does not constrain future housing use - Semi-active; Smallholding</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent to SINC; EV6/11; Dob Park Grasslands</i>
Previously Developed?:	<i>100% Greenfield Site - Smallholding</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees form strong northern and western boundaries . No powerlines. Derelict buildings on site. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Gently sloping from South to North</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Currently observed as only accessible from neighbouring site. Extensive infrastructure works to the bypass would be required.</i>	Info from Housing Market:	<i>Viable -</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Adjacent to Bypass</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 377 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2007 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 14 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route. The site has good access to the open countryside.</i>

Site Ref: H14 Land at Forest View Drive, Hucknall

Site Area - 0.28 Number of Dwellings Proposed - 10 Number of Dwellings Remaining 10 Density (DPH) ~34

Easting: 452380 **Northing:** 349540

EIA:

**Green Infrastructure
Public Benefit:**

*- To be considered pending completion of
upcoming Green Infrastructure Strategy*

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:**POLICY COMMENTS:**

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

Approximately 50% of the site is Grade 2 agricultural land with the remaining land being Grade 3 agricultural.

PHYSICAL CONSTRAINTS

Achievability is compromised by severe access constraints with no apparent possibility for mitigation.

SHLAA Site H14

Issues

97.8m

H13

Path (un)

H14

H15

Well

H17



Site Ref: H15 Westholme, Forest View Drive, Wood Lane, Hucknall

Site Area - 1.87 Number of Dwellings Proposed - 64 Number of Dwellings Remaining 64 Density (DPH) -34

Easting: 452320 Northing: 349460

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Grazing land.</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Overhead power/telephones lines present. Mature trees & hedgerows to all sides and spread across site. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - This information has been sourced from Natural England (2006). This will may require further investigation work to determine the agricultural grading.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Gently sloping from North down to South</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement but is willing to negotiate to cease occupation of the site -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Current observed access is very awkward; A narrow lane, directly accessed off A611 roundabout. Extensive infrastructure works to the bypass would be required.</i>	Info from Housing Market:	<i>Viable - Assumption: House retained. Farm buildings removed.</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 325 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2078 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 14 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route. The site has good access to the open countryside.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H15 Westholme, Forest View Drive, Wood Lane, Hucknall

Site Area - 1.87 Number of Dwellings Proposed -64 Number of Dwellings Remaining 64 Density (DPH) ~34

Easting: 452320 **Northing:** 349460

Availability Timescale: Beyond 15 Years

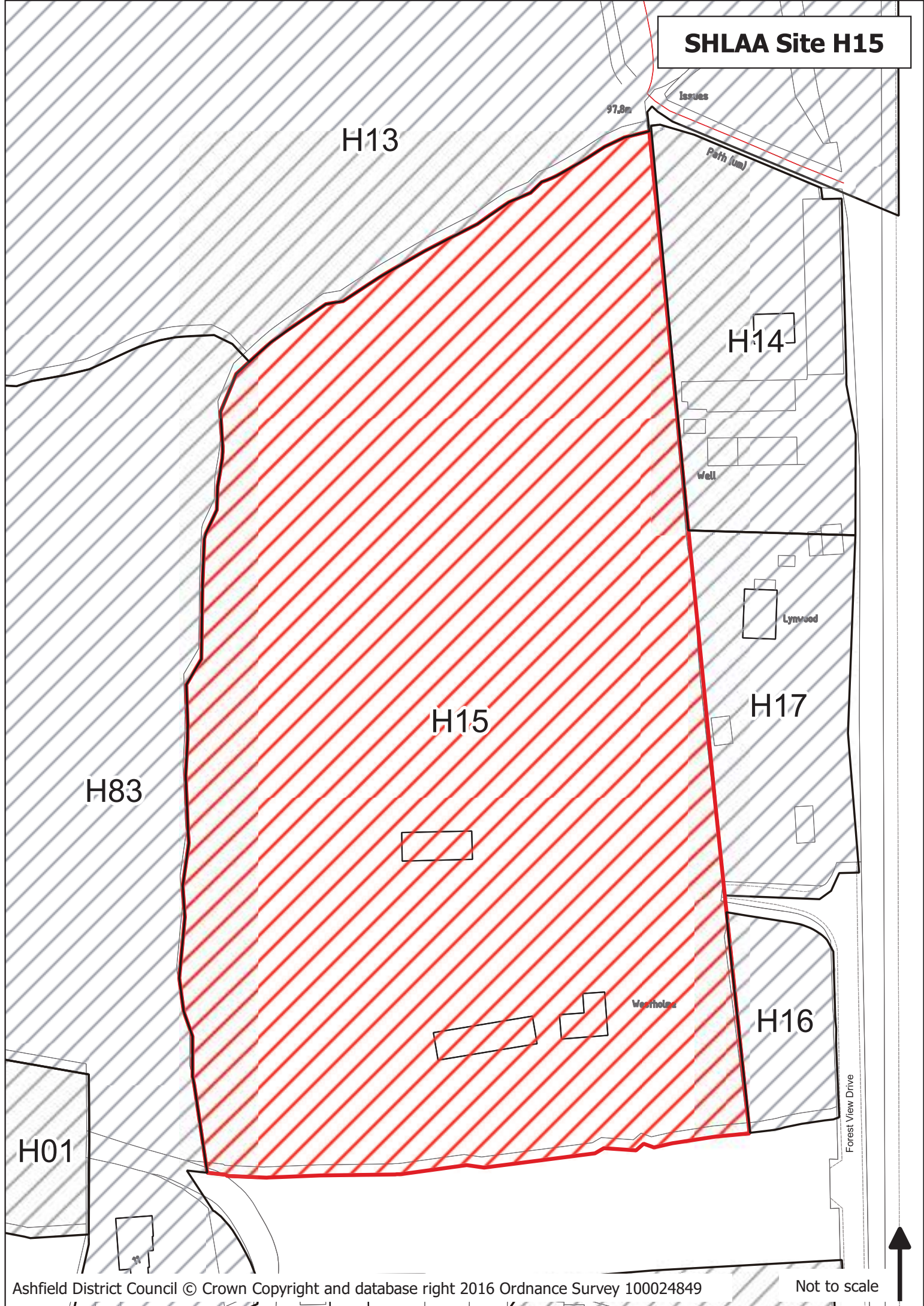
Draft Reasoned Judgment:**POLICY COMMENTS:**

This site is available. However suitability is constrained by the site's Green Belt status and its Grade 2 agricultural land status. Consequently this site is considered currently unsuitable. 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.

PHYSICAL CONSTRAINTS

Achievability is compromised by severe access constraints with no apparent possibility for mitigation.

SHLAA Site H15



Site Ref: H16 Land at Forest View Drive, Hucknall

Site Area - 0.07 Number of Dwellings Proposed -2 Number of Dwellings Remaining 2 Density (DPH) -34

Easting: 452382 Northing: 349402

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to Bypass</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Paddock</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site - Grazing</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees to North and West, lane forming Eastern boundary, no overhead lines. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Current observed access is very awkward; A narrow lane, directly accessed off A611 roundabout. Extensive infrastructure works to the bypass would be required.</i>	Info from Housing Market:	<i>Very Strong -</i>
Highways Infrastructure	-	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Adjacent to Bypass</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 253 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 1942 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 13 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route. The site has good access to the open countryside.</i>

Site Ref: H16 Land at Forest View Drive, Hucknall

Site Area - 0.07 Number of Dwellings Proposed -2 Number of Dwellings Remaining 2 Density (DPH) -34

Easting: 452382 **Northing:** 349402

EIA:

**Green Infrastructure
Public Benefit:**

*- To be considered pending completion of
upcoming Green Infrastructure Strategy*

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:**POLICY COMMENTS:**

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS

Achievability is compromised by severe access constraints with no apparent possibility for mitigation.

H17

SHLAA Site H16

H15

H16

Forest View Drive



Site Ref: H17 Lynwood, Forest View Drive, Hucknall

Site Area - 0.2 Number of Dwellings Proposed - 7 Number of Dwellings Remaining 7 Density (DPH) -34

Easting: 452380 Northing: 349470

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to Bypass</i>
Existing Use	<i>Employment study 'release site' or land use has no policy concerning its retention`Land use does not constrain future housing use - Active; Smallholding with dwelling and stable block</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - One dwelling, some stables on site</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees to West, fenced boundary. LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) - Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first. However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Current observed access is very awkward; A narrow lane, directly accessed off A611 roundabout. Extensive infrastructure works to the bypass would be required.</i>	Info from Housing Market:	<i>Viable - Assumption: Existing Dwelling Demolished.</i>
Highways Infrastructure	-	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed - Adjacent to Bypass</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 326 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 1995 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 14 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre using off-road cycle routes though not by most direct route.</i>

Site Ref: H17 Lynwood, Forest View Drive, Hucknall

Site Area - 0.2 Number of Dwellings Proposed - 7 Number of Dwellings Remaining 7 Density (DPH) ~34

Easting: 452380 **Northing:** 349470

EIA:

**Green Infrastructure
Public Benefit:**

*- To be considered pending completion of
upcoming Green Infrastructure Strategy*

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:**POLICY COMMENTS:**

The site is designated Green Belt and is unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS

Achievability is compromised by severe access constraints with no apparent possibility for mitigation.

H14

Lynwood

H17

H15

H16



Site Ref: H19 Land off Moor Road, Bestwood

Site Area - 9.15 Number of Dwellings Proposed -280 Number of Dwellings Remaining 280 Density (DPH) -34

Easting: 455080 Northing: 348340

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Arable agricultural and meadow at edges</i>	Flood Risk	<i>EA Maps suggest <1/2 site at remote risk from extreme flooding (1 in 1000 or greater) - Large part of site is Flood Zone 2 (1in1000), Western edge is Zone 3 (1in100); The Level 1 Strategic Flood Risk Assessment for Ashfield recommends that no development should take place on any site within flood risk zones 2 or 3, unless the benefits of allocation outweigh the flood risk.</i>
Location:	<i>Adjacent named settlement - Adjacent Bestwood</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent to 2 SINC's; EV6/6; Mill lakes, Bestwood Country Park, River Leen (2008 SINC Survey, NBGRC)</i>
Previously Developed?:	<i>100% Greenfield Site - Agricultural Land</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Historic Landfill within site; Quarry with Limekilns, Former Tramway on site; Most of site falls within 250m landfill buffer</i>
Landscape Quality and Character:	<i>Strong Western boundary of mature woodland, Strong Southern boundary of mature hedgrow, abundant insects and wildflowers. To the East the site is bounded by some residential properties and limited hedgerow, with mature hedgerows forming the Northern boundary. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Generally undulating, gentle South to North slope on western edge.</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown - Tenanted; In agricultural use</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - Would require two access points from Moor Road for the given number of dwellings.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix' - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 216 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 651 metres from nearest</i>

Site Ref: H19 Land off Moor Road, Bestwood

Site Area - 9.15 Number of Dwellings Proposed -280 Number of Dwellings Remaining 280 Density (DPH) -34

Easting: 455080 **Northing:** 348340

Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 19 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- The site has direct access to the Bestwood Footpath, which leads into Hucknall.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is available. However the site's suitability is constrained by its Green Belt status. The site does not adjoin the urban boundary.

A large part of the site falls within a medium risk flood zone. Consequently development of the site would be contrary to policy set out within the Strategic Flood Risk Assessment; therefore the site is considered unsuitable and non-developable.

SHLAA Site H19

H19

Moor Road

The Spinney



Site Ref: H20 Land South of Papplewick Lane

Site Area - 0.87 Number of Dwellings Proposed -26 Number of Dwellings Remaining 26 Density (DPH) -34

Easting: 454396 Northing: 349453

Planning Policy Status:	<i>Allocated for residential use/outline planning permission for residential use - Allocated HG1Ho-Housing</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Grazing</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding - Adjacent to Floodzone 2</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site - Grazing</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Hedgerow forms strong Northern boundary. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Publicly Owned</i>
Ridgelines and Site Prominence: Highways Infrastructure Constraints:	<i>Site is unconstrained by this criteria -</i> <i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development - The land has no direct links to adopted highway. Provision for site access has been made on the adjacent comprehensive development scheme though this would require the purchase of possible ransom strips. If access was to be provided from Oakenhall Avenue, then it should have two points of access which form a loop, due to the number of properties already served.</i>	Operational or Tenancy Issues:	<i>Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement but is willing to negotiate to cease occupation of the site -</i>
Highways Infrastructure	<i>-</i>	Info from Housing Market:	<i>Viable -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop - 481 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 506 metres from nearest</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Facilities within the Locality:	<i>- 11 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Supermarket (1000m2+)</i>
EIA:		Pedestrian and Cycling accessibility to site:	<i>- Site is within walking distance of Hucknall Town Centre but has no current safe pedestrian access.</i>
		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H20 Land South of Papplewick Lane

Site Area - 0.87 Number of Dwellings Proposed -26 Number of Dwellings Remaining 26 Density (DPH) ~34

Easting: 454396 **Northing:** 349453

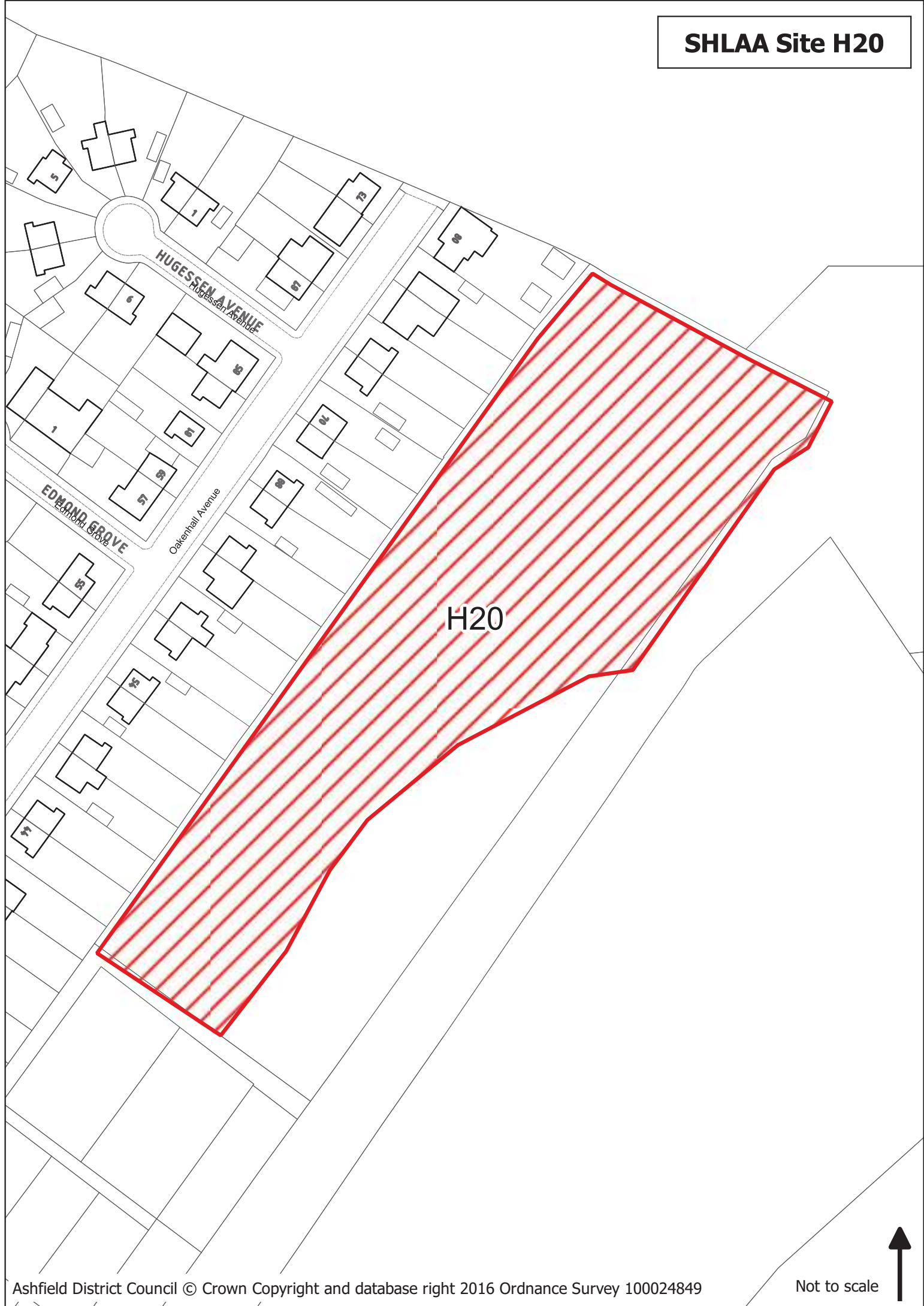
Availability Timescale: 5 Year Tranche: 5 -10 Years

Draft Reasoned Judgment:**POLICY COMMENTS:**

This site forms part of a larger housing site where development has commenced. This site is available and generally suitable.

PHYSICAL CONSTRAINTS:

Achievability is constrained by access constraints. Consequently the site is considered suitable but is expected to be deliverable within 5 to 10 years time.



H20



Site Ref: H22 Land Behind 162a-220 Nottingham Road

Site Area - 1.58 Number of Dwellings Proposed -53 Number of Dwellings Remaining 53 Density (DPH) -34

Easting: 454362 Northing: 347510

Planning Policy Status:	<i>Non-allocated and No Planning Permission - Small area designated as Green Belt land.</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Gardens</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Mostly Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent Mature Landscape Area; EV4Ra; South of Hucknall</i>
Previously Developed?:	<i>100% Greenfield Site - Property Curtilage; Gardens</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - A small part of the site is Green Belt; Green Belt status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review. The majority of the site (excluding the section in Green Belt) could be developed within 5 years.</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Strong Western boundary-hedgerow and mature planting/trees, forming highly defensible boundaries.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively Flat</i>	Ownership Constraints	<i>Several private owners - Developer in process of assuming control of site</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown - Developer in process of assuming control of site</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Access via Nottingham Road will be suitable to develop the site. The development would need a permanent secondary access if the number of properties exceeds 50, though this need may potentially be mitigated through careful access and site layout design. (Combined with Site 51 for Highways Assessment)</i>	Info from Housing Market:	<i>Very Strong -</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 143 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 930 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 19 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through on-road cycle routes and quieter roads.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H22 Land Behind 162a-220 Nottingham Road

Site Area - 1.58 Number of Dwellings Proposed -53 Number of Dwellings Remaining 53 Density (DPH) -34

Easting: 454362 **Northing:** 347510

Availability Timescale: Non Deliverable or Developable

Draft Reasoned Judgment:

POLICY COMMENTS:

This site is potentially suitable, as it falls within the Hucknall Main Urban Area.

PHYSICAL CONSTRAINTS:

The site is severely constrained by landownership issues. Development is not currently deliverable as some landowners are opposed to releasing their land for development. Due to these constraints it is considered to be non deliverable.

H49

SHLAA Site H22

Shelton Avenue

60.8m

Nottingham Road

58.8m

H81

Drain

H22

H51

H52



Site Ref: H23 Rear of 92-96 Papplewick Lane

Site Area - 0.14 Number of Dwellings Proposed -5 Number of Dwellings Remaining 5 Density (DPH) -34

Easting: 454250 Northing: 349826

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Moderate adverse effects from adjacent occupiers or development of the site for housing - Site adjacent to major housing construction site (Site Reference 44) for the medium term.</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Gardens</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Previously Developed Land - Property Curtilage; Gardens</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Slight constraint which may impact on programme for delivery -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Various mature trees and plants, forming a somewhat strong planted boundary. Planting is currently helpful in obscuring views into the adjacent housing construction site.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat, gently sloping to the South East</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Site access requires negotiation with developers of the adjacent housing site. The site could be served from the new Papplewick infrastructure. However, no plots should have drive access directly to the new spine road.</i>	Info from Housing Market:	<i>Viable -</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop - 684 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 697 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 12 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>-</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H23 Rear of 92-96 Papplewick Lane

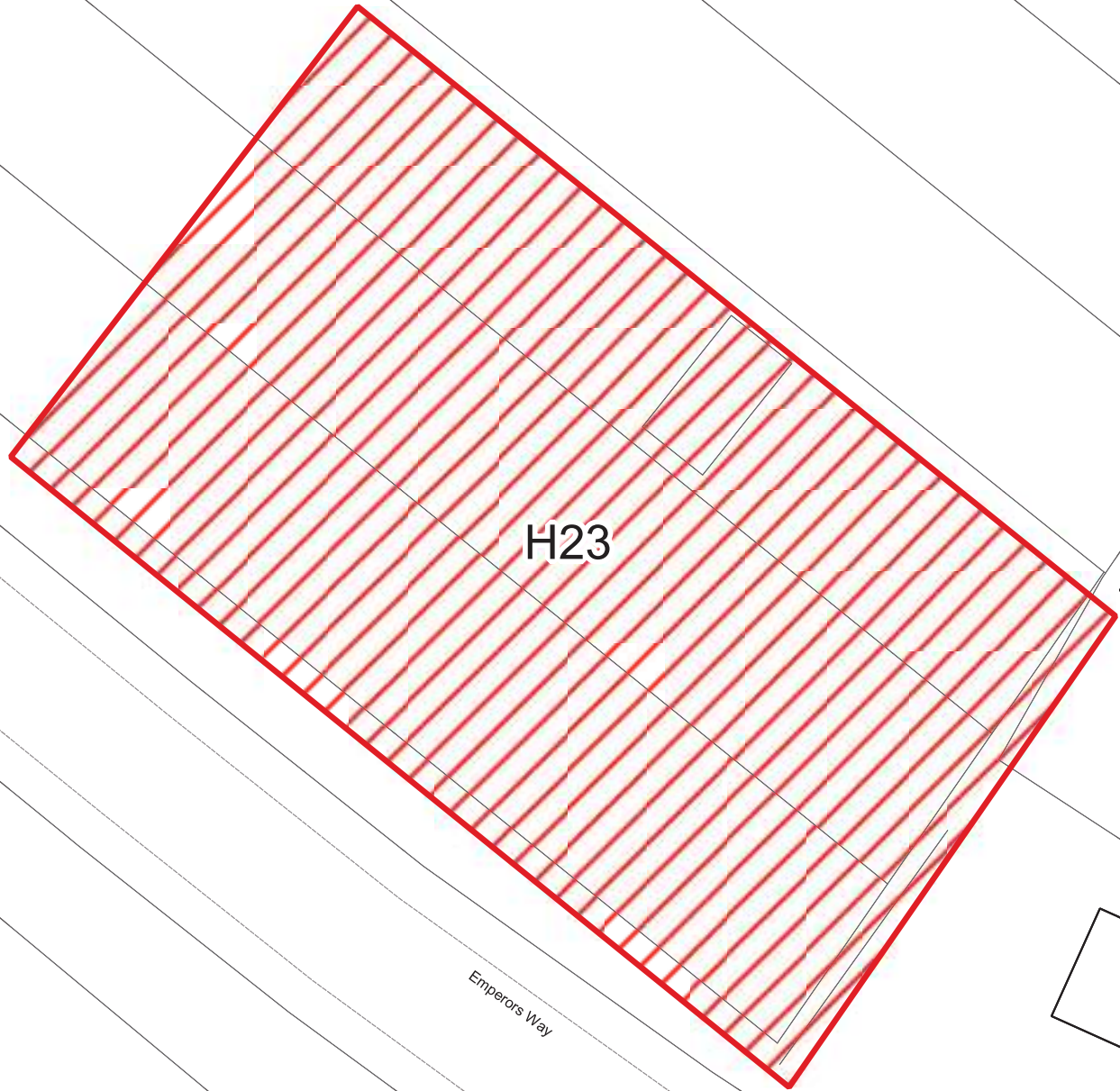
Site Area - 0.14 Number of Dwellings Proposed -5 Number of Dwellings Remaining 5 Density (DPH) ~34

Easting: 454250 **Northing:** 349826

Availability Timescale: 5 Year Tranche: 0 - 5 Years

Draft Reasoned Judgment:

The site has outline planning permission for residential development. Development is considered to be deliverable as the site is available and development is achievable.



H23

Emperors Way



Site Ref: H24 Linby Road Former Allotments

Site Area - 0.68 Number of Dwellings Proposed -20 Number of Dwellings Remaining 20 Density (DPH) -40

Easting: 453487 Northing: 349820

Planning Policy Status:	<i>Allocated for residential use/outline planning permission for residential use - Allocated HG1Hp-Housing</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Semi-active; 2 plots in allotment use</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Mainly active and disused allotments, dwellings on some plots</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature hedgerow and meadow, but generally overgrown and in poor state.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively Flat</i>	Ownership Constraints	<i>Several private owners - Some represented by single agent</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests insufficient capacity for proposed level of development, with no apparent possibility for mitigation - All the road structures surrounding the site are unsuitable for accommodating increased traffic generation. St Marys Way is too narrow and Carlingford Road has restricted road width due to on street parking.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 15 minutes walk of a bus stop - 521 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 865 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk - 6 Minutes by Public Transport , 449 Metres Walking Distance to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Post Office, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Site is within walking distance of Hucknall Town Centre</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

Site Ref: H24 Linby Road Former Allotments

Site Area - 0.68 Number of Dwellings Proposed -20 Number of Dwellings Remaining 20 Density (DPH) -40

Easting: 453487 **Northing:** 349820

The site is currently allocated for housing in the Ashfield Local Plan Review (2002). As such, it is generally suitable.

PHYSICAL CONSTRAINTS:

Achievability is severely compromised by a lack of access. Consequently the site is currently considered undeliverable. It may be developable in the longer term if access constraints can be overcome. This would be reliant on third party land being available.

SHLAA Site H24



Site Ref: H25 100 Nottingham Road

Site Area - 0.65 Number of Dwellings Proposed -37 Number of Dwellings Remaining 37 Density (DPH) -34

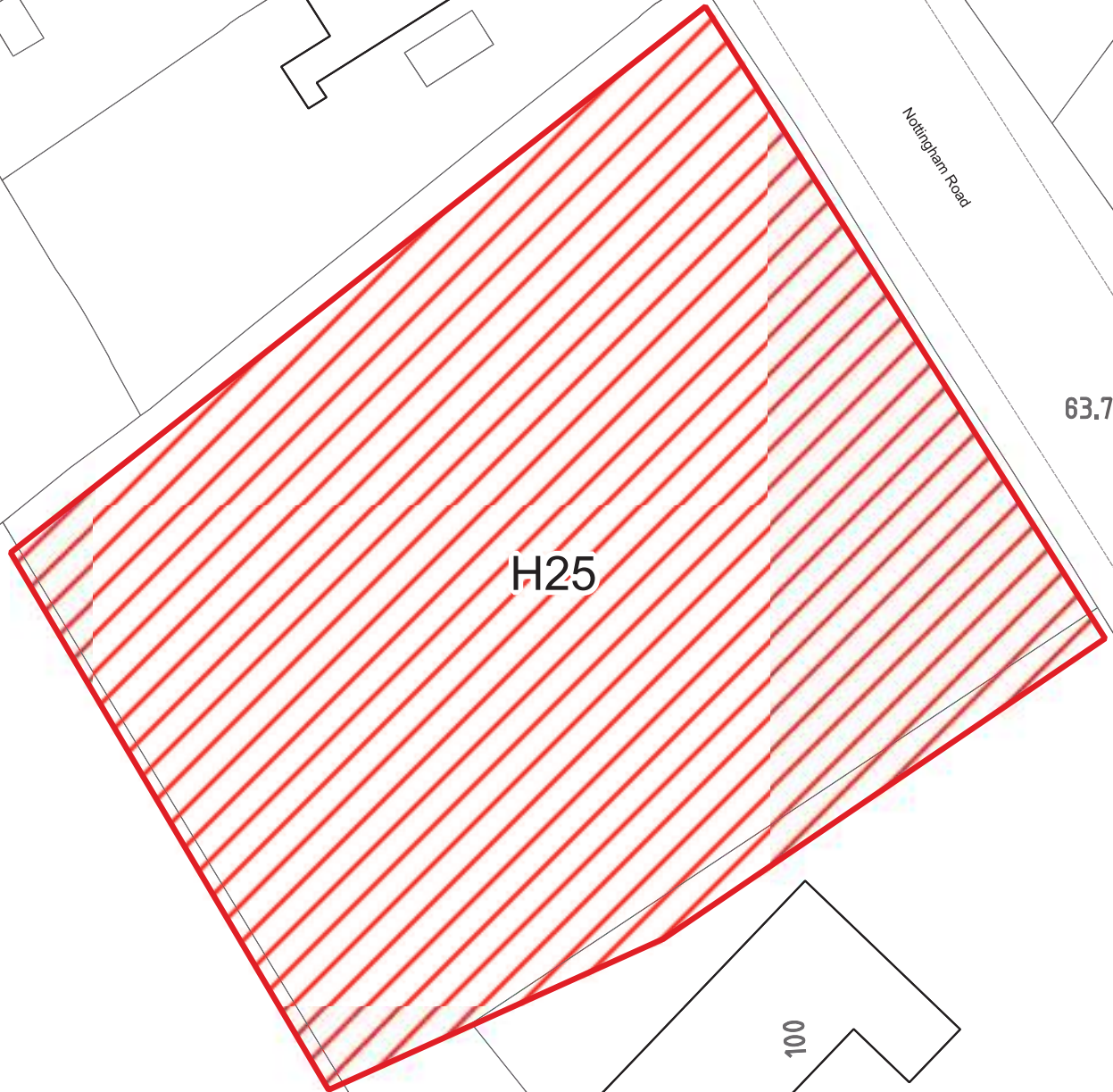
Easting: 454210 **Northing:** 347991

Planning Policy Status:	<i>Allocated for residential use/outline planning permission for residential use - Allocated HG1Hb-Housing</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Play centre</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Multiple Tree Preservation Orders on site boundary</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Field/Play Centre and Curtilage</i>	Built Environmental Constraints:	<i>Impact upon the setting of any built environment constraints located off site supplemented by comment - Close to Grade II Listed Buildings; Early C19 Cottages</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature trees on site boundary and a large grassed area. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints -</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made - No access off Nottingham Road will be permitted. This site shall be served by the comprehensive road structure proposed on land to the rear.</i>	Info from Housing Market:	<i>Viable -</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 49 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 507 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 15 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through on-road cycle routes and quieter roads.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years**Draft Reasoned Judgment:**

This site has outline planning permission (V/2014/0443).

SHLAA Site H25



Site Ref: H31 F.J. Bamkin Factory Site, King Edward Street

Site Area - 0.25 Number of Dwellings Proposed - 14 Number of Dwellings Remaining 14 Density (DPH) -40

Easting: 453584 **Northing:** 348926

Planning Policy Status:	<i>Full planning permission for residential -</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Employment study 'release site' or land use has no policy concerning its retention`Land use does not constrain future housing use - Active; Sock Factory; Letting for future industrial use expected to be difficult, site regarded as very poor hence recommended for release by Employment Land Study</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Previously Developed Land - Currently Factory</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Works; Knitwear Factory</i>
Landscape Quality and Character:	<i>Site is adjacent to a mature and pleasant residential area</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints -</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made - Multiple options for access</i>	Info from Housing Market:	<i>Viable - Assumptions: Developed as 2 & 3 Bed Town Houses.</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 356 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 10 minutes walk of a tram stop - 706 metres from nearest</i>
Utilities Gas and Electricity:	<i>No capacity constraints for given level of development (with assessment made) -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk - 3 Minutes by Public Transport , 184 Metres Walking Distance to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Supermarket (1000m2+), Further Education Establishment, Post Office, GP's Surgery, Primary School</i>

Site Ref: H31 F.J. Bamkin Factory Site, King Edward Street

Site Area - 0.25 Number of Dwellings Proposed - 14 Number of Dwellings Remaining 14 Density (DPH) -40

Easting: 453584 **Northing:** 348926

Utilities Gas and Elec: *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -*

Pedestrian and Cycling accessibility to site:

- Hucknall Town Centre within walking distance. Appears reasonable cycle access through quiet roads

EIA:

Green Infrastructure Public Benefit:

- To be considered pending completion of upcoming Green Infrastructure Strategy

Availability Timescale: 5 Year Tranche: 0 - 5 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

Planning application pending for 14 dwellings.

SHLAA Site H31



Site Ref: H48 Ruffs Farm, Watnall Road

Site Area - 0.48 Number of Dwellings Proposed - 10 Number of Dwellings Remaining 10 Density (DPH) -30

Easting: 452283 Northing: 347788

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Partially Allocated RC5; Allotments - now disused and non-statutory.</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Gardens</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site - Allotments/Gardens</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development - Large part of site falls within 250 metre landfill buffer</i>
Landscape Quality and Character:	<i>Multiple mature trees on site</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>Unknown - Developer owns part of the site, part of site is publicly owned</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Access via Watnall Road will be suitable to develop this land.</i>	Info from Housing Market:	<i>Viable - Assumption: 2 houses demolished</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 252 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2566 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 19 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through off-road cycle routes and quieter roads. Toucan crossing allows safe crossing of bypass.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: Proposed Local Plan Housing Allocation**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is within the main urban area and is currently allocated as an allotment site which has no statutory protection. It is currently in use as a paddock.

PHYSICAL CONSTRAINTS:

There are access constraints which do not require third party land and can be mitigated.

The site is considered suitable and is proposed for allocation in the Local Plan Publication.

H48

WESTVILLE



Site Ref: H49 Broomhill Farm, Nottingham Road

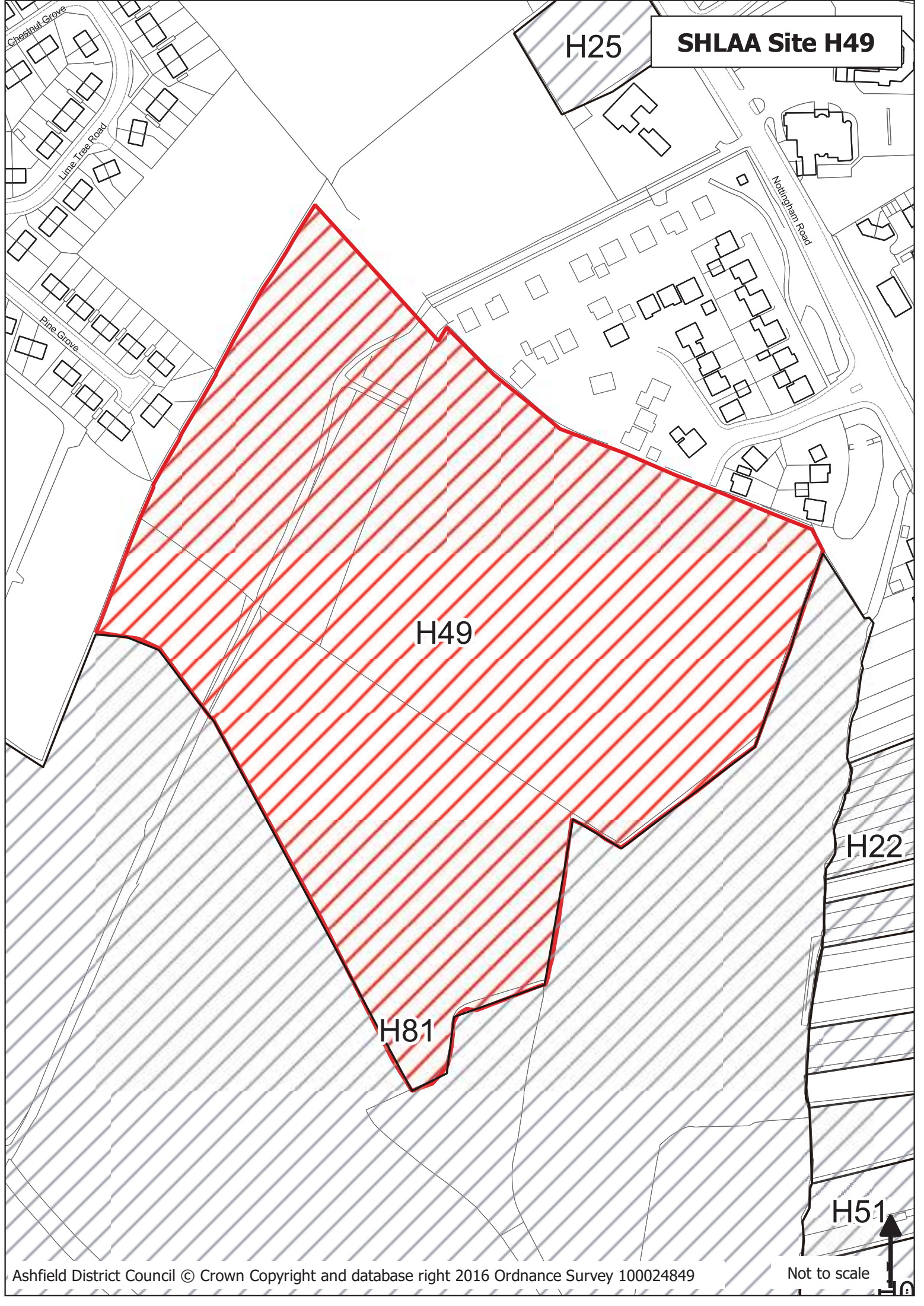
Site Area - 7 Number of Dwellings Proposed -374 Number of Dwellings Remaining 158 Density (DPH) -34

Easting: 454164 Northing: 347813

Planning Policy Status:	<i>Allocated for residential use/outline planning permission for residential use - Allocated HG1Hb-Housing</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent Mature Landscape Area; EV4Ra; South of Hucknall, Multiple Tree Preservation Orders on site.</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development - Former quarry on Eastern edge of site, assumed mediated</i>
Landscape Quality and Character:	<i>Multiple mature trees and hedgrows form current field boundaries. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Contamination issues have been overcome either through design or remediation, or the site has been assessed and declared acceptable for residential development - Former quarry on Eastern edge of site, assumed mediated</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Publicly Owned</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown - Assumed unproblematic as site has current planning permission</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	<i>Viable - Assumption -2 Phases with two developers Phase 1:156dwl (4.59 ha) 2 yrs, Phase 2: 218dwl (6.41) 2yrs 3 months. 10% site area assumed open space.</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 346 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 814 metres from nearest</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>- 16 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Primary School</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>-</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is allocated for housing in the Ashfield Local Plan Review (2002) and is considered suitable and achievable. Part of the site has planning permission and development has commenced. Development of the remaining area is deliverable within 5 years.



SHLAA Site H49

H25

H49

H22

H81

H51

Site Ref: H51 Land Behind 220 Nottingham Road

Site Area - 0.39 Number of Dwellings Proposed -5 Number of Dwellings Remaining 5 Density (DPH) -34

Easting: 454396 Northing: 347434

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Active; Garden</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent Mature Landscape Area; EV4Ra; South of Hucknall</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Property Curtilage; Gardens and Industrial unit</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No capacity constraints for given level of development (with assessment made) -</i>
Landscape Quality and Character:	<i>Strong Western boundary-hedgerow and mature planting/trees, forming highly defendable boundaries. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	<i>Full Planning Permission for one dwelling on part of the site</i>
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Access via Nottingham Road will be suitable to develop the site. The development would need a permanent secondary access if the number of properties exceeds 50, though this need may potentially be mitigated through careful access and site layout design. (Combined with Site 22 for Highways Assessment)</i>	Info from Housing Market:	<i>Very Strong - Assumption: Existing house remains. Forms part larger development site. No allowance for demolition</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 138 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 1043 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 19 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through on-road cycle routes and quieter roads.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H51 Land Behind 220 Nottingham Road

Site Area - 0.39 Number of Dwellings Proposed -5 Number of Dwellings Remaining 5 Density (DPH) -34

Easting: 454396 **Northing:** 347434

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:**POLICY COMMENTS:**

Approximately 40% of this site falls within the Hucknall Main Urban Area. The remainder of the site currently falls within the Green Belt.

The site is surrounded by a boundary of mature trees. There is also an industrial unit on the site which is in Green Belt; it takes up approximately 15% of the site area.

Following a review of options, the Council considers that there are exceptional circumstances for Green Belt release. The site is being taken forward as a housing allocation in the emerging Local Plan.

SHLAA Site H51

Drain

58.8m

Nottingham Road

H22

H81

H51

H52

H09



Site Ref: H52 Land Behind 222 Nottingham Road

Site Area - 0.23 Number of Dwellings Proposed - 8 Number of Dwellings Remaining 8 Density (DPH) -34

Easting: 454358 Northing: 347410

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use - Vacant; Field</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre - Within Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent Mature Landscape Area; EV4Ra; South of Hucknall</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Property Curtilage; Gardens</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>Mature planting on three boundaries, particularly forming a defendable boundary to the North West. LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	<i>Second application refused on grounds that proposal could compromise possibility for comprehensive development</i>
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is Owner-Occupied -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development - Access constraints could be mitigated through the careful design of any access and development layout and subject to a Transport Impact Assessment (Assessed alongside site 9)</i>	Info from Housing Market:	<i>Very Strong - Assumption: Part of comprehensive scheme</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 190 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop - 1083 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 20 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>- Appears reasonable access to Hucknall Town Centre through on-road cycle routes and quieter roads.</i>
EIA:		Green Infrastructure Public Benefit:	<i>- To be considered pending completion of upcoming Green Infrastructure Strategy</i>

Site Ref: H52 Land Behind 222 Nottingham Road

Site Area - 0.23 Number of Dwellings Proposed -8 Number of Dwellings Remaining 8 Density (DPH) ~34

Easting: 454358 **Northing:** 347410

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:**POLICY COMMENTS:**

This site is available. However the site currently falls within the Green Belt and is currently unsuitable due to policy constraints. Following a review of options, the Council considers that there are exceptional circumstances for Green Belt release and the site is being taken forward as a housing allocation in the emerging Local Plan.

PHYSICAL CONSTRAINTS:

Whilst delivery of development is currently constrained by poor access, the site forms part of a comprehensive area taken forward for allocation and opportunities are available for mitigation.

SHLAA Site H52

H22

H51

H52

H81

H09



Site Ref: H80 Hucknall Town Football Club, Watnall Road

Site Area - 3.35 Number of Dwellings Proposed - 108 Number of Dwellings Remaining 108 Density (DPH) -32

Easting: 452591 **Northing:** 348241

Planning Policy Status:	<i>Allocated for non residential development use - Allocated RC3HI; Formal Open Space, EM1Hd; Employment Allocation</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>- Active; Football Club and Training Ground, Employment Land Study regards employment allocation as having good market appeal and potentially good location, dependent on redevelopment. Hence development on this site would be expected to include provision for this employment allocation to be maintained.</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) - Football Club & Curtilage</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Policy constraint which is likely to affect delivery but not prevent it - Ashfield Playing Pitch Strategy (2008) and Local Plan (2002) Policy RC3 recommend that the pitches may only be lost if adequate replacements are provided.</i>	Contaminated Land Issues:	<i>Known/assessed capacity/cost constraints that will impact on delivery - Historic landfill in Southern corner of site; Former Quarry</i>
Landscape Quality and Character:	<i>Some mature planting on boundaries but no buildings on site that appear worthy of retention and little mature planting on site</i>	Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	<i>Application for relocation of Football Club and Outline Residential Development awaiting 106 agreement.</i>
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Site is in operation for an alternative use with the occupier holding a lease or tenancy agreement but is willing to negotiate to cease occupation of the site -</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development -</i>	Info from Housing Market:	<i>Viable - Assumptions: Costs associated with removal of buildings, stands, concrete areas, tarmac</i>
Highways Infrastructure	<i>- A Transport Assessment has been approved in principle for this site, for 120 dwellings and 2500 square metres of office space.</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop - 125 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk - 2055 metres from nearest</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>- 15 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Primary School, Cash Machine, Secondary</i>

Site Ref: H80 Hucknall Town Football Club, Watnall Road

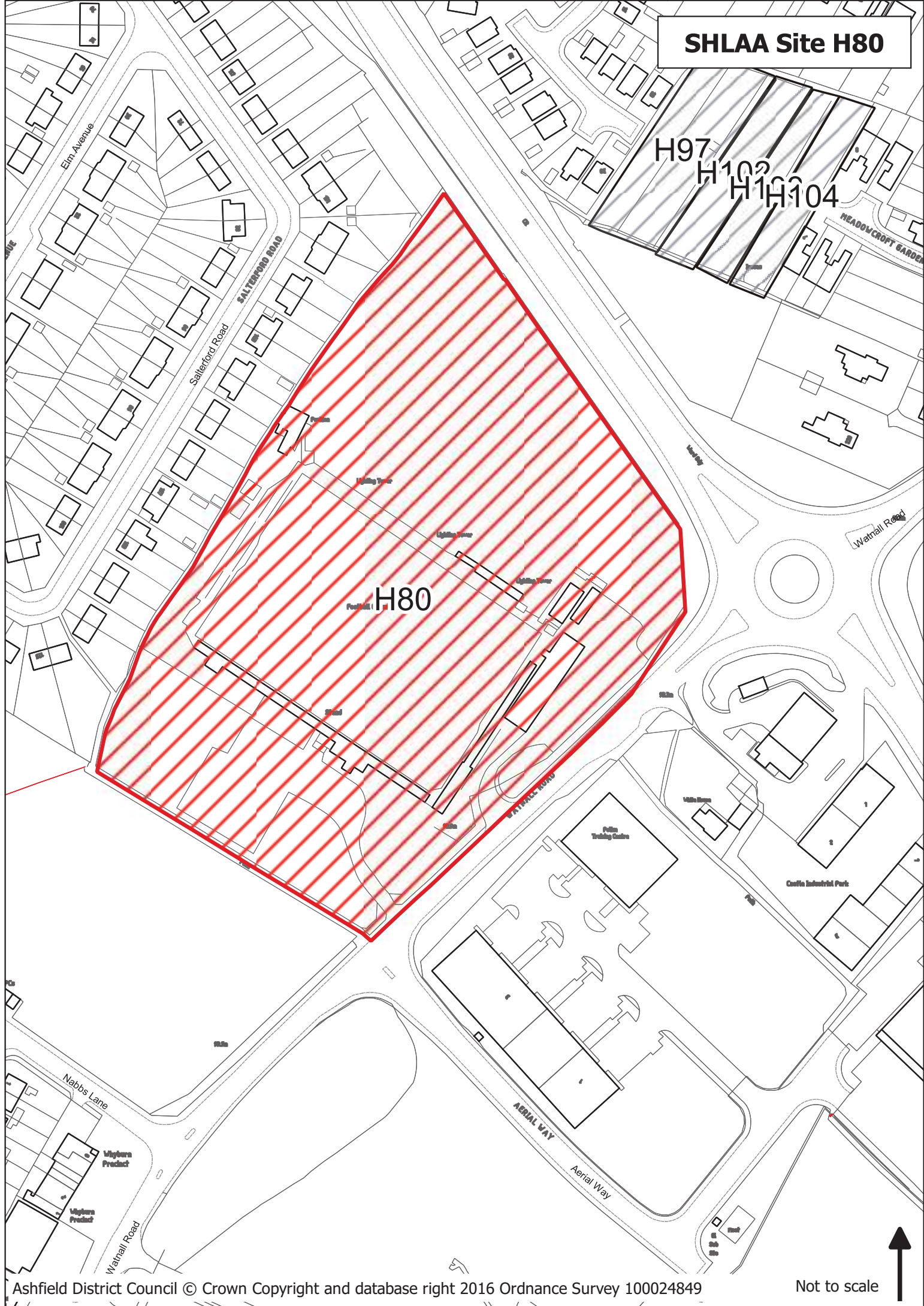
Site Area - 3.35 Number of Dwellings Proposed - 108 Number of Dwellings Remaining 108 Density (DPH) -32

Easting: 452591 **Northing:** 348241*School***Utilities Gas and Elec:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Pedestrian and Cycling accessibility to site:***- Appears reasonable access to Hucknall Town Centre through off-road cycle routes and quieter roads. Toucan crossing allows safe crossing of bypass.***EIA:****Green Infrastructure Public Benefit:***- To be considered pending completion of upcoming Green Infrastructure Strategy***Availability Timescale:** 5 Year Tranche: 5 -10 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is developable in the longer term. It was previously subject to an outline planning permission for mixed use development (including residential use). The owners are seeking residential development on the whole site. Part of the site is an Employment Allocation and the suitability of the site would be dependant on whether the site is required for that purpose.

Hucknall Town Football Club is planning to relocate. Once the new stadium has been completed the site will be available for development. As such, it is anticipated that the site will be available in 5 to 10 years time.

SHLAA Site H80



Site Ref: H81 Land adjacent to the A611, Hucknall

Site Area - 24 Number of Dwellings Proposed -400 Number of Dwellings Remaining 400 Density (DPH) -30

Easting: 453769 Northing: 347524

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>- Agriculture/vacant</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre -</i>	Natural Environmental Constraints:	<i>SINCS, RIGS present on site - A very small area of the site is a LWS</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Designated Green Belt land</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>LCA DPZ: ML018; Condition: Moderate; Strength: Moderate; Strategy: Enhance</i>	Contaminated Land Issues 1:	<i>-</i>
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	<i>N/A</i>
Topographical Constraints:	<i>Minor topographical constraints - Gently sloping</i>	Ownership Constraints	<i>No ownership problems; all owners supporting development -</i>
Ridgelines and Site Prominence:	<i>See Comment - There is a raised area of land on part of the site. This area forms part of a Local Wildlife Site and would not be suitable for development.</i>	Operational or Tenancy Issues:	<i>Site is Vacant - A small area of the site has a short term tenancy</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development -</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>Requires direct assessment of timescale for development based upon known infrastructure constraints -</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>- Site adjacent to A611 - noise impact assessment required. Potential for mitigation.</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 15 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 20 minute walk of a tram stop -</i>
Utilities Gas and Electricity:	<i>No capacity constraints for given level of development (with assessment made) -</i>	Facilities within the Locality:	<i>No facilities within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Moderate number of basic pedestrian / cycle routes linking site to centres of residence -</i>
EIA:		Green Infrastructure Public Benefit:	<i>Public benefit through existing GI facility adjoining site -</i>

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:

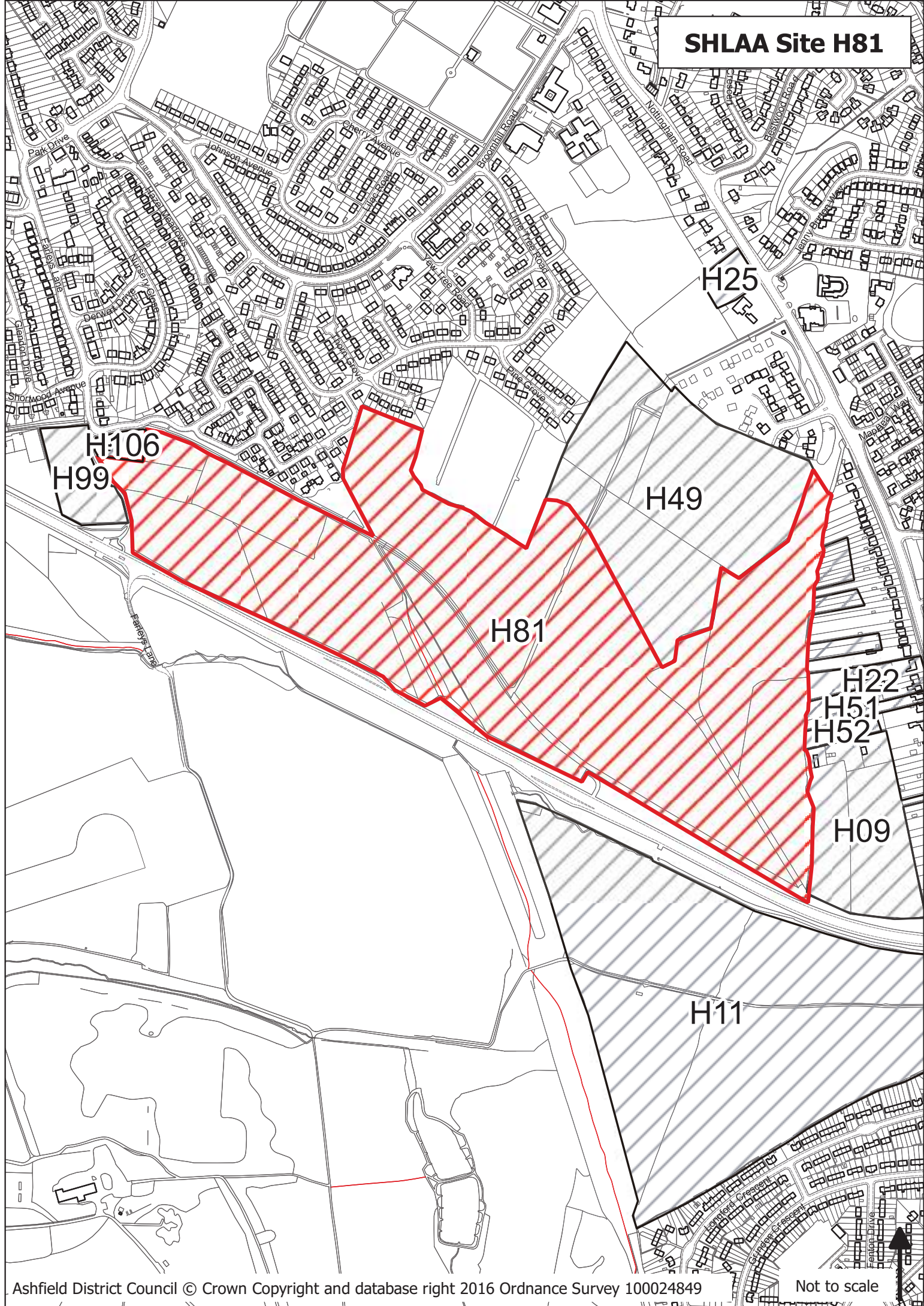
POLICY CONSTRAINTS

The site is situated in the Green Belt and, as such, is unsuitable for development. Following a review of options the Council considers that there are exceptional circumstances for Green Belt release. As such, the site is being taken forward as a housing allocation in the emerging Local Plan.

PHYSICAL CONSTRAINTS:

The site cannot currently be access from the highway. Major highways infrastructure works are currently being implemented on the A611 in relation to Rolls Royce. This will enable the site to be accessed from the A611.

SHLAA Site H81



Site Ref: H82 Land adjacent to 450 Moor Road, Bestwood

Site Area - 0.44 Number of Dwellings Proposed - 1 Number of Dwellings Remaining 1 Density (DPH) -2

Easting: 455168 **Northing:** 348739

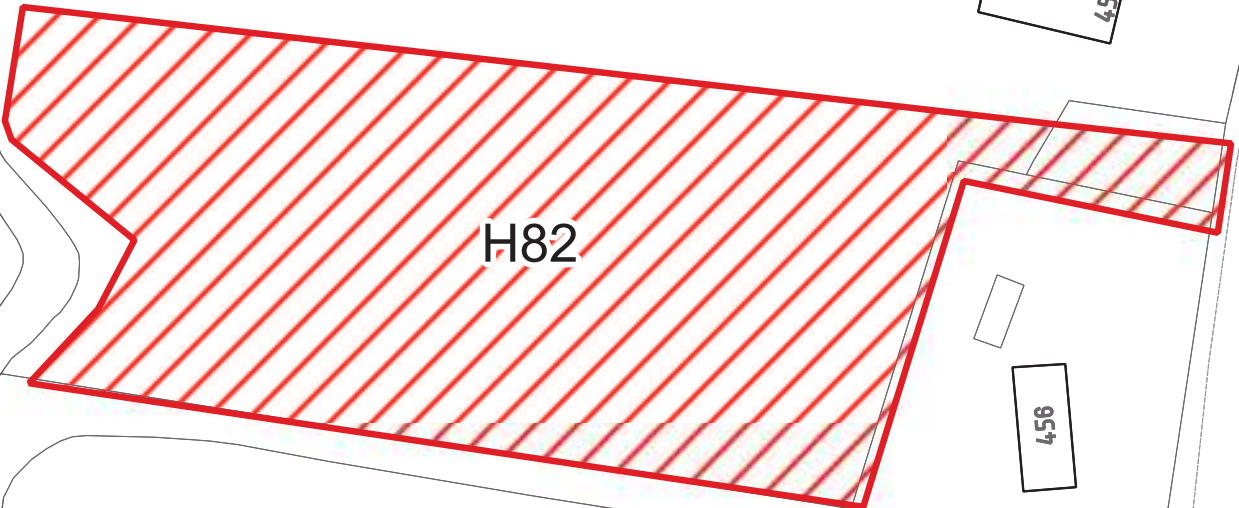
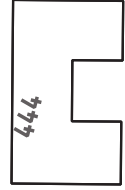
Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	-
Existing Use	<i>- Residential</i>	Flood Risk	-
Location:	<i>Not Within or Adjacent Settlement -</i>	Natural Environmental Constraints:	-
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) -</i>	Built Environmental Constraints:	-
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt</i>	Contaminated Land Issues:	-
Landscape Quality and Character:	<i>N/A</i>	Contaminated Land Issues 1:	-
Agricultural Land:	<i>Grade 3 (Good-Moderate) -</i>	Conservation Area Status:	-
External Profile of the Site:	-	PP Implementation Progress:	-
Topographical Constraints:	-	Ownership Constraints	-
Ridgelines and Site Prominence:	-	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	-	Info from Housing Market:	-
Highways Infrastructure	-	Constrained by Bad Neighbours affecting Res Amenity:	-
Utilities Water:	-	Public Transport Accessibility:	-
Utilities Drainage:	-	Proximity to Tram Stops:	-
Utilities Gas and Electricity:	-	Facilities within the Locality:	-
Utilities Gas and Elec:	-	Pedestrian and Cycling accessibility to site:	-
EIA:		Green Infrastructure Public Benefit:	-

Availability Timescale: Non Deliverable or Developable**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is designated Green Belt land and is within flood zone 2. The National Planning Policy Framework indicates that development should be directed away from areas at highest risk. Ashfield's SFRA report recommends that sites should not be allocated in areas of highest flood risk. Consequently, the sequential test and exceptions test (as defined by the NPPF) would need to be passed prior to the site being considered suitable for allocation. As such, is unsuitable for development.

SHLAA Site H82

61.0m



H82



62

Moor Road

CR

River Leen



Site Ref: H83 Land adjacent to 11 Cranbourne Grove, Hucknall

Site Area - 1.86 Number of Dwellings Proposed -56 Number of Dwellings Remaining 56 Density (DPH) -30

Easting: 452186 **Northing:** 349432

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	-	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan</i>	Natural Environmental Constraints:	<i>Impact upon the setting of any natural environmental constraints supplemented by comment - Adjacent to a SINC site.</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Significant policy constraint which may be removed in the long term - Green Belt; status may be removed within 5-10 years</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:	<i>LCA DPZ: ML017; Condition: Moderate; Strength: Moderate; Strategy: Enhance.</i>	Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Grade 2 (Very Good) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>Minor topographical constraints - Relatively flat</i>	Ownership Constraints	<i>Unknown - The site cannot be directly accessed from the public highway</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>Unknown -</i>
Highways Infrastructure Constraints:	<i>Current information suggests insufficient capacity, no detailed assessment made - Severe access constraints which would require third party land.</i>	Info from Housing Market:	-
Highways Infrastructure	<i>Site would not receive planning permission or allocation without an agreed Transport Assessment -</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	-
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	-
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	-
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	-
EIA:		Green Infrastructure Public Benefit:	-

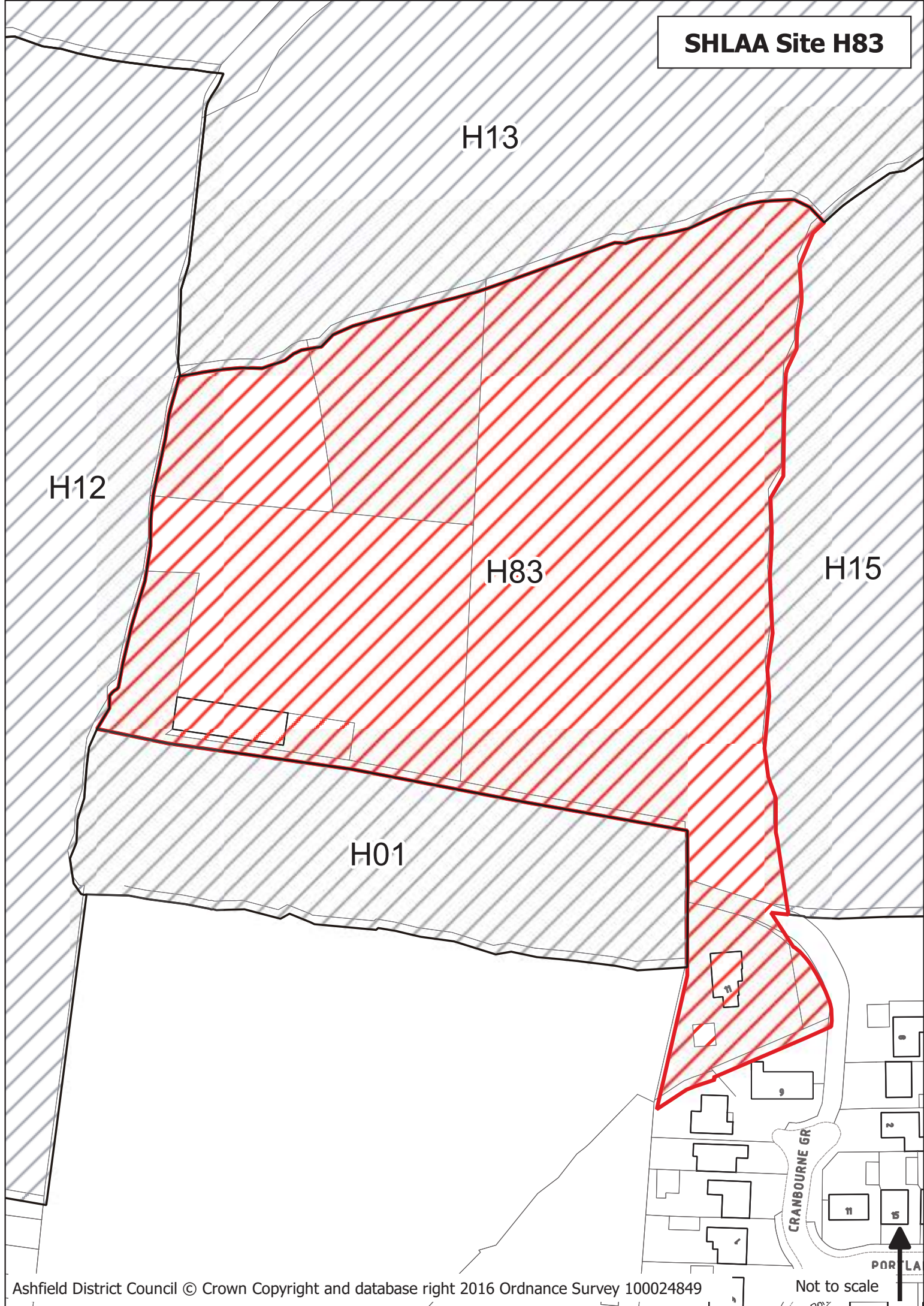
Availability Timescale: Beyond 15 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

This site is in Green Belt and adjoins the urban area. Tfollowing a review of options, the Council does not consider that there are exceptional circumstances for further Green Belt release in Hucknall.

PHYSICAL CONSTRAINTS:

There are currently severe access constraints. It is unknown if this could be mitigated.

SHLAA Site H83



Site Ref: H88 Factory off Bolsover Street, Hucknall

Site Area - 0.4 Number of Dwellings Proposed - 16 Number of Dwellings Remaining 16 Density (DPH) -40

Easting: 0 Northing: 0

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Moderate adverse effects from adjacent occupiers or development of the site for housing - Adjacent factory - potential minor noise and overlooking issues</i>
Existing Use	<i>Employment site 'consider for release' (district indicates wish to retain) or land has conditional planning policy concerning its retention -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within named settlement -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Previously Developed Land -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Slight constraint which may impact on programme for delivery - Policy EM5 - Protection of Existing Employment sites and buildings</i>	Contaminated Land Issues:	<i>-</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	<i>N/A</i>
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>-</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>-</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>- Unknown at this stage.</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	<i>0</i>	Green Infrastructure Public Benefit:	<i>No public benefit identified or too expensive to deliver -</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site, which is adjacent to Hucknall town centre, is currently occupied by a vacant factory building to the west and a joinery company to the south. The site adjoins residential properties to three sides and an office to one side. The vacant factory is a building of local historic interest (demolition and redevelopment would not be supported by the Council) and conversion to residential would bring significant benefits to the property. Residential development would also be suitable on the remainder of the site subject to a suitable outcome for the business (i.e. Relocation to a suitable area) and the design of any future scheme.

SHLAA Site H88

BOLSOVER STREET
Bolsover Street

Mancor House

H88

10

COURT
Dukes Court



Site Ref: H89 Grange Farm, Papplewick Lane/Moor Road, Hucknall

Site Area - 1.4 Number of Dwellings Proposed - 18 Number of Dwellings Remaining 18 Density (DPH) -30

Easting: 0 Northing: 0

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - A small part of the site is allocated as an informal open space. The majority of the site is unallocated.</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest >1/2 site at risk from flooding (1 in 100 or greater) - Part of the site is in Floodzones 2 and 3. Proposed mitigation approved by EA.</i>
Location:	<i>Within named settlement -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations - There is a prospective Special Protection Area (SPA) within the region but until this has been formally designated the site is not considered to have any ecological/environmental constraints.</i>
Previously Developed?:	<i>Site predominantly brownfield (more than 70%) -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>-</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>-</i>
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development -</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>-</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 20 minute walk of a tram stop -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Moderate number of basic pedestrian / cycle routes linking site to centres of residence -</i>
EIA:	<i>0</i>	Green Infrastructure Public Benefit:	<i>Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit -</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years**Draft Reasoned Judgment:**

The site has full planning permission for residential development.

SHLAA Site H89



Site Ref: H90 Land off Forest View Drive, Hucknall

Site Area - 0.09 Number of Dwellings Proposed - 1 Number of Dwellings Remaining 1 Density (DPH) -30

Easting: 0 Northing: 0

Planning Policy Status:	<i>Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Green Belt</i>	Bad Neighbour	<i>Moderate adverse effects from adjacent occupiers or development of the site for housing - The site is adjacent to the Hucknall bypass. As such, there may be noise implications.</i>
Existing Use	<i>- Paddock/agricultural use.</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent named settlement -</i>	Natural Environmental Constraints:	-
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	-
Material Planning Policy Considerations	<i>Major policy constraint which is likely to prevent development -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Former industrial site.</i>
Agricultural Land:	<i>Grade 4 (Poor) -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	-
Ridgelines and Site Prominence:	-	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	<i>Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development -</i>	Info from Housing Market:	-
Highways Infrastructure	-	Constrained by Bad Neighbours affecting Res Amenity:	<i>- Unknown at this stage.</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>No facilities within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Moderate number of basic pedestrian / cycle routes linking site to centres of residence -</i>
EIA:	0	Green Infrastructure Public Benefit:	<i>No public benefit identified or too expensive to deliver -</i>

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

This site is available. However suitability is constrained by the site's Green Belt status and its Grade 2 agricultural land status. Consequently this site is considered currently unsuitable. Following a review of options the Council does not consider there are exceptional circumstances for Green Belt release.

PHYSICAL CONSTRAINTS:

achievability is compromised by severe access constraints with no apparent possibility for mitigation.

SHLAA Site H90

H15

H16

H90

Forest View Drive

FOREST VIEW DRIVE

ASHLEY GROVE

Portland Grange

1

19

7

28



Site Ref: H91 Land at Brickyard Drive, Hucknall

Site Area - 0.73 Number of Dwellings Proposed -20 Number of Dwellings Remaining 20 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status:	<i>Allocated for residential use/outline planning permission for residential use -</i>	Bad Neighbour	<i>Significant adverse effects from adjacent or development of the site for housing - Railway line and employment units adjacent to the site</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within named settlement -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Slight constraint which may impact on programme for delivery -</i>	Contaminated Land Issues:	<i>Unknown (but significant) status regarding capacity/cost constraints; assumption this will prevent development in the long term -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made - Historic landfill site - Brickyard excavations</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>-</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	<i>-</i>
Highways Infrastructure Constraints:	<i>Current information suggests insufficient capacity, no detailed assessment made - The road structures surrounding this sites are unsuitable for accommodating increased traffic generation. In addition, there is the difficulty of crossing the train lines.</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 15 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 15 minutes walk of a tram stop -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby -</i>
EIA:	<i>0</i>	Green Infrastructure Public Benefit:	<i>Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit -</i>

Availability Timescale: Beyond 15 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

The site is currently allocated for housing in the Ashfield Local Plan Review (2002).

PHYSICAL CONSTRAINTS:

the site can only be accessed via an unmade road and a level crossing. The Highway Authority has indicated that this would not be a satisfactory arrangement for access into this site. With regard to the level crossing, a safety audit would also need to be undertaken. The site is currently considered unsuitable for residential development. The suitability of the site is dependent on a satisfactory solution to the access constraints which will significantly affect the viability of any future scheme.

SHLAA Site H91

BUTLER HILL

SP

H91

BRICKYARD

32

26

10

2

27

El Sub Sta

16

2

H10

Brickyard Drive

Brickyard

Site Ref: H97 High Leys Road, Hucknall

Site Area - 0.21 Number of Dwellings Proposed -4

Number of Dwellings Remaining 4 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status: *Allocated for residential use/outline planning permission for residential use - Allocated for residential use***Bad Neighbour** *Setting with no adverse effects -***Existing Use** *Land use does not constrain future housing use -***Flood Risk** *EA Maps suggest area at no risk from flooding -***Location:** *Within named settlement -***Natural Environmental Constraints:** *No environmental constraints or designations - Further assessments may be required in relation to protected species i.e. Bats.***Previously Developed?:** *100% Greenfield Site -***Built Environmental Constraints:** *Impact upon the setting of any built environment constraints located off site supplemented by comment -***Material Planning Policy Considerations** *Slight constraint which may impact on programme for delivery - Heavy tree coverage - tree survey required.***Contaminated Land Issues:** *No Known Constraints -***Landscape Quality and Character:****Contaminated Land Issues 1:** *Likely existence of contamination, no detailed assessment made - Former allotment site.***Agricultural Land:** *Non agricultural -***Conservation Area Status:** *Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -***External Profile of the Site:** -**PP Implementation Progress:****Topographical Constraints:** *No topographical constraints - Relatively flat***Ownership Constraints** -**Ridgelines and Site Prominence:** *Site is unconstrained by this criteria -***Operational or Tenancy Issues:** -**Highways Infrastructure Constraints:** *Highways assessment suggests sufficient capacity for proposed level of development -***Info from Housing Market:** -**Highways Infrastructure** *Requires direct assessment of timescale for development based upon known infrastructure constraints -***Constrained by Bad Neighbours affecting Res Amenity:** -**Utilities Water:** *No known constraints -***Public Transport Accessibility:** *Within 20 minute walk of a bus stop -***Utilities Drainage:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Proximity to Tram Stops:** *No tram stops within 20 minute walk -***Utilities Gas and Electricity:** *No known constraints -***Facilities within the Locality:** *District/Town Centre within 10-15 minute walk -***Utilities Gas and Elec:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Pedestrian and Cycling accessibility to site:** *Moderate number of basic pedestrian / cycle routes linking site to centres of residence -***EIA:** 0 **Green Infrastructure Public Benefit:** -**Availability Timescale:** 5 Year Tranche: 5 -10 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is allocated for residential use and the principle of development has been established.

PHYSICAL CONSTRAINTS:

There are physical constraints which restrict development of the site in the short term. There is tree coverage on site and an initial assessment indicates that the site would be suitable for development. With regard to access, a ransom strip constrains development in the short term.

Site Ref: H98 Seven Stars Public House, West Street, Hucknall

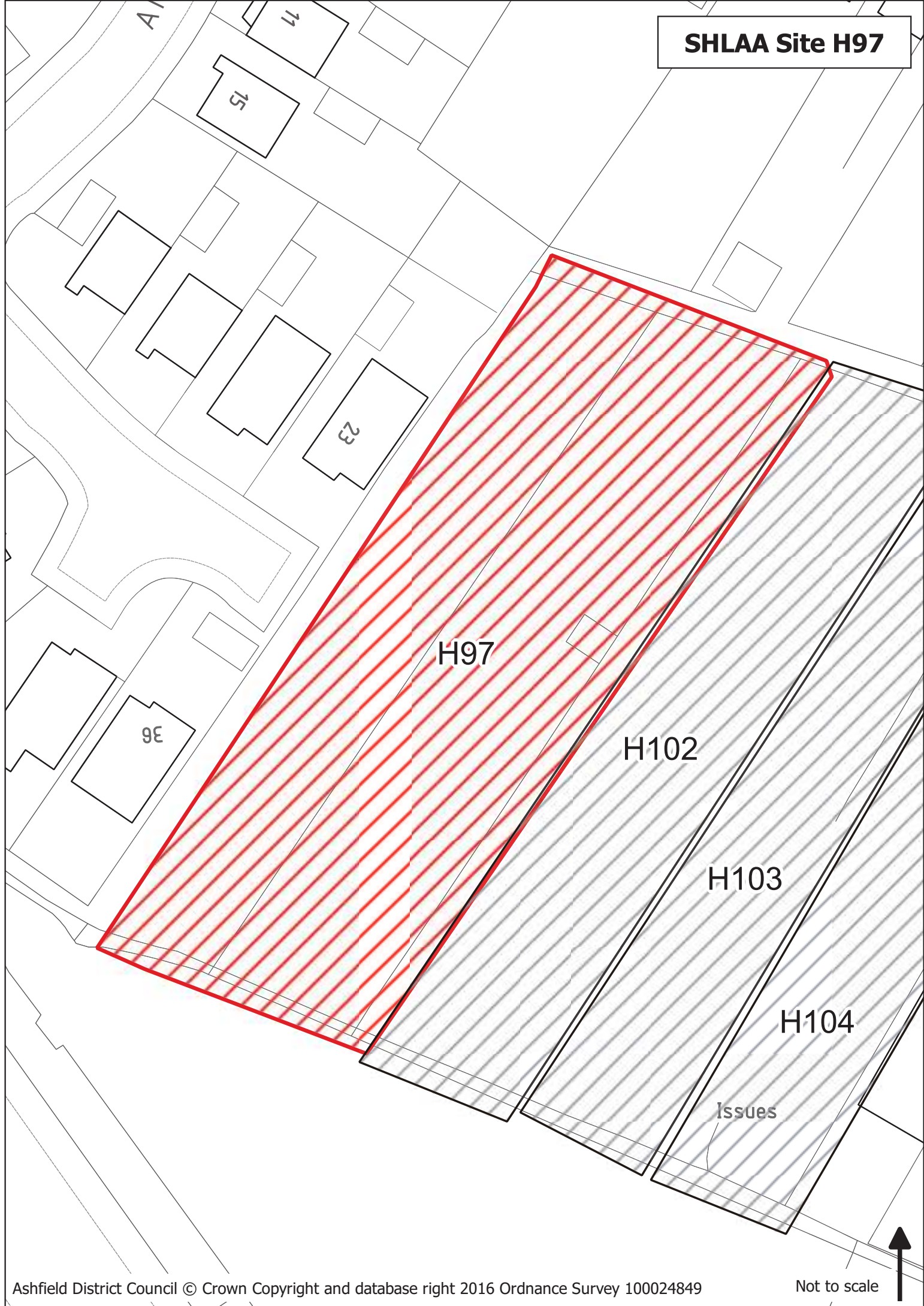
Site Area - 0.7 Number of Dwellings Proposed -25 Number of Dwellings Remaining 25 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to a builders yard</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations - No known constraints. Further assessments may be required at a later stage in the planning process.</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints - Seven Stars Public House is a Local Heritage Asset (Listed on Ashfield District Council's Local Heritage Asset List).</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	<i>-</i>	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	<i>-</i>
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria - The site is relatively level.</i>	Operational or Tenancy Issues:	<i>-</i>
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	<i>-</i>
Highways Infrastructure	<i>-</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>-</i>
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	<i>0</i>	Green Infrastructure Public Benefit:	<i>No public benefit identified or too expensive to deliver -</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is located within the main urban area of Hucknall. The Seven Stars Public House is a Local Heritage Asset. Consequently, the Public House may be suitable for conversion into residential accommodation. The remainder of the site is located within a residential setting and may be suitable for residential development subject to any future scheme being of a good quality design. Whilst there are no known ecological constraints, given the amount of unmanaged vegetation and vacant buildings on the site, an ecology assessment would be required if a planning application is submitted. If ecological constraints are identified, the applicant/landowner would need to demonstrate that appropriate mitigation can be achieved where necessary.



Site Ref: H98 Seven Stars Public House, West Street, Hucknall

Site Area - 0.7 Number of Dwellings Proposed -25 Number of Dwellings Remaining 25 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status:	<i>Non-allocated and No Planning Permission -</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to a builders yard</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations - No known constraints. Further assessments may be required at a later stage in the planning process.</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints - Seven Stars Public House is a Local Heritage Asset (Listed on Ashfield District Council's Local Heritage Asset List).</i>
Material Planning Policy Considerations	<i>No significant other constraints -</i>	Contaminated Land Issues:	<i>Assumed no capacity constraints for given level of development -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Likely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	-
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria - The site is relatively level.</i>	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	-
Highways Infrastructure	-	Constrained by Bad Neighbours affecting Res Amenity:	-
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	0	Green Infrastructure Public Benefit:	<i>No public benefit identified or too expensive to deliver -</i>

Availability Timescale: 5 Year Tranche: 0 - 5 Years

Draft Reasoned Judgment:

POLICY COMMENTS:

The site is located within the main urban area of Hucknall. The Seven Stars Public House is a Local Heritage Asset. Consequently, the Public House may be suitable for conversion into residential accommodation. The remainder of the site is located within a residential setting and may be suitable for residential development subject to any future scheme being of a good quality design. Whilst there are no known ecological constraints, given the amount of unmanaged vegetation and vacant buildings on the site, an ecology assessment would be required if a planning application is submitted. If ecological constraints are identified, the applicant/landowner would need to demonstrate that appropriate mitigation can be achieved where necessary.

SHLAA Site H98

Ogle Street

SPRING STREET

Spring Street

El
Sub Sta

H98

Seven Stars
(PH)

Posts

Garage

87.5m

86.6m
West Street

Charles Street



Site Ref: H99 Farleys Lane, Hucknall

Site Area - 0.86 Number of Dwellings Proposed -23 Number of Dwellings Remaining 23 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status: *Non-allocated and No Planning Permission - Designated Green Belt land***Existing Use** *Land use does not constrain future housing use -***Location:** *Adjacent named settlement -***Previously Developed?:** *100% Greenfield Site -***Material Planning Policy Considerations** *Significant policy constraint which may be removed in the long term -***Landscape Quality and Character:****Agricultural Land:** *Grade 3 (Good-Moderate) -***External Profile of the Site:** -**Topographical Constraints:** *No topographical constraints - Gently sloping***Ridgelines and Site Prominence:** *Site is unconstrained by this criteria -***Highways Infrastructure Constraints:** *Current information suggests sufficient capacity, no detailed assessment made -***Highways Infrastructure** *Requires direct assessment of timescale for development based upon known infrastructure constraints -***Utilities Water:** *No known constraints -***Utilities Drainage:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***Utilities Gas and Electricity:** *No known constraints -***Utilities Gas and Elec:** *Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -***EIA:**

0

Green Infrastructure Public Benefit: *Public benefit through existing GI facility adjoining site - To be assessed at a later stage if taken forward***Bad Neighbour***Slight adverse effects from adjacent occupiers or development of the site for housing - Adjacent to Strategic Road Network (A611). Noise impact assessment would be required at a later stage.***Flood Risk***EA Maps suggest area at no risk from flooding -***Natural Environmental Constraints:** *No environmental constraints or designations -***Built Environmental Constraints:** *No Built Environment Constraints -***Contaminated Land Issues:** *No Known Constraints -***Contaminated Land Issues 1:** *Unlikely existence of contamination, no detailed assessment made -***Conservation Area Status:** *Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -***PP Implementation Progress:****Ownership Constraints** -**Operational or Tenancy Issues:** -**Info from Housing Market:** -**Constrained by Bad Neighbours affecting Res Amenity:** -**Public Transport Accessibility:** *Within 10 minutes walk of a bus stop -***Proximity to Tram Stops:** *No tram stops within 20 minute walk -***Facilities within the Locality:** *Small shopping parade within 10-15 minute walk -***Pedestrian and Cycling accessibility to site:** *Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -***Availability Timescale:** Proposed Local Plan Housing Allocation**Draft Reasoned Judgment:****POLICY COMMENTS:**

The site is Green Belt land and is currently unsuitable for development. Following a review of options the Council considers that there are exceptional circumstances for Green Belt release and the site is being taken forward as an allocation in the emerging Local Plan.

PHYSICAL CONSTRAINTS:

The site has good access to the highway and there are no major physical constraints.

Site Ref: H100 Land adjacent to the Arrows Centre, Annesley Road,

Site Area - 1.48 Number of Dwellings Proposed - 60 Number of Dwellings Remaining 60 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status:	<i>Allocated for non residential development use - Currently an employment allocation in the Ashfield Local Plan Review (2002)</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - The site adjoins the A611. Noise levels could be mitigated through good design.</i>
Existing Use	<i>Employment study 'release site' or land use has no policy concerning its retention`Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Policy constraint which is likely to affect delivery but not prevent it -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	-
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	-
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	-
Highways Infrastructure	<i>Requires direct assessment of timescale for development based upon known infrastructure constraints -</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>Small shopping parade within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	0	Green Infrastructure Public Benefit:	<i>Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit -</i>

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:

POLICY COMMENTS:

The site is located within the main urban area in Hucknall. To the east of the site is a large residential estate. To the south and west, the site is contained by the boundary of a secondary school and the A611. Residential development would be in keeping with the character of the surrounding area.

Currently the land is allocated for employment use. An analysis of evidence taken from the 2015 Employment Land Forecast Study indicates that Ashfield has a slight excess of allocated employment land. As such, the site may be suitable subject to a review of policy.

SHLAA Site H99

Shotwood Avenue

112

114

Pump House

78.5m

A map of a village showing a 'Pump House' next to a small square building.

112

114

76.5m

Farleys Lane
FARLEYS LANE

Farleys Lane
RLEYS

Post

81a

81b

81c

Sta

Def	Ex
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FF

Betts Avenue

83

CR

Ward Body

Posts



Site Ref: H100 Land adjacent to the Arrows Centre, Annesley Road,

Site Area - 1.48 Number of Dwellings Proposed - 60 Number of Dwellings Remaining 60 Density (DPH) -0

Easting: 0 Northing: 0

Planning Policy Status:	<i>Allocated for non residential development use - Currently an employment allocation in the Ashfield Local Plan Review (2002)</i>	Bad Neighbour	<i>Slight adverse effects from adjacent occupiers or development of the site for housing - The site adjoins the A611. Noise levels could be mitigated through good design.</i>
Existing Use	<i>Employment study 'release site' or land use has no policy concerning its retention`Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Within sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>100% Greenfield Site -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Policy constraint which is likely to affect delivery but not prevent it -</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	-
Agricultural Land:	<i>Non agricultural -</i>	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints - Relatively flat</i>	Ownership Constraints	-
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	<i>Current information suggests sufficient capacity, no detailed assessment made -</i>	Info from Housing Market:	-
Highways Infrastructure	<i>Requires direct assessment of timescale for development based upon known infrastructure constraints -</i>	Constrained by Bad Neighbours affecting Res Amenity:	<i>See 'suitability matrix - if suitable no constraint assumed -</i>
Utilities Water:	<i>Site adjacent to existing supply -</i>	Public Transport Accessibility:	<i>Within 5 minute walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>No tram stops within 20 minute walk -</i>
Utilities Gas and Electricity:	<i>Site adjacent to existing supply -</i>	Facilities within the Locality:	<i>Small shopping parade within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	0	Green Infrastructure Public Benefit:	<i>Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit -</i>

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:

POLICY COMMENTS:

The site is located within the main urban area in Hucknall. To the east of the site is a large residential estate. To the south and west, the site is contained by the boundary of a secondary school and the A611. Residential development would be in keeping with the character of the surrounding area.

Currently the land is allocated for employment use. An analysis of evidence taken from the 2015 Employment Land Forecast Study indicates that Ashfield has a slight excess of allocated employment land. As such, the site may be suitable subject to a review of policy.

H13

El Sub
Sta

Ambulance Station

H100



Site Ref: H106 83 Farley's Lane, Hucknall

Site Area - 0 Number of Dwellings Proposed -2 Number of Dwellings Remaining 2 Density (DPH) -0
 Easting: 0 Northing: 0

Planning Policy Status:	<i>Non-allocated and No Planning Permission - Green Belt land</i>	Bad Neighbour	<i>Setting with no adverse effects -</i>
Existing Use	<i>Land use does not constrain future housing use -</i>	Flood Risk	<i>EA Maps suggest area at no risk from flooding -</i>
Location:	<i>Adjacent sub regional centre -</i>	Natural Environmental Constraints:	<i>No environmental constraints or designations -</i>
Previously Developed?:	<i>Site predominantly Greenfield (more than 70%) -</i>	Built Environmental Constraints:	<i>No Built Environment Constraints -</i>
Material Planning Policy Considerations	<i>Policy constraint which is likely to affect delivery but not prevent it - Green Belt</i>	Contaminated Land Issues:	<i>No Known Constraints -</i>
Landscape Quality and Character:		Contaminated Land Issues 1:	<i>Unlikely existence of contamination, no detailed assessment made -</i>
Agricultural Land:	-	Conservation Area Status:	<i>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -</i>
External Profile of the Site:	-	PP Implementation Progress:	
Topographical Constraints:	<i>No topographical constraints -</i>	Ownership Constraints	-
Ridgelines and Site Prominence:	<i>Site is unconstrained by this criteria -</i>	Operational or Tenancy Issues:	-
Highways Infrastructure Constraints:	<i>Highways assessment suggests sufficient capacity for proposed level of development -</i>	Info from Housing Market:	-
Highways Infrastructure	<i>Requires direct assessment of timescale for development based upon known infrastructure constraints -</i>	Constrained by Bad Neighbours affecting Res Amenity:	-
Utilities Water:	<i>No known constraints -</i>	Public Transport Accessibility:	<i>Within 10 minutes walk of a bus stop -</i>
Utilities Drainage:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Proximity to Tram Stops:	<i>Within 20 minute walk of a tram stop -</i>
Utilities Gas and Electricity:	<i>No known constraints -</i>	Facilities within the Locality:	<i>District/Town Centre within 10-15 minute walk -</i>
Utilities Gas and Elec:	<i>Unknown status regarding capacity/cost constraints; assumption that this will not prevent development -</i>	Pedestrian and Cycling accessibility to site:	<i>Good number of co-ordinated routes that link to most of the residential areas nearby and are well designed and safe to use. -</i>
EIA:	0	Green Infrastructure Public Benefit:	<i>Public benefit through existing GI facility adjoining site -</i>

Availability Timescale: Proposed Local Plan Housing Allocation

Draft Reasoned Judgment:**POLICY COMMENTS:**

The site is Green Belt land and, as such, is unsuitable for development. It adjoins a residential area and is well contained. Following a review of options the Council considers that there are exceptional circumstances for Green Belt release and the site is being taken forward as an allocation.

PHYSICAL CONSTRAINTS:

The site has good access to the highway and there are no major physical constraints.

SHLAA Site H10

