

Appendix One: Sustainability Appraisal of Housing Sites - Preferred Approach Site Allocations

Site: Land to the south of Skegby Lane, Sutton in Ashfield.

SHLAA Reference: SM44

Comprising: 14.70 Ha.

Estimated housing capacity: 250 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. As a larger scale major development the site will deliver a substantial number of new dwellings (approximately 250) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is located within the Countryside as defined by the Ashfield Local Plan Review 2002. However, direct access to the countryside is limited as there are no rights of way within 500 metres. Part of the site is located within 200m of accessible open space. The size of the site also means that it will be a requirement to provide open space within the boundaries of the site. Consequently the site, through open space, may encourage healthy lifestyles.	On-site open space provision will be required as part of the development.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	Dalestorth House a Grade II Listed Building is located opposite site. The traffic junction provides a visual and physical barrier between the proposed housing site and the Listed Building (LB). Although a substantial level of development has encroached to the south-west of the LB the elevated position and scale of the LB at the junction does make it a prominent building in the landscape. The housing site is directly to the south of the LB and does contribute to maintaining a degree of rural character to the setting of the LB, this especially is likely to be the case for any view from the upper windows of the front elevation.	Suitable mitigation to lessen the impact of the development on the character of the landscape should be undertaken. It shall be expected that any application on the site will be accompanied and informed by an understanding of the significance of the listed building and its setting as required by the NPPF.

		However, development at this site is likely to be considered as 'less than substantial harm' and should be considered against the public benefits of the proposal (NPPF para 134).	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of Dalestorth Primary School and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>The size of the development brings it within the Impact Risk Zone for 100 dwellings or more for Teversal Pastures SSSI.</p> <p>The site is rural in nature with no GI routes near the site.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 10 out of 16. Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Good with a landscape strategy to conserve.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1 point • Openness - The site is not particularly open within the landscape as it is contained in a shallow dip between land to the east and the west. • Prominence - Development would not be prominent within the landscape due to the surrounding landform, road infrastructure and the proximity of Kingsmill Hospital. Consideration should be given to additional gapping up of hedgerows and tree planting to reinforce existing screening boundaries, particularly on Skegby Lane • Existing Screening - Kingsmill Hospital screens the site from the south. Roadside woodland planting screens 	If development is taken forward on the site mitigation should include the provision of reinforcing planting to blend the development in to the landscape. All existing trees and hedgerows along with new planting should have a 10 year management plan. Full landscape plan with National Plant Specification / British Standard Information to be provided for mitigation scheme.

		the site from Kings Mill Road East. Hedgerow and hedgerow trees provide some screening from Skegby Lane.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>Part of the site is use as a horticultural nursery, with buildings and a compound located off Skegby Lane. As such it is questionable whether or not this falls within previous developed land in relation to the NPPF and the definition of agriculture. However, for the purpose of the SA it has been assumed the whole of the site is greenfield.</p> <p>The site is identified as Grade 3 Agricultural Land and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment i.e. it is unknown whether the soils are Grade 3a or Grade 3b.</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of	-	The site is located within Flood Zone 1. Very small areas of the site have some element of surface water flooding.	Surface water is regarded as a minor aspect on the site and can be mitigated through the

flooding and the resulting detriment to people, property and the environment.			incorporation of an appropriate designed SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development offer opportunities for incorporating renewable energy and energy saving measures. Therefore, the effect of development on energy efficiency is not related, in general terms, to location but will be dependent on the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	-	The site is not within 800 m or 10 minutes walking of a bus stop. However, a primary school and post office/cash machine are within 800 m or 10 minutes walk of the site.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not anticipate to impact on the town centre of Sutton in Ashfield as the evidence from the Retail Study identifies that food shopping is directed towards Mansfield District.	

Site Context

The site is located off Skegby Lane (B6014) to the north and Kings Mill Road East to the west. The northern part of the site is currently in use as a horticultural nursery, with buildings and a compound located off Skegby Lane. Small nursery stock are planted in a small field in the southern part of the site, along with blocks of tree planting which are approximately 20 -30 years old. A hedgerow runs through the site from north to south east. Hedgerows and trees form the boundaries to the site. The site slopes north to south east and is contained in a shallow dip between land to the east and the Kings Mill Road East, to the west.

This site is adjoining the border of Sutton in Ashfield and the Mansfield district border. It is defined as countryside and is next to the hospital site. The site is rural in nature. There are no GI routes near the site.

Site Assessment against the Sustainability Objectives

Positive Impacts

- As a larger scale major development the site will deliver a large number of new dwellings (approximately 250) and contribute towards affordable housing and other infrastructure requirements.
- It also assist in relation to social inclusion as it provides affordable homes and is located within 800 m or 10 minutes walk of Dalestorth Primary School and a post office/cash machine.
- While the current access to open space is limited, the size of the site means that it will need to include open space provision of approximately 1.4 ha, which may encourage healthy lifestyles.
- The site is well linked to the major road net worth, being located off the MARR route.

Negative Impacts

- The site will impact on the setting of Dalestorth House a Grade II Listed Building which is located opposite site. However, development at this site is likely to be considered as 'less than substantial harm' and should be considered against the public benefits of the proposal (NPPF para 134). It is anticipate that suitable mitigation measure will lessen the impact of the development.
- It is a greenfield site and as the development is anticipate to be more than 100 dwellings it is within the Impact Risk Zone for Teversal Pastures SSSI.
- Very small areas of the site are identified as having surface water flooding but it is not anticipate to have any significant impact on the development of the site.

Secondary/cumulative/synergistic effects

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Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

The site has direct access to the public highway (via Skegby Lane). The site would require two points of access from Skegby Lane. Major infrastructure improvements would be required to improve the public highway.

Topography

Whilst the site is not very open or prominent, the landscape is very undulating.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and countryside.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan if mitigation can be achieved. The site is located within designated countryside between Sutton in Ashfield and Mansfield. Both settlements have a wide range of services and facilities. Sutton in Ashfield and Mansfield Town Centres have excellent retail and leisure provision. Employment opportunities exist within the area e.g. Kingsmill Hospital, businesses along the MARR route, services in Skegby e.g. schools. Open space could be delivered onsite and Green Infrastructure routes could be improved through development of the site.

Site: Land to the rear of 10 Main Street, Huthwaite

SHLAA Reference: S47

Comprising: 2.9 Ha

Estimated Dwellings: 65 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	Part of the site is within a Coal Mining Risk Area where mitigation measure may be required? Part of the site is a historic landfill and may require remediation works.
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is located within the Countryside as defined by the Ashfield Local Plan Review 2002. The countryside is accessible through Footpath 29. Part of the site is located within 200m of accessible open space. Consequently the site, through open space, may encourage healthy lifestyles. The site is accessible to a GP surgery	The size of the site also means that it will be a requirement to provide open space within the boundaries of the site.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop, primary school, a GP and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	

		Footpath 29 runs to the north of the site	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 10.5 out of 16 – Medium landscape impact. The site has a less pronounced sloped than S63 and therefore will not have the same visual impact.</p> <p>Policy Zone Assessment - This landscape was assessed as Moderate, with a plan to Enhance it.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> Capacity to Accommodate Development - The effect if the southern part of the site was developed would be medium. Openness – The site is a less pronounced slope with the slop of the land rising significantly to the north of the site. Prominence – The site is relatively prominent on a sloping site. Existing Screening - The site is partially screened at the southern end by grown out/ gappy hedgerows along Blackwell Road. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value.</p> <p>Identifies as Grade 4 Agricultural Land.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient	The existing sewerage works is close to capacity. This is not expected to prevent development but may delay the date when development can be commenced.

		<p>capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school a GP and a cashmachine/post office	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the evidence from the Retail Study 2011.	
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Site Context

The site is located in the Countryside on agricultural land to the north of Blackwell Road, Huthwaite. The site slopes north to south from Chesterfield Road. The site is a number of arable fields with hedgerow boundaries which are generally grown out, gappy and unmanaged.

Site Assessment against the Sustainability Objectives

Physical Site Constraints

- Highways – The Highway Authority has identified that improvements may be required to the public highway to accommodate the development of the site.

Positive Impacts

- The site is anticipated to deliver a number of dwellings and is of sufficient size to contribute towards affordable housing and other infrastructure requirements. It will be required to include provision for new open space and has access to the footpath network.
- The site has good access to services and is anticipated to promote social equality. It is also expected to have a minor positive impact on the town centre of Sutton in Ashfield

Negative Impacts

- As a sloping site it is considered to have a medium impact on the landscape with limited potential to screen the site at the southern end (Blackwell Road).
- As Greenfield land it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.
- It is also in a Minerals Safeguarding Area for Coal Measures. However, it is emphasised that this does not necessary prevent the site from being developed. The impact on the site will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.

- It is within a Coal Mining Risk Area. The Coal Authority has indicated that any constraints could potentially be mitigated.
- Part of the site is identified as a historic land fill site. Therefore, it is possible that some mitigation measure may be required.
- The sewerage works, which serves sites in Huthwaite is at near capacity. However, this will not prevent development but will potentially impact on the timescale.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. All landowners are in agreement that the sites can be released for development.

Highways / Access

There are no access constraints. Access is achievable via Blackwell Road.

Topography

The site is steeply sloping to the north and more gently sloping to the south. The land to the south is less prominent.

Neighbour

The site is adjacent to a paint factory. A noise impact assessment and odour assessment would be required. Following consultation with the Council's Environmental Health Officer it is anticipated that any impact could be appropriately mitigated.

Flood Risk

Flood Zone 1 and no surface water flooding identified. Any surface water flooding issues identified can be mitigated through the incorporation of an appropriately designed SuDS system.

Contamination

Contamination – Approximately 20% of the site is identified as historic landfill No contamination has been identified.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. Huthwaite is a settlement which has good access to a range of services. There is a major employment area to the south, a local shopping centre with a good range of convenience provision, primary schools, open space (Brierley Forest Park and Huthwaite Recreation Ground), a golf course, a medical centre and a regular bus service with good connections to facilities and services in Sutton in Ashfield.

Site: Land off Ashland Road West, Sutton in Ashfield.

SHLAA Reference: S55

Comprising: 10.34 Ha

Estimated Dwellings: 235 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. As a larger scale major development the site will deliver a substantial number of new dwellings (approximately 233) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is located adjacent to Brierley Forest Park. Consequently the site, through open space, may encourage healthy lifestyles.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop, primary school, and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	-	The site is adjacent to the Local Wildlife Site at Brierley Park Marshy Grassland - 'An interesting and valuable remnant of rough marshy grassland'.	

biodiversity levels and Green & Blue Infrastructure		<p>A further Local Wildlife Site is located in close proximity at Sutton-in-Ashfield District Grassland (a species-rich grassland with damp and dry parts) and Brierly Forest Park is designated as a Local Nature Reserve.</p> <p>The site is rural in nature. It has local GI route S5 going along the north of the site. S5 connects GI-15 through Brierley Forest Park with the residential area of the Oval. It has the potential to link to the Stoneyford Trail, which would provide access to the wider Trails network and Sutton Lawn, if access through Stoneyford Road allotments could be achieved. Enhancing green 'islands' along the route would benefit wildlife links in the absence of a public link.</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment – 9 out of 16. Moderate landscape impact.</p> <p>Policy Zone Assessment - This landscape was assessed as Moderate, with an enhance approach.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1. • Openness – The site is not open. It is contained within the landscape, with residential areas on three sides and Brierley Forest Park with Rooley Tops to the north. • Prominence – Development will not be prominent in the landscape due to the proximity of existing housing. Screening will be required to protect the visual amenity of Brierley Forest Park. • Existing Screening – There are mature hedgerows that could be retained for screening. Existing housing prevents the site being seen from further south. 	<p>If the site is taken forward for development there should be two storey properties adjacent the Brierley Forest Park boundary, supplemented with screen planting along the northern boundary to protect the visual amenity of the park. Retain existing hedgerows.</p> <p>Mitigation shall include the retention of the existing hedgerows and hedgerow trees along with the provision of additional structure planting to blend the development in to the landscape. All existing trees and hedgerows along with new planting should have a 10 year management plan. Full landscape plan with National Plant Specification / British Standard Information to be provided for mitigation scheme.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is substantially within a Minerals Safeguarded Area – Limestone.</p>	<p>The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.</p>

9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	The existing sewerage works is close to capacity. This is not expected to prevent development but may delay the date when development can be commenced.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	<p>The site is located within Flood Zone 1. The Rooley Brook runs in land to the north of the site and there are potential flood rise aspects for the site if the culvert beneath the former soli heap to Sutton Colliery is block for any length of time.</p> <p>A very small area to the east of the site is potentially subject to surface water flooding.</p>	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for	++	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school and a cashmachine/post office	

travel by car and shorten the length and duration of journeys.			
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the evidence from the Retail Study 2011.	

Site Context

The site is located off Ashland Road West. The site is farmland with hedgerows. The site slopes south to north. Boundaries are post and wire/ post and rail and hedgerows.

The landscape around the site comprises residential dwellings (mainly bungalows) to the south, west and east of the site. To the north is Brierley Forest Park and the restored colliery spoil heap known as Rooley Tops. The land to the west is higher than the site and the land to the north rises up to Rooley Tops. Boundaries within the landscape are residential garden boundaries (walls and fencing), and in Brierley there are post and rail fencing, hedgerows and blocks of semi mature plantation woodland.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site is anticipated to deliver 233 dwellings, and in this context is defined as a large scale major development, which is anticipated to contribute towards affordable housing and other infrastructure requirements.
- The site has excellent access to Brierley Forest Park and the wider countryside. It has local GI route S5 going along the north of the site. S5 connects GI-15 through Brierley Forest Park with the residential area of the Oval.

- Although in the countryside as defined by the Ashfield Local Plan Review 2002, the site is close to the settlement of Sutton in Ashfield. As such it has good access to services other than a GP and is anticipated to reduce social inequality.
- It is expected to have a minor impact positive impact on the town centre of Sutton in Ashfield.
- The effect of development of the site on the landscape is anticipated to be low and the site is contained within the landscape, with residential areas on three sides and Brierley Forest Park with Rooley Tops to the north.

Negative Impacts

The site is located adjacent to the Local Wildlife Site at Brierley Park Marshy Grassland. A further Local Wildlife Site is located in close proximity at Sutton-in-Ashfield District Grassland (a species-rich grassland with damp and dry parts) and Brierly Forest Park is designated as a Local Nature Reserve.

As greenfield land it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value. As the land is identified as Grade 4 it is not anticipated to have a significant impact in terms of the loss of highly quality agricultural land. The site falls within a Minerals Safeguarding Area for limestone. However, it is emphasised that this does not prevent the site from being development.

A small area of the site to the eastern boundary is identified as potentially having surface water flooding. However, this is not anticipated to be a significant impediment to development through the utilisation of SuDS. However, there is a flood risk to the site if the culvert on Rooley Brook on land close by was to collapse

Secondary/cumulative/synergistic effects
N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There are no access constraints; the site has good access to the highway.

Topography

The site is gently sloping from south to north.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and a country park.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated countryside between Huthwaite and Sutton in Ashfield. Both settlements have a wide range of services and facilities. Huthwaite has a local shopping centre with a good range of convenience provision and Sutton in Ashfield Town Centre has excellent retail and leisure provision. There is a major employment area to the south, primary schools, open space (Brierley Forest Park and Huthwaite Recreation Ground), a golf course, a medical centre and a regular bus service.

Site: Land at Coxmoor Road, Sutton In Ashfield

SHLAA Reference: S60

Comprising: 16.8 Ha

Estimated Dwellings: 266 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 378 and is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800m or 10 minutes walking distance of a GP. Parts of the site are within 500m of accessible open space. Sutton Footpath 82 is within 200m of the site and footpath 64 is within 500m of the site, giving access to the wider open countryside.	Access to health facilities could be mitigated through developer contributions. Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Development of the site would not affect designated heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10mins walking distance of a bus stop. Development of the site would result in the delivery of new affordable homes.	Access to health facilities could be mitigated through developer contributions. Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities.

6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>There are opportunities for improving Local Green Infrastructure routes in the area (linking routes S12 and K9).</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 10 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as moderate with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium (2 points) • Openness - The part of the site nearest to Searby Road is not particularly open due to the topography and surroundings. The most open parts of the site are the south eastern corner which is a high point adjacent to Coxmoor Road and the south western part of the site where it extends beyond the boundary of the existing development- Harby Avenue/ Searby Road. • Prominence - If the northern part of the site was developed- up to the existing urban boundary of Searby Road/ Harby Avenue the site would not be particularly prominent as it would be within the lowest parts of the site and there would be some screening provided by the existing hedgerows along Coxmoor Road and Newark Road. • Existing Screening – Hedgerow screening along Coxmoor Road and Newark Road. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Gap up, thicken hedgerows along Coxmoor Road and Newark Road • Add hedgerow trees to Coxmoor Road hedgerow. • Structure planting to integrate the development in to the landscape
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is identified as Grade 3, Agricultural Land and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be</p>	

		determined without a detailed assessment i.e. it is unknown whether the soils are Grade 3a or Grade 3b	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality. Potential for noise pollution from neighbouring industrial estate	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. Small parts of the site have some element of surface water flooding. Known issues regarding surface water flooding affecting properties on Searby Road to the north of the site, due to run off from the site.	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The site is within 10 minutes walking distance/800 metres of a bus stop.	Access to health facilities could be mitigated through developer contributions. Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities.
15. Employment - To create high quality employment opportunities including opportunities for	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

increased learn and skills to meet the needs of the District.			
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	Development of the site for housing is anticipated to have a positive effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zones 1 and 2 which attributes the majority of the main food market share to Ashfield's town centres. It should also be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area, i.e. attracting more shoppers into Kirkby.	

Site Context

The site is located to the west of Coxmoor Road and is currently designated as Countryside. The site is a large undulating arable field, which slopes down towards Searby Road in the west.

The site is largely well contained - to the north/east the area adjoins Coxmoor Road, to the north/east the area adjoins Newark Road, to the south/west the site adjoins a residential area. Open countryside is located to the south/east. The site has good links to the strategic road network; the M1, A38, A60, A611 and A617 can be easily accessed via adjoining roads.

Physical Constraints

- Infrastructure improvements required – Transport Assessment will be required
- Contamination suspected – Northern part of the site (approx 4.5 ha) is also a licensed landfill site. A land quality audit report has been submitted by the landowner which suggests the site would be suitable for residential development following remediation works – further assessments may be required at a later stage.
- Some surface water flooding from the land affecting properties on Searby Road to the north. The environment Agency has advised that a flood risk assessment would be required.
- The east if the site is steeply sloping and prominent.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site would deliver approximately 378 new dwellings.
- It would increase in the number of affordable homes.
- There is good access to a bus service.
- It would result in an improvement in health and social inclusion.
- There would be no loss of designated wildlife sites.
- There would be no impact on heritage assets.
- There are opportunities to improve the GI network (Local GI route S12).
- Development would support town centre regeneration.
- Development would support employment growth and the local economy.

Negative Impacts

- Poor existing access to Primary School and GP
- Loss of Greenfield land.
- Loss of Grade 3 agricultural land.
- Negative impact on air quality.
- Moderate impact on the landscape.

Secondary/cumulative/synergistic effects

-

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There are no access constraints; the site has good access to the highway.

Topography

The site is gently sloping from south to north.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and a country park.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan if access to services was improved. The site is located within designated countryside adjacent to Sutton in Ashfield and in close proximity to Kirkby in Ashfield. Both settlements have a wide range of services and facilities including retail within the town centres, schools, two railway stations, a bus station, employment, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), medical centres and regular bus and rail services.

Site: Land off Chesterfield Road, Huthwaite.
Comprising: 4.5 Ha

SHLAA Reference: S51 and S61, S108, S350
Estimated Dwellings: 100 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is located close to a recreation ground. Consequently the site, through open space, may encourage healthy lifestyles. No GP within 800m or 10 minutes walking distance.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009. The site is located within 800 m or 10 minutes walk of a bus stop, and primary school.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	

<p>7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>-</p>	<p>Overall Landscape Assessment: 10 out of 16 – Moderate landscape impact. The site was assessed as a combined site comprising S51, S61, S350 and S108 so no individual overall score has been identified.</p> <p>Policy Zone Assessment - The combined landscape was assessed as Moderate, with a plan to Enhance it.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points. Adjacent to Clegg Hill Drive- the site is to the north of the edge of Huthwaite and would therefore extend built development beyond current limits into an area of countryside • Openness – The site slopes away from the existing development and is screened by this and therefore the site is not particularly open within the landscape. • Prominence – The site slopes away from the existing development and is screened by this and therefore the site is not particularly prominent within the landscape • Existing Screening – Most of the site is screened to the south and west by existing housing 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Provision of open space within the development to replace the existing, to be located towards the south east of the site, so that is more accessible. The hedgerow which separates the site from SHLAA 39 would need to be retained and managed. • Open space should be moved from its existing location to a more usable area, equivalent to 10% of the developable area • Mitigation to include the retention and enhancement of the existing hedgerows and hedgerow trees along site boundaries with the provision of additional structure planting to integrate the development in to the landscape.
<p>8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<p>--</p>	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of, habitat/species and amenity/recreation value. It is understood to be Agricultural Land. The grade of Agricultural Land is not known and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment</p> <p>The site is within a Minerals Safeguarded Area in relation to both Coal Measures and Limestone.</p>	<p>The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.</p>
<p>9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	<p>-</p>	<p>It is anticipated that the site will have a negative impact on air quality.</p>	

10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite. Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	The existing sewerage works is close to capacity. This is not expected to prevent development but may delay the date when development can be commenced.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor positive effect on Sutton in Ashfield town centre based on the evidence from the Retail Study 2011.	

Site Context

The site is to the north west of Huthwaite, a village to the west of Sutton in Ashfield. It is in the countryside and is a mature landscape area. It comprises a field with another field and recreation ground to the east fields to the north and is bounded by Chesterfield Road to the west. To the south of the site is a housing area.

Physical Site Constraints

- Landfill – Part of the site is adjacent to a historic landfill and is within a 250 m buffer of a landfill site (Wood End Farm). Will required a Phase 1 desktop study.
- Mine entry indentified to north of site's existing access.
- Highway - There are issues with access to the site. The gradients between the site and Chesterfield Road are significant.

Site Assessment against the Sustainability Objectives

Positive Impacts

The site is anticipated to deliver a number of dwellings and is of sufficient size to contribute towards affordable housing and other infrastructure requirements. The site is close to a recreation ground off Chesterfield Road.

Although in the countryside as defined by the Ashfield Local Plan Review 2002, the site is close to the settlement of Huthwaite. As such it has reasonable access to services and is anticipated to reduce social inequality. It is expected to have a minor impact positive impact on the town centre of Sutton in Ashfield.

Negative Impacts

The topography of the site means that it is anticipated to have a moderate landscape impact. Development would extend built into an area of countryside. It is a greenfield site and as such has the potential to have a negative impact in terms of, habitat/species and possibly amenity/recreation value. The site is within a Minerals Safeguarding Area for Coal Measures and Limestone safeguarding area. However, it is emphasised that this does not necessary prevent the site from being development.

The sewerage works which serves sites in Huthwaite is at near capacity. However, this will not prevent development but will potentially impact on when development can be implemented as it may require the sewerage works to be upgraded.

Secondary/cumulative/synergistic effects
N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. All landowners are in agreement that the sites can be released for development.

Highways / Access

There are currently access constraints which require mitigation. Access is achievable via adjoining roads provided that the proposed new access roads achieve highway standards.

Topography

Level changes occur on Chesterfield road where the access road has been proposed. This would need to be addressed through the design of the scheme. Sites S61 and S51 are relatively even and sites S108 and S351 are gently sloping.

Neighbour

Noise would be a concern due to the close proximity of a boarding kennels and shooting club. However, it is understood that the shooting club only permits air rifles and is done indoors and the kennels do not have outside runs for the dogs.

A Noise Impact Assessment at the application stage and would consider any mitigation proposed. Following consultation with the Council's Environmental Health Officer it is anticipated that any impact could be appropriately mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. Huthwaite is a settlement which has good access to a range of services. There is a major employment area to the south, a local shopping centre with a good range of convenience provision, primary schools, open space (Brierley Forest Park and Huthwaite Recreation Ground), a golf course, a medical centre and a regular bus service with good connections to facilities and services in Sutton in Ashfield.

Site: Land at Priestsic Road, Sutton in Ashfield
Comprising: 0.54 Ha

SHLAA Reference: S66
Estimated Dwellings: 24 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is located within the urban area as defined by the Ashfield Local Plan Review 2002. The site is located close to the Priestsic Road area of open space. Consequently the site, through open space, may encourage healthy lifestyles.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop, primary school, and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure		There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	

7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	The site is located within the urban area as defined by the Ashfield Local Plan Review 2002. The area is predominantly residential and development is anticipated to have minimal impact on the townscape.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is identified as greenfield. It is a former railway cutting which has been infilled. The site is seen in the context that it was previously-developed land but has blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings.</p> <p>The site is within a Minerals Safeguarded Area – Limestone but is located within the urban area as defined by the Ashfield Local Plan Review 2002</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	

12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. There are very small areas of potential surface water flooding, which follows the line of the watercourse to the western boundary of the site.	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 m or 10 minutes walk of the bus station within Sutton in Ashfield Town Centre. It is located close to a primary school and is within 800 m or 10 minutes walk of a cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	++	The site is anticipated to have a significant effect on Sutton in Ashfield town centre as it is located within 300 metres of the Town Centre boundary.	

Site Context

The site is located in the urban area off Priestic Road, Sutton in Ashfield close to the town centre of Sutton in Ashfield. It comprises an infilled railway cutting and is regarded as a green field site having blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings. The site is located in what is predominantly a residential area

Physical Site Constraints

- Contamination –The former railway cutting is a licenced and historic landfill site. Contamination is suspected on the site and any planning permission would require at least a Phase 1 Desk top Study and potentially further investigation.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site has the potential to deliver 22 dwellings including affordable housing and contribute toward wider infrastructure requirements.
- The location of the site close to Sutton in Ashfield Town centres means that it has excellent access to local services (other than GP services) with a primary school the Bus Station and retail facilities within a short walk.
- Access to open space is available through the Priestsic Recreation Ground. The location also means that it is anticipated to have a significant positive impact for the town centre.

Negative Impacts

- The site is identified as greenfield. This reflects that although it is a former railway cutting, the cutting has been infilled and over time has blended into the landscape. While it has scored negatively on this aspect it will not have any detrimental impacts on agriculture but it may have a negative impact on habitat/species and/or amenity/recreation value.
- A small area of the site to the western boundary is identified as potentially having surface water flooding. However, this is not anticipated to be a significant impediment to development through the utilisation of SuDS.

Secondary/cumulative/synergistic effects
N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. All landowners are in agreement that the sites can be released for development.

Highways / Access

There are no access constraints.

Topography

No constraints.

Neighbour

No constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is within the urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. It adjoins Sutton town centre and has excellent access to services and facilities.

Site: Land off Beck Lane, Sutton in Ashfield

SHLAA Reference: Combined Site S68, S71, S337, S363, S394

Comprising: 19.6 Ha.

Estimated Dwellings: 400 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. As a larger scale major development the site will deliver a substantial number of new dwellings (approximately 432) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is located within the Countryside as defined by the Ashfield Local Plan Review 2002. The site has access to the countryside via a footpath to the north, consequently the site, through open space, may encourage healthy lifestyles.	The size of the development will require on site open space provision. Any recreation ground provision should be located towards the western boundary of the site, towards Omberley Avenue. Opportunity to link into the footpath system.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	Dalestorth House a Grade II Listed Building is located to the south east of the site but on the other side of the MARR route. Kings Mill Road East and Beck Lane provide a visual and physical barrier between Dalestorth House (the LB) and the housing site. Although a substantial amount of development has encroached on the setting of the LB from the south-west the elevated position of the LB does give the building an increased level of prominence in the landscape. This is more noticeable on approach from the north where it can be said to have retained its rural setting to a greater extent. Development at this site is likely to be considered as 'less than substantial harm' if adopting the terminology of the NPPF, however consideration should be given to suitable mitigation to lessen the impact of the development on the	

		<p>character of the landscape, perhaps through tree screening of the site boundaries.</p> <p>It shall be expected that any application on the site will be accompanied and informed by an understanding of the significance of the LB and its setting as required by the NPPF.</p>	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	<p>The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009).</p> <p>Part of the site is accessible to a cash machine but as the majority of the site is outside 800 metres from a cash machine this has been given a neutral score.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>The size of the site in excess of 100 dwellings brings it within the Impact Risk Zone of the SSSI at Teversal Pastures.</p> <p>The site forms part of local GI route S11, this is a green route which links Skegby and Teversal Trail route, with Mansfield in the east. The footpath also provides direct access to Teversal Trail (CI-20) for residents of Skegby.</p>	There are opportunities to link into the footpath system.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	--	<p>Overall Landscape Assessment: 16 out of 16. High landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Good, with a landscape strategy to conserve.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development – High - 3 points. • Openness – Sites S337/S71 will be very open within the landscape. S68 is enclosed. • Prominence – Development would be prominent in the landscape as it will intrude into an agricultural landscape which has a strong character and is in good 	If development is taken forward it should be restricted to two storey to reduce the visual impact on the landscape. Where the ground rises to the north, single storey development may be more appropriate to reduce the visual impact. Existing boundary hedges to be retained and strengthened with additional planting and new hedgerow trees. Protect existing hedgerow trees and restrict the height of new fencing along boundaries to retain the rural character, particularly the boundaries adjacent farmland. Additional screen planting shall be provided on

		<p>condition. Development on S68 would not be prominent.</p> <ul style="list-style-type: none"> Existing Screening – The residential boundary will provide existing screening from the south/ south west. Existing hedgerows along Beck Lane and other boundaries provide some screening. S68 has screen hedging. 	<p>the northern and western boundaries, to blend the development in to the landscape.</p> <p>Mitigation shall include the provision of screen planting on the northern and western boundaries, to blend the development in to the landscape. All existing trees and hedgerows along with new planting should have a 10 year management plan. Full landscape plan with National Plant Specification / British Standard Information to be provided for mitigation scheme.</p> <p>NB. There is an extant planning permission for a football academy which includes an indoor football centre which would impact on the landscape.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	- -	<p>The site is greenfield.</p> <p>The combined site has a combination of Grade 2 and Grade 3 Agricultural Land</p> <p>Part of the site to the west is within a Mineral Safeguarding Area - Limestone</p>	<p>The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.</p>
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	<p>It is anticipated that the site will have a negative impact on air quality.</p>	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	

11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. There is some surface water flooding to the site.	Surface water can be mitigated through the incorporation of an appropriate designed SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development offer opportunities for incorporating renewable energy and energy saving measures. Therefore, the effect of development on energy efficiency is not related, in general terms, to location but will be dependent on the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	--	A large part of the site is not within 800 m or 10 minutes of a bus stop, cash machine primary school or GP.	The size of the site is such that it is anticipated to result in changes to bus service routes to facilitate the site.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not anticipate to impact on the town centre of Sutton in Ashfield as the evidence from the Retail Study identifies that food shopping is directed towards Mansfield District	

Site Context

The site is located off Beck Lane in Skegby and comprises arable fields with hedgerows and hedgerow trees. The topography is gently undulating. Boundaries consist of hedgerows with hedgerow trees and some residential garden boundaries to the south / south west. S68 is different to S337/S71 as it is a plant nursery site with high hedging and a flat topography.

The landscape surrounding the site is mainly agricultural with the residential boundary of Skegby to the south and south west. To the north, west and east is arable farming with associated small farms. The busy main road Beck Lane forms the eastern boundary to the site, with a small ribbon development of housing on the roadside to the north east. The residential area of Skegby on the south / south western boundary includes a number of established bungalow developments. The landscape surrounding the site gently undulates but forms part of a larger agricultural plateau. Boundaries consist of hedgerows with hedgerow trees and some residential garden boundaries to the south / south west.

Physical Site Constraints

Traffic - Highway improvements will be required for access onto the MARR.

Site Assessment against the Sustainability Objectives

Positive Impacts

- As a larger scale major development the site will deliver a large number of new dwellings (approximately 400) and contribute towards affordable housing and other infrastructure requirements.
- It would assist in the improvement of social inclusion as it provides affordable homes;
- There is access to the countryside and wider Green Infrastructure through the footpath to the north which links Skegby and Teversal Trail route, with Mansfield in the east. The footpath also provides direct access to Teversal Trail (CI-20) for residents of Skegby.
- The size of the site means that it will need to include open space provision, which will assist in encouraging healthy lifestyles.

Negative Impacts

- The site is located within the proximity of Dalestorth House a Listed Building. However, the site is separated from the listed building by the MARR. The principle rooms of Dalestorth House face south towards Skegby Lane and therefore are not directed towards the site. The built urban area has encroached to the west of Dalestorth House on Mansfield Road and the MARR. It is considered that the development of Beck Lane will have a minor impact on the setting of the listed building in terms of views from the upper floors to the north west from the listed building and under these circumstances the sites has been assessed as neutral.
- High landscape value - development would have an adverse impact on the landscape.

- It is a greenfield site and the site is identified as being a mix of Grade 2 and Grade 3 agricultural land.
- As the development is anticipated to be more than 100 dwellings it is within the Impact Risk Zone for Teversal Pastures SSSI. Part of the site is within a Minerals Safeguarding Area for Limestone. However, it is emphasised that this does not necessarily prevent the site from being developed as the impact on the site will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
- Areas of the site are identified as having surface water flooding but it is not anticipated having any significant impact on the development of the site.
- While the site is well linked to the major road network, being located off the MARR route, travel choice is limited as there are currently no bus routes on Skegby Lane and it has poor access to services. However, the size of the combined site may mitigate this access with changes to bus service routes to facilitate the site.

Secondary/cumulative/synergistic effects

- The site in combination with Skegby Lane will generate a requirement for a primary school. Secondary contributions will be required.
- The combinations of housing sites for Sutton in Ashfield and Kirkby-in-Ashfield will impact on a number of junctions resulting in over capacity requiring alternative management scheme or junction mitigation measures.
- The size of the site is such that it is anticipated to result in changes to bus service routes to facilitate the site.
- Health – there may be opportunities to facilitate health services which should be investigated with NHS England and the Clinical Commission Group.
- Opportunity to improve access to the local GI route S11. This is a green route which links Skegby and Teversal Trail route, with Mansfield in the east. The footpath also provides direct access to Teversal Trail (CI-20) for residents of Skegby.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowners have indicated that the site can be released for development.

Highways / Access

Whilst the site does have access to the public highway (via Beck Lane) it is not very well integrated into the existing settlement i.e. the site would be accessed via one access point for up to 400 dwellings. Major infrastructure improvements would be required to improve access from the public highway.

Topography

The site is gently undulating.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and countryside.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated countryside between Sutton in Ashfield and Mansfield. Both settlements have a wide range of services and facilities. Sutton in Ashfield and Mansfield Town Centres have excellent retail and leisure provision. Access to schools, open space, a medical centre and a regular bus service is currently quite poor. The Infrastructure Delivery Plan indicates that a primary school is likely to be required if the site is taken forward. The site is within walking distance of Kingsmill Hospital which is a major employer. Open space could be delivered onsite and Green Infrastructure routes could be improved through development of the site.

Site: Land at Rookery Lane Farm, Sutton-in-Ashfield
Comprising: 7.9Ha

SHLAA Reference: S72 and S351
Estimated Dwellings: 184 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site will deliver a substantial number of new dwellings (approximately 158) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Development of this site would result in the loss of part of an existing open area (ALPR - RC2Sa). However, the site remains within 500m of an open space and due the size of the site, open space provision or improvements to existing open space will be required as part of the development. The site is located adjacent to an industrial area.	Potential negative impacts from the adjacent industrial area could be mitigated through the use of on-site landscaping.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800m / 10 minutes walk of a primary school and bus stop. Development of the site is likely to result in the delivery of new affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The site is adjacent to a LWS, namely 'Rookery Lane Grassland, Fulwood' (2/183), which is 'A neglected grassland with a notable species content'. It is anticipated that the development of the site could have a negative impact on biodiversity.	Local Green Infrastructure (GI) route S4 is to the south east of the site, it is a north-south corridor linking Brierley Forest Park to Rookery Park, via green housing estate links, and continuing south (mainly via roads) to Sutton Meadows. Limited green value around Alfreton Road. Therefore,

			there is the possibility of improving accessibility to the GI network.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 8 out of 16. Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Moderate with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness - The site is not very open as it is bounded by higher ground on three sides. • Prominence – Development would not be very prominent in the landscape due to the site's location. • Existing Screening - Is provided by residential housing to the east and south and Rookery Lane tip to the north. <p>The site has an urban fringe character and is influenced by adjoining development.</p>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Retain existing hedgerows and hedgerow trees, along with the provision of additional structure planting to blend the development in to the landscape. • Screening from adjacent residential properties will be required. • Retain a green open space area against Rookery Park as a buffer. • Two storey development only next to the adjacent residential properties / ridgeline.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is Greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is identified as Grade 4 Agricultural Land.</p> <p>A small part of the site is within a Minerals Safeguarding Area – Limestone (south of site) Coal Measures (west of site). However due to the size and location of the site within an existing residential area any mineral extraction is unlikely to be practical / viable.</p>	<p>The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.</p>
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	<p>It is anticipated that the site will have a negative impact on air quality.</p>	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p>	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	<p>All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site</p>	

		level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Outside flood zone 2 & 3. A small part of the site is affected by surface water flooding.	Surface water flooding can be mitigated through the incorporation of an appropriately designed SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800m / 10 mins walk of a bus stop and a primary school. The site is within 30mins travel by public transport of a secondary school, further education, supermarket, retail area and employment.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the market share evidence from the 2011 Retail Study.	

Site Context

The site is located off Rookery Lane and Alfreton Road, and comprises farmland laid out to pasture with hedgerows/ hedgerow trees. Overhead cables cross the site. The site slopes northwards down towards Rookery Park and westwards towards Rookery Lane. Boundaries are mainly hedgerows, with some residential garden boundaries to south/ south-east of the site. The site has the potential to form part of a comprehensive development with adjacent SHLAA sites: S112, S316 and S351.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site would significantly increase the number of new dwellings.
- It would contribute towards affordable housing and other infrastructure requirements.
- There is good access to key services and facilities.
- It would result in an improvement in health and social inclusion.
- There would be no loss of designated wildlife sites.
- There would be no impact on heritage assets.
- There are opportunities to improve the GI network (Local GI route S4).
- Development would support Sutton town centre regeneration.
- Development would support employment growth
- Development would support the local economy.

Negative Impacts

- Loss of Greenfield land - potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.
- Negative impact on air quality.
- Moderate impact on the landscape.
- The site is located adjacent to a Local Wildlife Site (LWS) and therefore there is the potential for the development of dwellings to have a negative impact on the LWS.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites.

Highways / Access

Third party land will be required to enable any future development to achieve highway standards.

Topography

The site is gently sloping from south to north.

Neighbour

The site is adjacent to an industrial estate to the west. A noise impact assessment would be required at a later stage in the planning process if the site is taken forward.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is within the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan if access can be achieved. The site is located within the main urban area of Sutton in Ashfield within an open area. Sutton in Ashfield has a wide range of services and facilities. The Town Centre, which can be accessed via public transport, has excellent retail and leisure provision and the site has good access to schools, open space, a medical centre and a regular bus service. Employment opportunities exist within close proximity to the site at Fulwood. Open space could be delivered onsite and Green Infrastructure routes could be improved through development of the site.

Site: Land off Clare Road, Sutton in Ashfield.
Comprising: 1.70 Ha

SHLAA Reference: S83

Estimated Dwellings: 50 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	-	The site is not within 800 metre or 10 minutes walk of a GP. The site is an area of open space which will be lost if it is developed. However, a recreation ground is in close proximity on Hardwick Lane.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop, primary school, and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>Local Corridor KS1 travels through the site. This route provides a key link between Kirkby west and Sutton, along an established bridleway. Clare Road has potential as a more inviting gateway site. Much of the route north into</p>	

		Sutton is on roads, which limits potential, but any opportunity to 'green' this corridor would be beneficial.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>Overall Landscape Assessment – 3 out of 16. Low landscape impact.</p> <p>Policy Zone Assessment - The site is not within a Policy Zone.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1. • Openness – The site is largely enclosed by housing, existing planting and landform to the south. • Prominence – Development would not be prominent. Recommend retention of existing hedge and some of the semi mature trees as screening. • Existing Screening – The site is largely screened by housing, existing planting and landform to the south. Recommend retention of existing hedge and some of the semi mature trees as screening. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land as an area of open space. As such it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p> <p>Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.</p>	The existing sewerage works is close to capacity. This is not expected to prevent development but may delay the date when development can be commenced.

11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school and a cashmachine/post office	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the evidence from the Retail Study 2011.	

Site Context

This site is to the south of Sutton in Ashfield off Clare Road and in between housing and the A38. The site comprises rough grass, scrub and semi mature trees. The site is generally flat and located below the level of the adjoining A38. Boundaries are residential style fencing to the north and west, post and rail/ scrub to the south. Raised bank and metal fencing to the east.

The landscape surrounding the site is generally level apart from the restored colliery spoil tip to the south east of the site beyond the A38. The Leamington housing estate is to the north of the site, with scrub / rough grassland and a large public house to the west. To the south is the A38 dual carriageway and new housing development. To the east is Leamington Academy (Primary and Nursery) School. Further east are a range of large industrial units.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site is anticipated to deliver 46 dwellings, which is anticipated to contribute towards affordable housing and other infrastructure requirements. Local Corridor KS1 travels through the site. This route provides a key link between Kirkby west and Sutton, along an established bridleway. Clare Road has potential as a more inviting gateway site. Much of the route north into Sutton is on roads, which limits potential, but any opportunity to 'green' this corridor would be beneficial. However, it is currently an area of open space which would be lost if developed.
- The site has good access to services other than a GP and is anticipated to reduce social inequality. It is expected to have a minor impact positive impact on the town centre of Sutton in Ashfield

Negative Impacts

- Development of the site will result in the lost of an area of open space. In terms of landscape there is anticipated to be minimal impact as the site is located between housing and the A38. As greenfield land it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites.

Highways / Access

There are no access constraints; the site has good access to the highway.

Topography

The site is relatively level.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and a country park.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable as the site is located within the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within the main urban area of Sutton in Ashfield and in close proximity to Kirkby in Ashfield. Both settlements have a wide range of services and facilities including retail within the town centres, schools, two railway stations, a bus station, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), medical centres and regular bus and rail services. The site has reasonable access via public transport to employment opportunities in Sutton in Ashfield and Mansfield.

Site: Fisher Close, Sutton

SHLAA Reference: S93

Comprising: 3.6 Ha

Estimated Dwellings: 100 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver more than 10 dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800m or 10 minutes walking distance of a GP. Site is within 500m of accessible open space. GI routes GI-20 and S5 run close to and next to the site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). Site is within 800m or 10 minutes walking distance of a primary school, bus stop and post office/cash machine. The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD). Employments land studies identify that deprived areas can	

		benefit from close proximity to employment sites – Brierley industrial estate is within 800m or 10 minutes walking distance of this site.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The site is within an Impact Risk Zone for Teversal Pastures SSSI. G115 runs north of this site, linking Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	Overall Landscape Assessment: 9 out of 16 - Moderate landscape impact. Policy Zone Assessment - The site is assessed as Moderate with a landscape strategy to Enhance. Effect of development on the landscape as a resource: <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1 point • Openness – The site is not open within the landscape as it is enclosed by housing and Brierley Forest Park. • Prominence – Development will not be prominent as the site is enclosed. Screen planting along the boundary with Brierley Forest Park would be beneficial to maintain the amenity of the park. New structure planting within the development would help the development blend in with the park. • Existing Screening - Rooley Top and housing on Stanton Crescent provide some screening as do tall hedges on the boundaries of the site. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value. The site is within a Minerals Safeguarding Area - Limestone Agricultural Land Quality - unknown	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	

10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site. However, surface water from this area converges at Buttery Lane to the north. Development of this site would necessitate an upgrade in culverts downstream.	An appropriately designed SUDs scheme can mitigate low level surface water flooding issues.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school, bus stop and post office/cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 6 within in which Sutton-in-Ashfield is identified as having the largest percentage market share for main food shopping.	
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Site Context

This is a greenfield site located adjacent to the main urban area of Sutton-in-Ashfield in designated Countryside. The site, located off Fisher Close, is well contained by existing development and by Brierley Forest Park to the west.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 100 dwellings.
- Site lies within close proximity to accessible open space and walking routes.
- Potential to deliver a proportion of affordable housing.
- Potential to improve a deprived area
- Good access to existing facilities (with the exception of a GP).
- Development will help support employment and the economy.
- Development will support Sutton Town Centre.

Negative Impacts

- Within a Minerals Safeguarding Area - Limestone
- Negative impact on air quality.
- Surface water issues are present on site.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites.

Highways / Access

There are access constraints which can be mitigated via land in public ownership.

Topography

The site is relatively level.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is in designated urban area.

Strategic Objectives

The site is located within the urban area. Development of the site would help to meet the Strategic Objectives of the Local Plan as it is well located with good access to services and facilities. Development of the site would support town centre regeneration due to the close proximity of the site to Sutton in Ashfield Town Centre. Sutton Town Centre has excellent retail and leisure provision. The site has good access via public transport to employment opportunities in Sutton in Ashfield and Mansfield.

Site: Land at Hilltop Farm

SHLAA Reference: S94

Comprising: 0.72 Ha

Estimated Dwellings: 20 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 20 dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800m or 10 minutes walking distance of a GP. Site is within 200m of accessible open space. Sutton footpath no. 5 crosses the site, giving access to the wider countryside	Access to health facilities could be mitigated through developer contributions. No information provided from Health providers.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	Parts of the site are located within a 75m buffer zone of 2 Grade II Listed buildings – Manor farmhouse and Cruck Cottage. This site is within the setting of the Manor Farm, a Grade II listed building. The site is considered to be developable in conservation terms, subject to no archaeological objection provided that the boundary along Back Lane retains its rural character and the mass and scale of development along the Back Lane boundary respects the agricultural / rural character of the lane and the setting of Manor Farm. Two Local heritage assets are also located adjacent to the site, namely the Wesleyan Chapel and 151 Mansfield Road.	Any negative impacts on the setting of listed buildings could potentially be mitigated through sensitive design.

4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009).</p> <p>Site is within 800m or 10 minutes walking distance of a primary school and post office/cash machine.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>To the south of the site is S11, this is a rural footpath which links Skegby, and the Teversal Trail route, with Mansfield in the east. It also provides direct access to the Teversal Trail (GI-20) for residents in this area of Skegby.</p> <p>To the west of the site is GI route GI-23, this links Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire.</p>	Key opportunities: Securing an accessible green link through Skegby quarry/Stanton Hill Grasslands potentially through development.
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 9 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Moderate with a landscape strategy to Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1 point • Openness – The site is not open. It is enclosed by hedgerows and buildings. • Prominence – Development would not be prominent if the existing hedgerows are retained. • Existing Screening - Hedgerows on the north and eastern boundaries and buildings on the southern boundary of the site. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Protect and retain the existing hedgerows and hedgerow trees. Low rise development limited to 2 storeys to match in with adjacent development. Building materials to match in with local vernacular. • Contribution towards Stamper Crescent Recreation Ground • All existing trees and hedgerows along with new planting should have a 10 year management plan. Full landscape plan with National Plant Specification / British

			Standard Information to be provided for mitigation scheme.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarding Area - Limestone</p> <p>The site is identified as Grade 3 Agricultural Land and in this context has been given a neutral score on this aspect. The quality of the soils cannot be determined without a detailed assessment i.e. it is unknown whether the soils are Grade 3a or Grade 3b.</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that development of the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	<p>The site is located within Flood Zone 1.</p> <p>Very small areas of the site have some element of surface water flooding.</p>	Surface water flooding can be mitigated through the incorporation of an appropriate designed SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

reducing dependency on non-renewable sources.			
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	<p>Site is within 800m or 10 minutes walking distance of a bus stop of railway station and consequently has a positive effect.</p> <p>Site is within 800m or 10 minutes walking distance of a primary school and post office/cash machine.</p>	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	<p>Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.</p>	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	<p>Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.</p>	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	<p>Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 6 within in which Sutton-in-Ashfield is identified as having the largest percentage market share for main food shopping.</p>	

Site Context

This is a greenfield site located adjacent to the main urban area of Sutton-in-Ashfield.

The site is located off Back Lane in Skegby. The site is pasture used for grazing and it slopes gently west. The boundaries comprise hedgerows to the east and west, hedgerow with trees to the north and farm buildings / residential gardens to the south.

The landscape surrounding the site consists of residential properties to the south and west, with farmland to the north. To the east is horse grazing and residential properties. The topography of the surrounding landscape slopes west and northwards towards existing watercourses. Boundaries include hedgerows and hedgerow trees adjacent fields and mixed garden boundaries of walls and fencing styles to residential properties.

Physical Site Constraints

- No existing suitable access from the public highway, however access may be established via third party land. This is likely to effect timescale for delivery of development.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 20 dwellings.
- Site is within 200m of accessible open space.
- Potential to deliver a proportion of affordable housing.
- Good access to a primary school and post office/cash machine.
- Development will help support employment.
- Development will support Sutton Town Centre.
- Good access to public transport.

Negative Impacts

- Potential negative impact on the setting of Listed Buildings
- Moderate landscape impact.
- Loss of Greenfield land.
- Within a Minerals Safeguarding Area - Limestone
- Negative impact on air quality.
- Minor surface water issues.

Secondary/cumulative/synergistic effects

The site is adjacent to another site with outline planning permission for 37 dwellings. Access is likely to be required from the site.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There are access constraints; third party land is required to construct a suitable access road. Land is potentially available subject to agreement between landowners.

Topography

The site is relatively level.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and a countryside.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - The site is in designated countryside.

Strategic Objectives

The site is located within designated countryside directly adjoining the urban boundary at Skegby. Development of the site would help to meet the Strategic Objectives of the Local Plan as it is well located with good access to a range of services and facilities including primary and secondary schools, convenience stores, open space, Sutton in Ashfield and Mansfield Town Centres. The site has good access via public transport to employment opportunities in Sutton in Ashfield and Mansfield.

Conclusion

The Council intends to take this site forward as a residential allocation.

The site is located within an area which is well served by existing services and facilities including primary and secondary schools, shops, open spaces, and green infrastructure routes. Development would logically round off the settlement of Sutton in Ashfield as the site is well contained by residential development. There is a bus service within close proximity to the site which has regular services. Whilst the site is designated Countryside, it is not open in character and the surrounding built development creates an urbanising effect. Any future development would need to consider the impact it may have on the setting of the Listed Building and be appropriately designed.

Site: Land adj. Rookery Farm, Sutton-in-Ashfield.

SHLAA Reference: S112 & S316

Comprising: 5.7 Ha

Estimated Dwellings: 117 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site will deliver a substantial number of new dwellings (approximately 45) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Development of this site would result in the loss of part of an open area (ALPR - RC2Sa). However, the site remains within 500m of an open space and due the size of the site, open space provision or improvements to existing open space will be required as part of the development.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800m / 10 mins walk of a primary school and bus stop. Development of the site is likely to result in the delivery of new affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	--	There is a Local Wildlife Site (LWS) on the site, namely 'Fulwood Grassland' (5/3363), which is a 'damp coal-measures grassland'. It is anticipated that the development of the site will have a significant negative impact on the LWS.	Local GI route S1 passes along the north of the site. This provides a corridor through the heart of Sutton-in-Ashfield, and links communities to the natural green spaces of Rookery Park and Calladine Pond. Completion of Rookery Park should provide links to GI-15. The Calladine

			estate offers substantial green corridors, but links further east to Sutton Lawn are less attractive, following High Pavement for a section. Connecting to Sutton Lawn would rely on securing the necessary connection described in GI-17 (at the back of Hardwick Recreation Ground). Any scope to enhance High pavement to provide greater GI benefit would be positive and create a much stronger green link across the town.
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 7 out of 16. Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as moderate with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness - The site is not open as it is screened by Rookery park and surrounding housing. • Prominence – Development would be visible from Rookery Park and from the rear of some properties on Henning Lane/ Alfreton Road. Some screening planting for the residents and for users of Rookery park would be recommended. Retain existing hedgerows for screening. • Existing Screening - Screening is provided by Rookery Park to the west, the small holding to the north and housing to the east. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Retain the existing hedgerows and hedgerow trees. • No three storey dwellings near existing residential dwellings. • Link choice of materials to existing development.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is Greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is identified as Grade 4 Agricultural Land.</p> <p>A very small part of the site is within a Minerals Safeguarding Area – Limestone (south east of site). However due to the size and location of the site within an</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.

		existing residential area any mineral extraction is unlikely to be practical / viable.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	Outside Floodzones 2 & 3. A small area to the north of the site is affected by surface water flooding.	Surface water flooding can be mitigated through the incorporation of an appropriately designed SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800m / 10 minutes walk of a bus stop and a primary school. The site is within 30mins travel by public transport of a secondary school, further education, supermarket, retail area and employment.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the market share evidence from the 2011 Retail Study.	

Site Context

The site is located off Henning Lane and Alfreton Road. The site consists of farmland with hedgerows and hedgerow trees, and scrap vehicle storage. It slopes down to the west towards Rookery Park. Hedgerows with some garden boundaries are to the east, with hedgerows to the north, west and south site boundaries. The site has the potential to form part of a comprehensive development with adjacent SHLAA sites: S72, S316 and S351.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site would significantly increase the number of new dwellings.
- It would contribute towards affordable housing and other infrastructure requirements.
- There is good access to key services and facilities.
- It would result in an improvement in health and social inclusion.
- There would be no impact on heritage assets.
- There are opportunities to improve the GI network (Local GI route S1).
- Development would support Sutton town centre regeneration.
- Development would support employment growth
- Development would support the local economy.

Negative Impacts

- Loss of Greenfield land - potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.
- Negative impact on air quality.
- Moderate impact on the landscape.
- A Local Wildlife Site (LWS) is located on site and therefore there is the potential for the development of dwellings to have a negative impact on the LWS.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There is currently no suitable access point from the public highway. Third party land will be required to enable any future development to achieve highway standards.

Topography

The site is gently sloping from south to north.

Contamination

Part of the site lies within a 250m buffer around a landfill site.

Neighbour

The site is in close proximity to an industrial estate to the west. A noise impact assessment may be required at a later stage in the planning process if the site is taken forward.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

The site is within the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan if access can be achieved. The site is located within the main urban area of Sutton in Ashfield within an open area. Sutton in Ashfield has a wide range of services and facilities. The Town Centre, which can be accessed via public transport, has excellent retail and leisure provision and the site has good access to schools, open space, a medical centre and a regular bus service. Employment opportunities exist within close proximity to the site at Fulwood. Open space could be delivered onsite and Green Infrastructure routes could be improved through development of the site.

Site: Land off the Avenue, Sutton-in-Ashfield

SHLAA Reference: S114

Comprising: 0.49 Ha

Estimated Dwellings: 15 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800 metres/10 minutes walking distance of a GP facility Site is within 200 metres of an accessible/public open space and within 300m of a park/recreation ground.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no listed buildings, local heritage assets or conservation areas within or adjacent to the site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office. Given the size of the site, development could result in an increase in the number of affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	There are no national or international biodiversity designations within or adjacent to the site. However, Huthwaite Grassland Local Wildlife Site is located to the north of the site. There may be a need for an ecological assessment of the site in the future.	

		There are no opportunities for improving Local Green Infrastructure routes in the area due to the size and containment of the site.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Site is located in an urban setting and is well contained by existing development. Part of the site constitutes historic allotments and it is all greenfield with some mature trees. The character of the surrounding area is residential.	Any development scheme should protect trees worthy of retention.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	Greenfield site. The site is within a Minerals Safeguarding Area for Limestone. However, due to the site size and location within an existing residential area, any mineral extraction is unlikely to be practical/viable.	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.			
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the market share evidence from the Retail Study 2011.	

Site Context

This is a small greenfield site located within the main urban area of Sutton-in-Ashfield with existing housing to west, south and east. A swathe of public open space (identified as a Local Wildlife Site – Huthwaite Grasslands) is located to the north.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 15 dwellings, including additional affordable houses
- Site lies within close proximity to accessible open space
- Site can access local services including GP facilities, cash machine, bus services.
- Site does not suffer from surface water flooding, nor is it within flood zone 2 or 3
- Development will help support local economy and Sutton town centre

Negative Impacts

- Possible impact on adjacent Local Wildlife Site (Huthwaite Grassland)
- Loss of Greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

Whilst the landowner has indicated that the site is available, the access does not currently meet highway standards and third party land is required to upgrade the road.

Highways / Access

Highway upgrade required as part of any future development.

Topography

The site is gently sloping.

Contamination

Contamination suspected. Phase 1 Desktop Survey required as a minimum, with possible further investigation.

Neighbour

The site is adjacent to a golf course and residential properties. There are no major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is

considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Sutton in Ashfield Town Centre and other services and facilities in the surrounding area.

Site: Quantum Clothing, North Street, Sutton-in-Ashfield
Comprising: 2.19 Ha

SHLAA Reference: S320
Estimated Dwellings: 90 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 90 dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800 metres/10 minutes walking distance of a GP facility Site is within 200m of accessible open space and a park/recreation ground.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The existing factory building is designated as a local heritage asset on Ashfield Council's Local Heritage List. However, there is a current planning approval for demolition of this building.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800 metres or 10 minutes walking distance of a GP and bus stop. Given the size of the site, development could result in an increase in the number of affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	N	There are no national or international biodiversity designations within or adjacent to the site, however, Brierley Forest Park Local Nature Reserve and a Local	

biodiversity levels and Green & Blue Infrastructure		Wildlife Site (Brierley Marshy Grasslands) are located adjacent to the site in the north. GI strategic route 15 is also located to the north of the site. Since the site is currently constitutes predominantly buildings with hard landscaping, any impact of re-development is likely to be negligible.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	This is a Brownfield site. A belt of mature trees currently screens part of the site from Brierley Forest Park to the north. Although the character of the area is largely residential, the loss of the existing factory building will have a negative impact with regard to local heritage and historic townscape.	Any development scheme should protect trees worthy of retention.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	Major Brownfield site. The site is within a Minerals Safeguarding Area for Limestone. However, due to the location within an existing residential area, any mineral extraction is unlikely to be practical/viable.	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	Since the site has been operating as a manufacturing business, the effects of re-development on air quality are considered to be neutral.	
10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite. Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	

11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800 metres or 10 minutes walking distance of a GP and bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	--	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Loss of existing employment site.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	-	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect, however, this is offset with the loss of an existing employment site. The factory is currently vacant.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the market share evidence from the Retail Study 2011.	

Site Context

This is an existing employment site located within the main urban area of Sutton-in-Ashfield.

The site is located off North Street, Huthwaite and largely comprises factory buildings with car parking. A belt of mature trees is situated to the north of the site.

Physical Site Constraints

- Access – North street would require an upgrade and improvement works to meet highway standards.
- Site would require 2 permanent points of access with a looped linked infrastructure system in the site confines.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 90 dwellings, including additional affordable houses
- Site lies within close proximity to accessible open space
- Site can access local services including GP and bus services.
- Development of a brownfield site
- Site does not suffer from surface water flooding, nor is it within flood zone 2 or 3
- Development will help support Sutton town centre

Negative Impacts

- Loss of local heritage asset
- Loss of employment site and buildings

Secondary/cumulative/synergistic effects

N/A

Strategic Objectives

The site is brownfield land located within the urban area of Huthwaite. It would assist in delivery the Strategic Objectives of the Local Plan if the building can be retained as a Local Heritage Asset. It is located within an area which has a good range of facilities and local services. There is good access to Sutton Town centre via a regular bus service.

Site: Land at Stubbin Hill Farm, Stanton Hill
Comprising: 7.20 Ha

SHLAA Reference: S374
Estimated Dwellings: 162 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 162 dwellings.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>Access to natural open space - Sutton Footpath 37 follows part of the eastern site boundary, intersecting with Footpath 71 further north. Within 500m of access to Brierley Forest Park LNR off Brand Lane.</p> <p>Site is not located within 800m or 10 minutes walk of a GP.</p> <p>Majority of the site is adjacent to countryside with residential development to the north-east, however a small part of the site adjoins industrial premises to the south east.</p>	Access to health facilities could be mitigated through developer contributions.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009).	

deprived areas and the rest of Ashfield.		Site is located within 800 m or 10 minutes walk of a bus stop, but no longer a full service.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>The site is within Impact Risk Zone for SSSIs at Teversal pastures and Teversal Pleasley railway and therefore this is reflected in a negative score. However, on the positive side it is well linked to green infrastructure in relation to:</p> <ul style="list-style-type: none"> GI18 and GI19 are nearby the site, as is local routes S5, S8 and S10. 	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 11 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Moderate - Good strategy to Conserve & Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> Capacity to Accommodate Development - Medium 2 points Openness – The site is not very open within the landscape when viewed from the south and east as it is enclosed by Brierley Forest Park and by the residential housing of Stanton Hill. Prominence – The edge of the site will be prominent when viewed from the north. Screening of the development on the ridgeline will be required with new dwellings set back. The development will be immediately prominent from the Trails Network and Brierley Forest Park. Screening should be included on the boundaries of these areas to protect visual amenity. Existing Screening - The existing housing areas of Stanton Hill on the eastern boundary provide some screening as does existing hedgerows and blocks of woodland to the west. The rising landform of Brierley Forest to the south / south east provides screening for views further south. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> Set the development back from the ridgeline on the northern boundary and incorporate screen planting so that visual intrusion is reduced. The development will be immediately prominent from the Trails Network and Brierley Forest Park. Screening should be included on the boundaries of these areas to protect visual amenity. New dwellings should reflect height of existing properties to ensure development blends in. Retain existing hedgerows. Remove Brand Lane play area .Provide recreation area and new play provision on site including 5 aside grass kick about area. Mitigation shall include the provision of screen planting on the northern and southern boundaries, to blend the development in to the landscape. All existing trees and hedgerows along with new planting should have a 10 year management plan. Full landscape plan with National Plant

			Specification / British Standard Information to be provided for mitigation scheme.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>Agricultural Land quality Grade 2 – very good</p> <p>The site is within a Minerals Safeguarding Area – Limestone</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and	+	Site is located within 800 m or 10 minutes walk of a bus stop, but this no longer offers a full service.	

accessibility, reduce the need for travel by car and shorten the length and duration of journeys.			
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 6 within in which Sutton-in-Ashfield is identified as having the largest percentage market share for main food shopping.	

Site Context

This is a greenfield site located outside of the main urban area of Sutton-in-Ashfield, but adjoining the boundary at Stanton Hill.

The site is located off Brand Lane, Wharf Road and Hawthorne Close. The site is farmland with hedgerows and hedgerow trees. It is used mainly as pasture for horse grazing and contains some post and wire / post and rail fencing. The site has flat areas in the east, a gentle slope southwards in the southern part and a steeper break in slope on the north western boundary. The boundaries are hedgerows, with some residential garden timber fencing on the north eastern boundary.

The landscape surrounding the site consists of a rural and agricultural setting to the north, west and south, with a residential and industrial setting to the east. To the north and west is farmland, with pasture, hedgerows, hedgerow trees and areas of deciduous woodland. To the south is the Trails Network and Brierley Forest Park. To the south east is an industrial estate and to the east / northeast is residential development, some of which are bungalows. The boundaries are hedgerows and hedgerow trees, woodland areas, residential garden fencing and industrial metal security fencing.

Physical Site Constraints

- Public highway improvements would be required as part of any future scheme.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 162 dwellings.
- Site lies within close proximity to accessible open space (Brierley forest Par LNR, statutory footpaths/bridleway).
- Potential to deliver affordable housing.
- Located within 800 m or 10 minutes walk of a bus stop.
- Development will help support employment/ economy.
- Development will support Sutton Town Centre.

Negative Impacts

- Moderate landscape impact.
- It is within the potential impact zone of Sites of Special Scientific Interest.
- Loss of greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There are no significant access constraints. Highway improvements could potentially be achieved.

Topography

The site is relatively level.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and a country park.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

The site is located within designated countryside directly adjoining the urban boundary at Stanton Hill and Skegby. Development of the site would help to meet the Strategic Objectives of the Local Plan as it is well located with good access to services and facilities. Development of the site would support regeneration of Stanton Hill. The site also has good access via public transport to retail, leisure and employment opportunities in Sutton in Ashfield and Mansfield.

Site: Land south of Cauldwell Road, Sutton in Ashfield

SHLAA Reference: SM378

Comprising: 9.1 Ha

Estimated Dwellings: 207 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 171 or more dwellings and will contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800 metres/10 minutes walking distance of a GP facility. Site is within 200m of accessible open space. Sutton Footpath 66 goes through the site north-south.	The size of the site will require an open space to be provided on site or in combination with any other site developed in the area.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Rushley Farm is located to the south of the site and has been identified as a local heritage asset on Ashfield Council's Local Heritage List (Ref 409). However, this is separated from the site by the MARR and the site is not anticipated to impact on this heritage asset.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop.	

<p>6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure</p>	<p>N</p>	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>Strategic GI route GI-8 runs through the site. This is a corridor through Thieves Wood, linking further north into Mansfield. Much of the eastern stretch of the corridor follows stretches of the Robin Hood Way and Hidden Valleys Trails. S14 also runs to the north of the site, this is an existing link along the new MARR road connecting Kingsmill reservoir (and GI-20) to the east towards Cauldwell and Thieves Wood. Potential to enhance the ecological connections along this stretch and also enhance the green character for those travelling along it.</p>	
<p>7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>-</p>	<p>Overall Landscape Assessment: 9 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment – This landscape has been assessed as of Moderate quality, with a 'Conserve and Create' approach suggested to its future management, although the Sherwood LCA's use a different approach; with a Moderate landscape requiring a Create and Conserve approach.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness - The site is not overly open within the wider landscape as it is contained with the landform and urban edge. • Prominence - The site will require screening from the A60/ MARR junction for views from the east. • Existing Screening - Existing West Notts College buildings provide screening to the north. 	<p>Buffer planting would be required to integrate development into the landscape structure of woodland plantations and large fields. Link to character of deciduous woodland. Screening required from A60 and A611 to blend the development in.</p> <p>Mitigation shall include the retention of the existing hedgerows and hedgerow trees along with the provision of additional structure planting to blend the development in to the landscape.</p>

8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	Loss of a greenfield site. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	An air quality assessment is likely to be required as part of any future planning application due to the site's proximity to the MARR A617 (Sherwood Way).
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. A small areas of potential surface water flooding is identified to the east of the site.	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The site is within 800 m of a bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

increased learn and skills to meet the needs of the District.			
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	N	The site is not anticipated to impact on the town centre of Sutton in Ashfield as the evidence from the Retail Study 2011 identifies shopping is directed towards Mansfield District.	

Site Context

The site is located off the A611 Derby Road, the A60 and Cauldwell Road and borders Mansfield. The site is arable farmland with hedgerows. The land gently undulates sloping eastwards towards the A60. Boundaries are hedgerows with post and rail timber fencing.

The landscape surrounding the site comprises mixed deciduous woodland to the west. To the south is the MARR route with arable fields beyond and to the north, the distinctive buildings of West Notts College and Mansfield Crematorium / residential boundary of Mansfield. To the east are the A60 and arable fields beyond, with hedgerows. Wind turbines are evident in the near distance.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site is anticipated to deliver 171 dwellings, which means that it is anticipated to contribute towards affordable housing and other infrastructure requirements.
- The site has access to open space with Strategic GI route GI-8 runs through the site. This is a corridor through Thieves Wood, linking further north into Mansfield. S14 also runs to the north of the site, this is an existing link along the new MARR road connecting Kingsmill reservoir (and GI-20) to the east towards Cauldwell and Thieves Wood. There is potential to enhance the ecological connections along this stretch and also enhance the green character for those travelling along it. In addition, the size of the site means that mitigation measure will include open space being provided.
- The site has limited access to services but a bus stop is located within 800 m or 10 minutes walk. It is anticipated that this would improve through the development of Lindhurst urban extension in Mansfield.
- The site is anticipated to have a positive impact in reduce social inequality.

Negative Impacts

- The site is a greenfield site and has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.
- The site is also potential subject to some surface water flooding to the east of the site although this is anticipated to be mitigated against through the use of SuDS.
- The location of the site means that other than a bus stop there is poor access to services. This is expected to improve through the development of Lindhurst.
- The site is considered to have a medium impact on the landscape. However, the site is not overly open within the wider landscape as it is contained with the landform and urban edge.
- Rushley Farm is located to the south of the site and has been identified as a local heritage asset on Ashfield Council's Local Heritage List (Ref 409). However, this is separated from the site by the MARR and the site is not anticipated to impact on this heritage asset.

Secondary/cumulative/synergistic effects

- In conjunction with the Rushley Farm site a new primary school will be required to serve this site in combination with site SM378 (South of West Notts College).
- Access to health facilities could be mitigated through developer contributions.
- The size of the combined site means that it could result in changes to bus routes and frequencies

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the site. The landowner has indicated that the site can be released for development.

Highways / Access

There are no access constraints; the site has good access to the highway.

Topography

The site is gently undulating.

Neighbour

There are no neighbouring issues associated with the majority of the site. The site is adjacent to the strategic road network to the south (the MARR), West Nottinghamshire College to the north, and residential development is planned for the land to the east (Lindhurst Development). Any noise associated with the MARR could be appropriately mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated countryside adjacent to Mansfield. The settlement has a wide range of services and facilities including retail, schools, a railway station and bus station, employment opportunities, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), medical centres. There are regular bus services within close proximity to the site.

Site: Land off Common Road, Huthwaite
Comprising: 1.38 Ha

SHLAA Reference: S379
Estimated Dwellings: 20 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site has access to a GP surgery and is located within 200 m of open space and close to a recreation ground. Footpath 52 runs through the site from north to south.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). It is located within 800 m or 10 minutes walk of a bus stop, Primary School, a GP and a post office/cash machine.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future. There are no GI routes near this site, although a footpath runs north-south through the site- this route would need to be retained as it provides an important local link.	

<p>7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>N</p>	<p>Overall Landscape Assessment – 2 out of 16. Low landscape impact..</p> <p>Policy Zone Assessment - This landscape is located within the urban boundaries and has not been assessed in this context.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1 points. • Openness – Not open, screened by existing buildings. • Prominence – Not prominent, screened by existing development on 3 sides and at a lower level than Common Road. • Existing Screening – Buildings and hedgerow along Common Road boundary. 	
<p>8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<p>-</p>	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value. It is current utilised as a paddock and the agricultural grading is not known.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures but is within the main urban area as identified by the Ashfield Local Plan Review.</p> <p>The site is within a Coal Authority Referral Area and special consideration may be necessary for possible shallow coal mining workings.</p>	
<p>9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	<p>-</p>	<p>It is anticipated that the site will have a negative impact on air quality.</p>	
<p>10. Water Quality - To conserve and improve water quality and quantity.</p>	<p>N</p>	<p>Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.</p>	<p>The existing sewerage works is close to capacity. This is not expected to prevent development but may delay the date when development can be commenced.</p>

		Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development offers opportunities for incorporating sustainable waste management practices. Consequently, design incorporating sustainable waste management will be the key aspect rather than location.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school at a GP and a cash machine/post office	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Sutton in Ashfield town centre based on the evidence from the Retail Study 2011.	

Site Context

The site is within the urban area of Huthwaite, off Common Road. There is a hedgerow along the road boundary which is grown out, gappy and unmanaged. The site is well screened by the hedgerow towards the northern part of the site but is quite open at the southern part where there are gates and the hedgerow is gappy. The southern part of the site is used for horse grazing and the northern part is grassland/ scrub. A right of way runs north- south through the site. It is surrounded by development with the local school is to the north, housing to the south and west and housing to the east across Common Road.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site is anticipated to deliver 37 dwellings and is anticipated to contribute towards affordable housing and other infrastructure requirements.
- The site has good access to services in terms of a bus stop, primary school, GP surgery and cash machine.
- This improved travel choice and accessibility reduces the need for travel by car and shortens the length and duration of journeys.
- It is also anticipated to reduce equality and have a minor positive impact on Sutton in Ashfield town centre.
- Its location means that there will be minimal impact on the landscape.

Negative Impacts

- The site is Greenfield land. Therefore it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.
- It is identified as being within a Coal Authority Referral Area and special consideration may be necessary for possible shallow coal mining workings.
- The sewerage works which serves sites in Huthwaite is at near capacity. However, this will not prevent development but will potentially impact on when development can be implemented as it may require the sewerage works to be upgraded.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

Whilst the landowner has indicated that the site is available, the access does not currently meet highway standards and third party land is required to upgrade the road.

Highways / Access

Highway upgrade required as part of any future development.

Topography

Land levels are quite severe which may cause problems with regard to the access road into the site.

Neighbour

The site is adjacent to residential properties, there are no major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Huthwaite Local Shopping Centre and Sutton in Ashfield Town Centre and other services and facilities in the surrounding area.

Site: Ex-Social Club, Davies Avenue. Sutton
Comprising: 0.61 Ha

SHLAA Reference: S407
Estimated Dwellings: 19 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver more than 10 dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800m or 10 minutes walking distance of a GP. Site is within 500m of accessible open space. GI routes GI-20 and S5 run close to and next to the site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). Site is within 800m or 10 minutes walking distance of a primary school, bus stop and post office/cash machine. The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD). Employments land studies identify that deprived areas can benefit from close proximity to employment sites – Brierley industrial estate is within 800m or 10 minutes walking distance of this site.	

6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>The site includes an element of formal open space and the development of the site is likely to lead to its loss.</p> <p>The site has a GI route (S5) running through it and GI route G20 is close by, which is also a SINC.</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	No landscape assessment has been completed for this site, as it is within the urban area, but the loss of open space at the front of the site may be detrimental to the local area.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	<p>The site is a mixture of brownfield land and open space. As such it has the potential to have a negative impact in terms of amenity/recreation value, but the development of previously developed site is seen as a positive.</p> <p>The site is within a Minerals Safeguarding Area - Limestone</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site has low level surface water issues within the site and more severe issues next to it.	An appropriately designed SUDs scheme can mitigate low level surface water flooding issues.

13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school, bus stop and post office/cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 6 within in which Sutton-in-Ashfield is identified as having the largest percentage market share for main food shopping.	

Site Context

This is a mixture of brownfield site and formal open space located within the main urban area of Sutton-in-Ashfield. The site is located off Davies Avenue. The site has an ex-social club within it. The landscape surrounding the site comprises residential housing surrounding it.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 19 dwellings.
- Site lies within close proximity to accessible open space and walking routes.

- Potential to deliver a proportion of affordable housing.
- Potential to improve a deprived area
- Good access to existing facilities (with the exception of a GP).
- Development will help support employment and the economy.
- Development will support Sutton Town Centre.

Negative Impacts

- Within a Minerals Safeguarding Area - Limestone
- Negative impact on air quality.
- Surface water issues are present on site.
- The site will lead to the loss of formal open space.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites.

Highways / Access

There are no access constraints.

Topography

The site is relatively level.

Flooding

Surface Water Flooding can be mitigated via a SuDs system.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is in designated urban area.

Strategic Objectives

The site is located within the urban area. Development of the site would help to meet the Strategic Objectives of the Local Plan as it is well located with good access to services and facilities. Development of the site would support town centre regeneration due to the close proximity of the site to Sutton in Ashfield Town Centre. Sutton Town Centre has excellent retail and leisure provision. The site has good access via public transport to employment opportunities in Sutton in Ashfield and Mansfield.

Site: Lowmoor Road
Comprising: 20.2 Ha

SHLAA Reference: K23 & K33
Estimated Dwellings: 495 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 582 and is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>Site is not within 800m or 10 minutes walking distance of a GP.</p> <p>Sutton Footpath 64 follows the site's northern boundary, giving access to the wider open countryside.</p>	<p>Access to health facilities could be mitigated through developer contributions.</p> <p>Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities.</p>
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Development of the site would not affect designated heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.		<p>The site is within 800 metres of a bus stop, cash machine and railway station.</p> <p>Development of the site would result in the delivery of new affordable homes.</p> <p>The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD). Employments land studies identify that deprived areas can</p>	

		benefit from close proximity to employment sites – the site is adjacent to Lowmoor Industrial estate and opposite large industrial premises off Penny Emma Way.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future. There are opportunities for improving Local Green Infrastructure routes in the area. (linking routes S12 and K9).	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	--	<p>K23 landscape scores 10 out of 16 for the overall assessment (Moderate) and 2 out of 3 for capacity to accommodate development (medium impact).</p> <p>This SA is based on K33 - Overall Landscape Assessment: 11 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as moderate with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - High (3 points). NB if assessed separately, site 23 would score medium: 2 points, thereby reducing the landscape impact to a single negative (-) • Openness - The majority of the site is enclosed to the north and west by urban development and forms an infill area between Kirkby and Sutton. The western part of the site is at the same level as Lowmoor Road and is currently screened well from the road by a tall hedgerow. The eastern part of the site is relatively open within the landscape due to the land rising up from Lowmoor Road to a high point within the site. • Prominence - The eastern part of the site would be prominent due to the rising landform. The site would be partially screened by the hedgerow along Lowmoor Road which is relatively high. It would also be screened to a certain extent if K23 were developed to the west, although this site is at a lower level. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Protection and enhancement of boundary hedgerows around the site, including introduction of hedgerow trees. Restrict to low rise development at the highest point within the southern part of the site. • On site open space provision which should equate to 10% of the developable area. Location of open space needs to be considered in the context of the adjacent SHLAA sites if any of these are taken forward. If the SHLAA sites to the east were taken forward open space should be in the vicinity of and link with the existing Roundhills Rec. which could then serve this site. Contributions would be required from this site to fund the new open space if it were provided off site. • Retention of the existing hedgerows and introduction of hedgerow trees along with the provision of additional structure planting.

		<ul style="list-style-type: none"> • Presence of existing screening - Hedgerow along Lowmoor Road, hedgerows within K23 and boundary with K23. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is identified as Grade 3, Agricultural Land and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment i.e. it is unknown whether the soils are Grade 3a or Grade 3b</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	<p>It is anticipated that the site will have a negative impact on air quality.</p> <p>Potential for noise pollution from neighbouring industrial estate</p>	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	<p>The site is located within Flood Zone 1.</p> <p>Very small areas of the site have some element of surface water flooding.</p>	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within walking distance/800 metres of a railway station, bus stop and cash machine.	Access to primary school and health facilities could be mitigated through developer contributions. Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	Development of the site for housing is anticipated to have a positive effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zone 2 which attributes 58% of the main food market share to Ashfield's town centres. However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area.	

Site Context

The site, which is arable farm land, is located between Sutton in Ashfield and Kirkby in Ashfield and is currently designated as Countryside. It is bounded by a relatively high hedgerow and it slopes from the north up to the south.

The site is largely well contained - to the north, the site adjoins a residential area and to the south and west, employment areas adjoin the site. Open countryside is located to the east. Sutton Parkway Railway Station is located opposite the site to the west. This provides a regular rail service into Nottingham, Mansfield and Worksop. The site also has good links to the strategic road network; the M1, A38, A60, A611 and A617 can be easily accessed via adjoining roads.

To the west is Lowmoor Road and to the east of the site are a number of SHLAA sites which together form a large area of arable farmland between Kirkby and Sutton. Hedgerows bound the site on the west side (Lowmoor Road) and to the east (boundary with adjacent SHLAA site). A Right of Way runs along the northern boundary of the site.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site would deliver approximately 582 new dwellings.
- It would increase in the number of affordable homes.
- There is good access to a bus service and the railway station.
- It would result in an improvement in health and social inclusion.
- There would be no loss of designated wildlife sites.
- There would be no impact on heritage assets.
- There are opportunities to improve the GI network (Local GI route S12).
- Development would support town centre regeneration.
- Development would support employment growth and the local economy.

Negative Impacts

- Poor access to Primary School and GP
- Loss of Greenfield land.
- Loss of Grade 3 agricultural land.
- Negative impact on air quality.
- Moderate impact on the landscape.
- Some surface water flooding

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowner has indicated that the site can be released for development.

Highways / Access

There are no access constraints; the site has good access to the highway. Transport Assessment and infrastructure improvements will be required.

Topography

The site is gently sloping from east to west.

Contamination

Contamination suspected – South-eastern part of site (approx 25%) is a historic licensed landfill site and will require a phase 1 desktop survey with potentially further investigation.

Neighbour

The site is adjacent to an industrial estate. A noise impact assessment would be required at a later stage in the planning process. It is anticipated that any noise impact could be satisfactorily mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan if access to services was improved. The site is located within designated countryside adjacent to Kirkby in Ashfield and Sutton in Ashfield. Both settlements have a wide range of services and facilities including retail within the town centres, schools, two railway stations, a bus station, employment, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), medical centres and regular bus and rail services.

Site: Wheatley's Yard, & Lowmoor Public House, Lowmoor Road, Kirkby in Ashfield

SHLAA Reference: K28 & K401

Comprising: 2.1 Ha Estimated Dwellings: 73 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 800 m or 10 mins walk of a GP surgery. The site is within 200 metres of an accessible open space.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres/10 minutes walking distance of a GP, primary school and bus stop. It is anticipated that the site would result in an increase in affordable housing.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	

7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	Potential to improve the townscape through redevelopment of the site. Lowmoor Public House is in a particularly bad state of repair. Redevelopment of the site would greatly improve the whole area.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	Large Brownfield site with potential to accommodate major development.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite. Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	Flood Zone 1 and no surface water flooding The site is located within Flood Zone 1 but parts of the site are identified as having potential surface water issues.	As the site is already occupied by buildings and hard surfaces, it is anticipated that re-development would provide an opportunity to help mitigate problems through utilising SuDS.

13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres/10 minutes walking distance of a primary school and bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	--	Residential development would result in the loss of an employment site.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	-	The loss of this employment providing low cost basic accommodation has the potential to have a negative impact on business and the local economy.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	++	The site is anticipated to have a significant effect on Kirkby in Ashfield town centre given its location on the edge of the shopping centre.	

Site Context

The site is currently occupied by small industrial units and a derelict public house and is contained within an urban setting. Residential development adjoins the site to the north and south; a sports ground adjoins the site to the east and retail and business uses occupy land to the west.

Kirkby in Ashfield town centre is located to the south and is within walking distance of the site. With regard to the topography of the site, it is relatively flat.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Delivery of housing.
- Potential to deliver affordable housing.
- Supports healthy living and choice of travel and accessibility.
- Good access to services, including public transport.
- Supports town centre regeneration.
- Development would meet national and local objectives of prioritising the development of brownfield land.

Negative Impacts

- Loss of employment and Impact on the local economy.
- Site is subject to potential surface water flooding. However, the redevelopment of the site has the potential to reduce surface water flooding through the use of SuDS and lower run off rates.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The site is currently being marketed for development.

Highways / Access

There are no access constraints. Access is achievable via Crossley Avenue.

Topography

The site is relatively level.

Contamination

Contamination suspected. Part of the site is a historic landfill site and therefore there could be contamination issues.

Part of the Lowmoor Inn site is within a consultation buffer in respect of hazardous substance. Surveys would be required as part of the planning application process.

Neighbour

The site is located within a residential area. Residential development would improve the conditions for surrounding residents.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – Main urban area.

Strategic Objectives

Development of the site would help to meet many of the Strategic Objectives of the Local Plan due to its location on the edge of Kirkby in Ashfield town centre. The site, which is brownfield land, has excellent access to services, including public transport, schools, medical facilities, and retail provision. It would also help to safeguard Greenfield land from development. The loss of this industrial site could have a negative impact on employment if the businesses were not looking to relocate to another site within the area.

Site: Land between 118 & 128 Skegby Road, Annesley Woodhouse **SHLAA Reference:** K37

Comprising: 0.57 Ha

Estimated Dwellings: 15 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800m or 10 minutes walking distance of a GP and the site has access to open space and recreation facilities within 300 m.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800m or 10 minutes walking distance of a primary school, a bus stop, GP and a cash machine/post office. The size of the potential development site could lead to contributes towards affordable housing and other infrastructure requirements.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	

biodiversity levels and Green & Blue Infrastructure		The size of the development means that it does not fall within the zones of influence for the local SSSIs.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	The site is located on a sloping site within the defined urban area of Kirkby in Ashfield (including Annesley Woodhouse) under the Ashfield Local Plan Review 2002. It is well contained by residential development to all sides	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land currently utilised as a paddock. As such it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite. Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	

detriment to people, property and the environment.			
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school, a bus stop, GP and a cash machine/post office.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 4 within in which Sutton-in-Ashfield and Hucknall is identified as having the largest percentage market share for main food shopping.	

Site Context

The site is off Skegby Road, Annesley Woodhouse. It is a sloping site within the defined urban area of Kirkby in Ashfield (including Annesley Woodhouse) under the Ashfield Local Plan Review 2002. It is well contained by residential development to all sides.

Site Assessment against the Sustainability Objectives

Positive Impacts

- The site is anticipated to deliver 15 dwellings and is of sufficient size to contribute towards affordable housing and other infrastructure requirements.
- The site is located within the main urban area with good access to local services providing opportunities for residents to access facilities while reducing the use of the car.
- It is anticipated to have a positive impact in reduce social inequality and to have a minor impact positive impact on the town centre Ashfield

Negative Impacts

- The site is a greenfield on a sloping site but the impact on openness is considered to be minimal as it is well contain on all sites by existing residential development.

Secondary/cumulative/synergistic effects

The site is located adjacent to K318. It is not considered that the potential development together with this site would have any significant secondary effects.

Deliverability & Physical Constraints

Ownership

The landowner has indicated that the site is available, the access does not currently meet highway standards and third party land is required to upgrade the road.

Highways / Access

Highway upgrade required as part of any future development.

Topography

The site is gently sloping.

Neighbour

There are no bad neighbouring uses.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to services and facilities in the surrounding area. The site is located directly on the main bus route to Kirkby in Ashfield, Sutton in Ashfield, Mansfield, Hucknall and Nottingham.

Site: Land south of A38 at Mowlands Farm
Comprising: 142.00 Ha

SHLAA Reference: K79
Estimated dwellings: 900 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development.</p> <p>The site has the potential to be large scale major development sites anticipated to deliver approximately 900 dwellings and will significantly contribute towards affordable housing and other infrastructure requirements.</p>	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	<p>Site is <u>not</u> within 800m or 10 minutes walking distance of a GP.</p> <p>Site is within 500m of Natural Open Space.</p>	Access to health and wellbeing facilities could be mitigated through developer contributions or given the size of the potential site, through on-site provision.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	<p>The site lies adjacent to Kirkby Cross Conservation Area, several Listed Buildings and a scheduled ancient monument.</p> <p>Development of the site, given its scale, has the potential cause 'less than substantial harm' to heritage assets.</p>	<p>Any future development must be influenced by the need to enhance and protect the character and setting of the heritage assets through appropriate mitigation and high quality design.</p> <p>The Kirkby Cross Conservation Area Character Appraisal, coupled with local and national policy, and pre-application guidance from the Council's Conservation Officer should play an influential role in the design of any future development.</p>
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

<p>5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.</p>	<p>++</p>	<p>Site is within 800m or 10 minutes walking distance of a bus stop.</p> <p>The size of the potential development site could lead to contributions towards or on-site provision of affordable housing and other infrastructure requirements.</p> <p>The site has the potential to provide a residential-led mixed use development that could provide a range of community facilities / services and/or employment opportunities.</p> <p>Part of the site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD). Development within the site could help diversify the housing mix within the community and contribute to improving social inclusion.</p>	<p>Whilst the site has the potential to provide social benefits, the potential scale of the development is likely to require the following mitigation measures in relation to infrastructure requirement resulting from development:</p> <ul style="list-style-type: none"> • A new primary school is likely to be required to serve this site. • The site is of sufficient size to justify a change in bus routes/stops. • Additional health provision may need to be accommodated / provided at a result of development • Small scale / local retail facilities could be incorporated into a future development
<p>6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure</p>	<p>--</p>	<p>Part of the site contains or is adjacent to the following local wildlife site:</p> <ul style="list-style-type: none"> • Ashfield District by-pass Meadows • Boar Hill <p>To the west edge of part of the site lies The Dumbles Ancient Woodland.</p>	<p>The LPA will seek appropriate landscape, biodiversity and /or green infrastructure enhancement as part of any future development proposal.</p> <p>Given the potential size of the development site, there is scope to mitigate any potential impacts on the designated biodiversity assets located within or adjacent to the site. There is also the potential to add to /enhance these assets and green infrastructure across the site, as part of a high quality development.</p>
<p>7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>-</p>	<p>Overall Landscape Assessment: 8 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - This landscape was assessed as being Poor - Moderate, with an approach advised to Restore and Create it in the future.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development – Medium 2 points. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p><u>Mitigation</u></p> <p>Two storey properties near Board Hill and the eastern boundary. Development to be set back</p>

		<ul style="list-style-type: none"> • Openness – The site will be open to views from the west and south, although the smaller site will have less of an impact. • Prominence – The development will be prominent adjacent the slope of Boar Hill and for the Pinxton Road section of the development. Associated road infrastructure will be visible at this location. Screening will be required to help the development blend in. • Existing Screening - Looking from the west, the rising landform of Boar Hill will screen some of the areas of development which is located nearest the eastern boundary. Existing housing will screen views from the east. Semi mature plantation woodland planting to the A38 boundary screens some views from the north. 	<p>from the Boar Hill ridgeline. Road to be cut into existing slope west of Ashfield School.</p> <p><u>Open space provision</u> On site provision to be agreed with Waste and Environment. Teenage play provision to be provided and enhancements to Titchfield Park.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is Greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>Agricultural land quality Grade 2 (very good)</p> <p>The site is within a Minerals Safeguarding Area – Limestone</p>	<p>Mitigation - The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.</p>
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	<p>It is anticipated that the site will have a negative impact on air quality.</p>	
10. Water Quality - To conserve and improve water quality and quantity.	N	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p>	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	<p>All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p>	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of	N	<p>The site is located outside flood zones 2 & 3</p>	<p>The surface water flooding incidents are very minor, given the potential size of the site. This would not impact on any future development.</p>

flooding and the resulting detriment to people, property and the environment.		Very small elements of the site have recorded surface water flooding issues.	Any future development would be subject to ensuring it meets any SuDs requirements through SuDs approval process.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	<p>Site is within 800m or 10 minutes walking distance of a primary school and a bus stop.</p> <p>The site is of sufficient size to justify a change in bus routes/stops.</p>	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	<p>Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.</p> <p>The size of the site could accommodate a residential-led mixed use development with employment opportunities included within an overall us mix.</p>	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	<p>Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.</p> <p>The size of the site could accommodate a residential-led mixed use development with employment opportunities included within an overall us mix.</p>	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 2 & 6 within in which Sutton-in-Ashfield and Kirkby-in-Ashfield is identified as having the largest percentage market share for main food shopping.	

Site Context

The site is located above Cowpasture Lane and the below the A38. It comprises arable / pasture farmland with hedgerows. The main area of the site forms a large plateau in the east of the site. The land slopes north westwards from the edge of the plateau towards the A38. The majority of the boundaries are hedgerows, with some mixed residential garden boundaries to the east and some semi mature plantation woodland screen planting to the A38 boundary.

The landscape surrounding the site comprises farmland with hedgerows / hedgerow trees to the west and south. To the north is the A38 with residential properties along Alfreton Road and farmland / Rookery Park beyond. To the northwest is the Castlewood Business Park and the Common Road Industrial Estate. To the east is the residential settlement of Kirkby. The topography of the landscape is flat to the east. It slopes northwards until rising up to form the landform of Rookery Park and slopes / gently undulates west and southwards. Boundaries for the residential areas are a mix of fencing, hedges and walls. The industrial areas comprise metal security fencing and the farmland areas have hedgerows and small blocks of deciduous woodland.

The site is currently the subject of a planning application, a decision on which has yet to be given. At the time of undertaking this assessment, considerable highway constraints / issues had been raised by the Highway Authority. The application in question is a larger site though, with a much bigger impact upon the highway within the local area.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to provide a large scale major housing development with approximately 900 dwellings delivered.
- Site is within 800m or 10 minutes walking distance of a primary school and a bus stop.
- Site is within 500m of Natural Open Space, and has the capacity to provide on-site green infrastructure enhancement.
- Development could provide additional affordable housing contributions
- Development will help support the local economy.
- Development will support Sutton & Kirkby Town Centres.

Negative Impacts

- Moderate landscape impact.
- Loss of Greenfield land.
- Loss of Grade 2 agricultural land.
- Negative impact on air quality.

- The site lies adjacent to part of Kirkby Cross Conservation Area.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowners have indicated that the site can be released for development.

Highways / Access

There are significant access constraints; currently the site does not have satisfactory access to the public highway. An outline planning application has been submitted to the Council which seeks to address access constraints. At the time of writing, the Highway Authority has objected to the proposed scheme.

Topography

The site is gently undulating.

Neighbour

There are no neighbouring issues. The site is adjacent to a residential area and countryside.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable - the site is designated Countryside.

Strategic Objectives

Development of the site would help to achieve the Strategic Objectives of the Local Plan. The site could deliver a significant amount of new housing development over the Plan period, helping to meet the needs of the District for a sustained period. The site is located within designated countryside adjacent to Kirkby in Ashfield and in close proximity to Sutton in Ashfield. Both towns have a wide range of services and facilities including retail and leisure within the town centres, schools, two railway stations (with regular services to Nottingham, Mansfield and Worksop), a bus station, employment sites, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), and medical centres. The site could deliver a new primary school and a local centre which provides convenience goods and services. New employment opportunities could also be delivered as part of the scheme.

Site: Land at Kirkby House, Chapel Street, Kirkby-in-Ashfield
Comprising: 1.1 Ha

SHLAA Reference: K333
Estimated Dwellings: 16 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	+	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. However, the site is anticipated to deliver less than 10 dwellings and as such it will not contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within good access of open space and recreation ground.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	--	<p>The site lies in and adjacent to Kirkby Cross Conservation Area, together with being adjacent or close to several Listed Buildings, local heritage assets and a scheduled ancient monument.</p> <p>The Kirkby Cross Conservation Area Appraisal identifies that part of the SHLAA site is a significant open space with the Conservation Area. Proposed development will also impact upon buildings that contribute to the historic town landscape and buildings that form heritage assets. See Appendix 1(a)</p>	<p>Any future development must be influenced by the need to enhance and protect the character and setting of the heritage assets through appropriate mitigation and high quality design. This includes:</p> <ul style="list-style-type: none"> • The significance of Kirkby House in relation to the character and appearance of the conservation area. • The impact of new development on the setting of the Grade II listed 'the Croft'. • The impact of new development on the character and appearance of the conservation area. • The impact on stone walls in the Kirkby Cross conservation area which are protected by an Article 4 Direction. • Impact on any other historic features.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	Site is within 800m or 10 minutes walking distance of a bus stop, primary school and cashpoint/post office.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>The site is located with the urban area of Kirkby-in-Ashfield as defined by the Ashfield Local Plan Review 2002. Part of the site is within the Kirkby Cross Conservation Area and it is also adjacent to listed buildings.</p> <p>For Kirkby House, the Conservation Appraisal identifies that property and its setting forms a positive contribution to the Conservation Area. It states that the house and its front garden form a positive building with a significant open space.</p>	Development should only be considered if it the impact on the townscape can be mitigated by appropriate design of the development.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarding Area for limestone but is located within the main urban area as defined by the Ashfield Local Plan review 2002.</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	Effects on water quality will depend on the capacity of the sewage treatment works to accommodate additional demand from new development. The Infrastructure Delivery Plan identifies that there is currently sufficient capacity in the sewerage treatment works to meet anticipated demand other than for Huthwaite.	

		Design is an important aspect of improving water quality and water efficiency. The assumption is that development will be built to a standard where there will be a negligible effect in relation to water quality.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school, bus stop and cash machine/post office.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect. The size of the site could accommodate a residential-led mixed use development with employment opportunities included within an overall us mix.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

		The size of the site could accommodate a residential-led mixed use development with employment opportunities included within an overall us mix.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011.	

Site Context

The site comprises as Kirkby House and its surrounding land. The site can be potential accessed from various points including Kirkby House Drive on the eastern side of the site and a disused access to the site off Church Street on the western boundary. The northern half of the site falls within the Kirkby Cross Conservation Area. The site is located within an established residential area

Site Assessment against the Sustainability Objectives

Positive Impacts

The site provides for a limited number of dwellings. It /is accessible to open space and is anticipate to have some impact on social inclusion and on the town centre at Kirkby-in-Ashfield. Other than a GP local services are readily accessible.

Negative Impacts

The site lies in and adjacent to Kirkby Cross Conservation Area, together with being adjacent or close to several Listed Buildings, local heritage assets and a scheduled ancient monument. Development should enhance the Conservation Area, this includes consideration of:

- The significance of Kirkby House in relation to the character and appearance of the conservation area.
- The impact of new development on the setting of the Grade II listed 'the Croft'.
- The impact of new development on the character and appearance of the conservation area.
- The impact on the townscape.
- The impact on stone walls in the Kirkby Cross conservation area which are protected by an Article 4 Direction.
- Impact on any other historic features.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

The landowner has indicated that the site is available, the access does not currently meet highway standards and, at the time of writing, the landowner is working with the Highway Authority to overcome the constraints. It is assumed this will be appropriately addressed.

Highways / Access

Highway upgrade required as part of any future development.

Topography

The site is relatively level.

Neighbour

There are no bad neighbouring uses.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to services and facilities in the surrounding area. The site is located directly on the main bus route to Kirkby in Ashfield, Sutton in Ashfield, Mansfield, Hucknall and Nottingham.

Site Assessment

Site: Land at Laburnum Ave/Mill Lane/Park Lane, Kirkby

SHLAA Reference: K334 and K359

Comprising: 2.39 Ha

Estimated Dwellings: 25 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.</p> <p>Full planning permission on site for 8 traveller pitches – which means that part of the site unsuitable for development.</p> <p>Contamination suspected on site.</p>	<p>Planning permission lasts for 5 years, if this lapses then housing becomes more viable on site for whole development.</p> <p>Remediation could be possible and included within development.</p>
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>Site is not within 800m or 10 minutes walking distance of a GP.</p> <p>Site is within 500m of Natural Open Space</p>	Access to health and wellbeing facilities could be mitigated through developer contributions.
3. Historic Environment - To conserve and enhance Ashfield's historic	N	The site is not anticipated to impact on any heritage assets.	

environment, heritage assets and their settings.		Kirkby Cross Conservation Area is in close proximity to the site, but not visible.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>Site is within 800m or 10 minutes walking distance of a bus stop.</p> <p>The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009).</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site lies within a SSSI impact zone, but the size of the site / scale of development would not trigger a consultation.</p> <p>To the north of the site is GI-15, this connects Portland Park to the southwest of Kirkby and onward to the eastern edge of Sutton-in-Ashfield, following a former railway line.</p> <p>Key opportunities: Major project opportunity to secure access to the disused railway line between Kirkby and Nunn Brook, Huthwaite. Smaller scale opportunity to improve visibility of trail links from Common Road and improve connections at this point.</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape	-	Overall Landscape Assessment: 6 out of 16 - Moderate landscape impact.	If development proceeds any development should link in with adjacent housing style and materials. No three storey properties on slopes.

/townscape, maintaining and strengthening local distinctiveness and sense of place.		<p>Policy Zone Assessment - This landscape was assessed as being Moderate, with an approach advised to Enhance it in the future.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low 1 point • Openness – The site is adjacent to existing development and contained behind existing hedgerows. • Prominence – Development will not be prominent within the landscape. Existing hedgerows should be retained. • Existing Screening - Housing on the north provides some screening along with the overgrown hedgerows further along the western boundary. 	Mitigation shall include the retention of the existing hedgerows and hedgerow trees along with the provision of additional structure planting to blend the development in to the landscape.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is Greenfield land. The agricultural quality is unknown. As such it has the potential to have a negative impact in terms of agricultural production , habitat/species and amenity/recreation value.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located outside flood zones 2 & 3	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Site is within 800m or 10 minutes walking distance of a bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a positive effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zone 4 which attributes over 47% of the main food market share to Ashfield's town centres. However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area.	

Site Context

The site is within designated countryside in the southern western border of Kirkby in Ashfield. Part of the site is defined as an employment land allocation in the 2002 Local Plan. The site also has planning consent for 8 gypsy and traveller plots.

The site is located off Park Lane. The site comprises of rough grazing / rough grassland with scrub and hedgerows. The land undulates and slopes south. Some of the site has overgrown hedgerows and broken post and rail fencing.

The landscape surrounding the site is of mixed use comprising farmland, housing and industrial units. To the north is rough grazing; to the west is housing /industrial units, farmland to the east and industrial units to the south. The land slopes southwards.

Boundaries consist of fencing, industrial security fencing and hedgerows with hedgerow trees. There are electricity pylons adjacent the site.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate more than 10 dwellings and to provide some funding towards infrastructure and affordable housing.
- Site lies within 800m / 10 mins from a bus stop.
- Development will help support employment.
- Development will support Sutton & Kirkby Town Centres.

Negative Impacts

- Moderate landscape impact.
- Loss of Greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

The combined sites will enable highway constraints to be addressed resulting in the delivery of a well designed, comprehensive development.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the site. The landowner has indicated that the site can be released for development.

Highways / Access

The site has good access to the highway. Access would need to be taken from a single access point

Topography

The site is undulating and slopes from north to south.

Neighbour

The site is near to an industrial estate. A noise impact assessment may be required at a later stage in the planning process. It is anticipated that any noise impact could be satisfactorily mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated countryside adjacent to Kirkby in Ashfield. The settlement has a wide range of services and facilities including retail within the town centre, schools, a railway station, a regular bus service, employment opportunities, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), and medical centres.

Site: Land off Walesby Drive, Coxmoor, Kirkby
Comprising: 32 Ha

SHLAA Reference: K325
Estimated Dwellings: 150 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 150 dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	Site is not within 800m or 10 minutes walking distance of a GP. Site is within 500m of Accessible Open Space	Access to health and wellbeing facilities could be mitigated through developer contributions. The development of this scale is likely to require the provision of new play space.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The housing site will contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). Site is within 800m or 10 minutes walking distance of a bus stop. The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD).	Employments land studies identify that deprived areas can benefit from close proximity to employment sites.
6. Biodiversity & Green Infrastructure - To conserve,	+	There are no international, national or local biodiversity designations within or adjacent to the site.	

enhance and increase biodiversity levels and Green & Blue Infrastructure		The size of the development site would provide opportunities for green infrastructure and biodiversity enhancement.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 7 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Moderate with an Enhance approach suggested to its future management, although the Sherwood LCA's use a different approach; with a Moderate landscape requiring a Create and Conserve approach.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness – Even though the site is at an elevated level it is not particularly open within the landscape as it is screened to the east by Coxmoor Plantation and to the south by housing. To the west is Coniston Road open space from where the land level rises steeply on to the level of the site. The site is therefore not visible from the housing area to the west. The site is visible from the open space. • Prominence – The site would not be particularly prominent due to the existing screening. The boundary with Coniston Road open space would need careful consideration to give a strong landscape structure to the development whilst improving surveillance of the open space. • Existing Screening - Coxmoor Plantation to the east, housing to the south. 	The impact on the landscape could be mitigated through appropriate and considered design of any future development. Issues such as materials, storey heights, development density, landscaping and development layouts will need to be effectively designed and applied.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is identified as Grade 3, Agricultural Land and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment i.e. it is unknown whether the soils are Grade 3a or Grade 3b.	

		<p>Greenfield</p> <p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. A very small element of the site has a recorded incident of surface water flooding.	Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Site is within 800m or 10 minutes walking distance of a bus stop.	

15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a minor positive effect on Ashfield's town centres based on the evidence from the Retail Study 2011. The site lies within Zone 2 within in which Kirkby-in-Ashfield and Sutton-in-Ashfield is identified as having the largest percentage market share for main food shopping. It should be noted that a large supermarket (Morrison's) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area.	

Site Context

The site is a large area of rough grassland located to the east of Kirkby. The site is relatively level sloping away from the plantation to the east. Power lines run across the site to the south west. There are few trees within the site, a gappy unmanaged hedgerow forms the boundary to the west adjacent to Coniston Road open space. The site is at a high point and is exposed. There are well used desire lines running across the site, including towards the plantation.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 150 dwellings.
- Site lies within 800m / 10 mins from a bus stop.
- Development will help support employment.
- Development will support Sutton & Kirkby Town Centres.
- The sites does not contain or lie adjacent to any designated biodiversity assets

Negative Impacts

- Moderate landscape impact.
- Loss of Greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

The site has the potential to form a much larger development sites comprising a combination of, or all SHLAA sites S67, K33, K23, SO62, S60 and S64. However, given the access constraints (narrow roads surrounding the site), it would not be suitable.

Deliverability & Physical Constraints

Ownership

The landowner has indicated that the site can be released for development.

Highways / Access

Highway / access constraints – requires land in public ownership to overcome constraints. A smaller development of 150 dwellings can be accessed the site from adjoining roads.

Topography

The site is gently sloping from east to west.

Neighbour

The site is adjacent to an industrial estate. A noise impact assessment would be required at a later stage in the planning process. It is anticipated that any noise impact could be satisfactorily mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is designated Countryside.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. In particular it would boost significantly the number of new homes and support town centre regeneration given its proximity to Kirkby town centre. The site is located within designated countryside adjacent to Kirkby in Ashfield. The settlement has a wide range of services and facilities including retail within the town centres, schools, two railway stations, a bus station, employment, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), medical centres and regular bus and rail services.

Site: Land off Diamond Avenue, Kirkby in Ashfield
Comprising: 2.2 Ha

SHLAA Reference: K404
Estimated Dwellings: 67 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800 metres/10 minutes walking distance of a GP facility Site is within 200 metres of an accessible/public open space and within 300m of a park/recreation ground.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no listed buildings, local heritage assets or conservation areas within or adjacent to the site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office. Given the size of the site, development could result in an increase in the number of affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no national or international biodiversity designations within or adjacent to the site. There may be a need for an ecological assessment of the site in the future. There are no opportunities for improving Local Green Infrastructure routes in the area due to the size and containment of the site.	

7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Site is located in an urban setting and is well contained by existing development. Part of the site constitutes historic allotments and it is greenfield land with some mature trees and hedgerows. The character of the surrounding area is residential.	Any development scheme should protect trees worthy of retention.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	Greenfield site within an urban setting.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Kirkby in Ashfield town centre based on the market share evidence from the Retail Study 2011.	

Site Context

This is a greenfield site located within the main urban area of Kirkby-in-Ashfield with existing housing to west, south and east.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 67 dwellings, including additional affordable houses
- Site lies within close proximity to the town centre.
- Site can access local services including GP facilities, cash machine, bus services.
- Site does not suffer from surface water flooding, nor is it within flood zone 2 or 3
- Development will help support local economy and Kirkby town centre

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

The land is owned by Ashfield District Council. It is available within 0 to 5 years..

Highways / Access

No major constraints. The site has direct access to the public highway..

Topography

The site is gently sloping.

Contamination

Contamination suspected. Phase 1 Desktop Survey required as a minimum, with possible further investigation.

Neighbour

There are no constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Kirkby in Ashfield Town Centre and other services and facilities in the surrounding area.

Site: Land off Warwick Close, Kirkby in Ashfield

SHLAA Reference: K406

Estimated dwellings: 24 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and will potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800 metres/10 minutes walking distance of a GP facility Site is within 200 metres of an accessible/public open space and within 300m of a park/recreation ground.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no listed buildings, local heritage assets or conservation areas within or adjacent to the site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office. Given the size of the site, development could result in an increase in the number of affordable homes.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no national or international biodiversity designations within or adjacent to the site. There may be a need for an ecological assessment of the site in the future.	

		There are no opportunities for improving Local Green Infrastructure routes in the area due to the size and containment of the site.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Site is located in an urban setting and is well contained by existing development. Part of the site constitutes historic allotments and it is greenfield land with some mature trees and hedgerows. The character of the surrounding area is residential.	Any development scheme should protect trees worthy of retention.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	Part brownfield site within an urban setting.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located within Flood Zone 1 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

reducing dependency on non-renewable sources.			
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800 metres or 10 minutes walking distance of a GP, bus stop and cash machine or post office.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor significant effect on Kirkby in Ashfield town centre based on the market share evidence from the Retail Study 2011.	

Site Context

This is a greenfield site located within the main urban area of Kirkby-in-Ashfield with existing housing to west, south and east.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 24 dwellings, including additional affordable houses
- Site lies within close proximity to the town centre.
- Site can access local services including GP facilities, cash machine, bus services.
- Site does not suffer from surface water flooding, nor is it within flood zone 2 or 3
- Development will help support local economy and Kirkby town centre

Negative Impacts

- Negative impact on air quality.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Ownership

The land is owned by Ashfield District Council. It is available within 0 to 5 years..

Highways / Access

No major constraints. The site has direct access to the public highway..

Topography

The site is gently sloping.

Neighbour

There are no constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Kirkby in Ashfield Town Centre and other services and facilities in the surrounding area.

Site: Land rear of 82-84 Church Lane, Underwood
Comprising: 0.8 Ha

SHLAA Reference: V15, V16, V17
Estimated Dwellings: 22 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 500m of an open space (adjacent to Church Lane Recreation Ground). It is also within walking distance of a GP surgery.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets in close proximity to the site. No impact anticipated.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most	++	The site is within 800 metres / 10 minutes walking distance of a bus stop, post office and primary school and it would deliver an element of affordable housing.	

deprived areas and the rest of Ashfield.			
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>The site has no effect upon SSSI or a Local Wildlife Site.</p> <p>There are mature trees on part of the site which would potentially be affected by development.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>Development has the potential to both enhance or have a negative effect depending on the design of the scheme.</p>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> • Maintain and manage the hedgerow on the boundaries of the site. • Retain trees where possible.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and	N	All new development may offer opportunities for incorporating sustainable waste management	

recycling of waste materials.		practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located outside of Flood Zones 2 and 3 and no surface water issues have been identified in relation to the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a primary school, bus stop and post office/cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this	

and adaptability of employment.		Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is anticipated to have no effect on town centres due to the proximity of the site to the nearest centre.	

Site Context

The site is set within a residential area in the named settlement of Underwood. Part of the site is residential garden, the remainder of the site is an old orchard which is overgrown and has not been cultivated for many years. Whilst there is currently no access road into the site, there is an opportunity to create an access road between existing properties on Church Lane.

Site Assessment against the Sustainability Objectives

The site scores well in terms of housing, health, social inclusion and travel and accessibility. Access to facilities and services is good.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.
- Good access to open green spaces.
- Improvement in health and social inclusion.
- No loss of designated wildlife sites.
- No impact on heritage assets.
- Located within the named settlement of Underwood (i.e. no loss of countryside or Green Belt).
- Development would help support local economy/employment.
- Development would support Ashfield's town centres.

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.
- The land has mature trees and hedgerows.

Secondary/cumulative/synergistic effects

The sites would need to be developed as a comprehensive scheme.

Deliverability & Physical Constraints

Ownership

The landowner has indicated that the site is available.

Highways / Access

Highway upgrade required as part of any future development.

Topography

The site is gently sloping.

Neighbour

There are no bad neighbouring uses. The site is contained within a residential setting.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to services and facilities in the surrounding area.

Site: Land off Westdale Road, Jacksdale

SHLAA Reference: V140

Comprising: 2.14 Ha

Estimated Dwellings: 58 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 58 dwellings and is anticipated deliver an element of affordable housing and contribute towards other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is within 800m or 10 minutes walking distance of a GP. Site is within 200m of accessible open space at Palmerston Street. Strategic GI route GI-8 travels near the south side of the site, this continues to corridor GI-13 and local route R2.	.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Site is within 800m or 10 minutes walking distance of a Primary School and bus stop. The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	

6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>Strategic GI route GI-8 travels near the south side of the site, this continues to corridor GI-13 and local route R2.</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>The site is within the urban area, and such has not been assessed.</p> <p>It is a vacant field within the centre of an urban area that does not appear to be farmed for any particular use.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</p> <p>Grade 4 agricultural land - Poor</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that development of the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by	N	The site is located within Flood Zone 1. No surface water flooding issues appear on site.	

reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.			
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school and bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	N	Development of the site for housing is anticipated to have a neutral effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zone 5 which attributes 51.6% of the main food market share to Amber Valley's town centres. However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and may have influenced recent shopping patterns in this area.	

Site Context

This large greenfield site is located in the centre of Jacksdale in the middle of a housing estate with intervening hedgerows. A footpath travels along the north west of the site.

The topography is undulating and rises northwards to meet Wagstaff Lane to the North.

Physical Site Constraints

- The site is in an area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest, e.g., areas of known or suspected shallow coal mining, recorded mine entries. The coal authority will require a Coal Mining Risk Assessment prior to any development taking place.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 58 dwellings.
- Site is within 500m of accessible open space and 800m of a, primary school, bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support local economy/employment.
- Development would support Ashfield's town centres.

Negative Impacts

- Loss of greenfield land
- Within a minerals safeguarded area: coal measures
- Negative impact on air quality
- Moderate landscape impact

Secondary/cumulative/synergistic effects

The site adjoins site V141 both of which form a logical infill within a residential area.

Deliverability & Physical Constraints

Ownership

The landowner has indicated that the site is available for development.

Highways / Access

The site has good access to the public highway.

Topography

The site is gently sloping from north to south.

Neighbour

There are no bad neighbouring uses. The site is contained within a residential setting.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the Named Settlement of Underwood.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to services and facilities in Jacksdale.

Site: Land off Westdale Road, Jacksdale

SHLAA Reference: V141

Comprising: 0.51 Ha

Estimated Dwellings: 15 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 14 dwellings and is anticipated deliver an element of affordable housing and contribute towards other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	Site is not within 800m or 10 minutes walking distance of a GP. Site is within 200m of accessible open space at Palmerston Street. Strategic GI route GI-8 travels near the south side of the site, this continues to corridor GI-13 and local route R2.	.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is not anticipated to impact on any heritage assets.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most	++	Site is within 800m or 10 minutes walking distance of a Primary School and bus stop.	

deprived areas and the rest of Ashfield.		The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future. Strategic GI route GI-8 travels near the south side of the site, this continues to corridor GI-13 and local route R2.	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	The site is within the urban area, and such has not been assessed. It is a vacant field within the centre of an urban area that does not appear to be farmed for any particular use.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land, but is not used for farming in any capacity. The site is within a Minerals Safeguarded Area – Coal Measures, with history of mining on site – this could lead to issues with viability and stability on site. Grade 4 agricultural land - Poor	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that development of the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. There is the potential for issues with surface water flooding issues on site, with it being recorded to the west of the site.	This could be partially be mitigated against through SUDs.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school and bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	N	Development of the site for housing is anticipated to have a neutral effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zone 5 which attributes 51.6% of the main food market share to Amber Valley's town centres. However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and may have influenced recent shopping patterns in this area.	

Site Context

This small greenfield site is located in the centre of Jacksdale in the middle of a housing estate with scrub and trees within it.

The topography is undulating and rises northwards to meet Wagstaff Lane to the North.
Part of the site used to be used as garage facility for local residents – this is no longer in use.
There is a history on site of mining on site with shallow coal mining evident – this has the potential to make the site unviable or cause severe problems with development.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to accommodate up to 14 dwellings.
- Site is within 500m of accessible open space and 800m of a, primary school and bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support local economy/employment.

Negative Impacts

- Loss of greenfield land.
- Within a minerals safeguarded area: coal measures.
- Negative impact on air quality.
- Moderate landscape impact.
- Surface water flooding could be an issue.

Secondary/cumulative/synergistic effects

The site adjoins site V140 both of which form a logical infill within a residential area.

Deliverability & Physical Constraints

Ownership

The site is owned by Ashfield District Council and is available for development.

Highways / Access

The site has poor access to the public highway. This could be satisfactorily mitigated via taking access from land adjoining the site which is in public ownership.

Topography

The site is gently sloping from north to south.

Neighbour

There are no bad neighbouring uses. The site is contained within a residential setting.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is in the main urban area.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to services and facilities in Jacksdale.

Site: Land at Kirkby Lane Farm, Park Lane and Land at Bourne Av, Selston
Comprising: 9.2 ha

SHLAA Reference: V87 & V84
Estimated Dwellings: 109 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development.</p> <p>The site is anticipated to deliver approximately 109 dwellings. Therefore it is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.</p>	
2. Health - To improve health and wellbeing and reduce health inequalities.	-	<p>The site is not within 800m / 10 mins walk of a GP surgery.</p> <p>The site lies within 500m of Natural Open Space, with a public footpath running along the east boundaries of the site.</p> <p>The site lies adjacent to the M1. This neighbour is likely to enhance the potential for noise and air pollution across the site.</p>	<p>Mitigation (over 2Ha)</p> <ul style="list-style-type: none"> - Given the size of the site it is anticipated that development could lead to an increase in outdoor playing space or sports facilities. - Access to health facilities could be mitigated through developer contributions. <p>The site contains a small woodland along its eastern boundary adjacent to the M1. This should be retained and enhanced to help reduce the impact of noise and air pollution. The introduction of acoustic fencing may also need to be considered.</p>
3. Historic Environment - To conserve and enhance Ashfield's historic	N	There are no heritage assets in close proximity to the site. No impact anticipated.	

environment, heritage assets and their settings.			
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The site is within 800 metres / 10 minutes walking distance of a bus stop, post office / cash machine and a primary school.</p> <p>The site has the potential to deliver an element of affordable housing.</p> <p>The development of more housing within the village may help sustain and grow local services and facilities.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>The site lies within the SSSI consultation zone (residential development of 50+ dwellings) for Annesley Woodhouse Quarries and Bogs Farm Quarry.</p> <p>The site contains a small wooded boundary along its eastern boundary and mature hedgerows, which could be harmed as a result of development.</p>	The existing woodland along the eastern boundary should be retained and enhanced. Equally, where possible existing hedgerows should be retained / integrated into any future development proposals.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local	-	<p>Overall Landscape Assessment: 8 out of 16 - Moderate landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Moderate with a landscape strategy to Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> Capacity to Accommodate Development - Low 1 point 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>On site provision to serve both sites would need to include play and young people's provision.</p>

distinctiveness and sense of place.		<ul style="list-style-type: none"> • Openness – The site is not open in the landscape. The boundaries are well defined and the woodland to the east gives enclosure. • Prominence – The development would not be prominent in the wider landscape. • Existing Screening – The linear plantation and mature hedgerow trees provides enclosure and dense screening. 	Recreation area would need to equate to 10% of the developable area. Mitigation shall include the retention, management and where appropriate the enhancement of existing boundary hedges. The linear woodland shall be retained and managed as this provides a strong buffer and defined character to the eastern edge
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</p>	Mitigation - The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	<p>It is anticipated that the site will have a negative impact on air quality.</p> <p>The site lies adjacent to the M1, which may have noise and air pollution impact on future residents.</p>	The site contains a small woodland along its eastern boundary adjacent to the M1. This should be retained and enhanced to help reduce the impact of noise and air pollution. The introduction of acoustic fencing may also need to be considered.
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and	N	The site is located outside of Flood Zones 2 and 3 and no surface water issues have been identified in relation to the site.	

manage the risk of flooding and the resulting detriment to people, property and the environment.			
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a primary school, bus stop and post office/cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	Development of the site for housing is anticipated to have a positive effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within zone 4 which attributes over 47% of the main food market share to Ashfield's town centres.	

		However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area.	
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Site Context

These agricultural greenfield sites are located within the green belt to the north east of Selston. It sits between the M1 corridor to the east, Park Lane to the north and housing to the west.

The site is occupied by Kirkby Lane Farm and its ancillary buildings. A bungalow exists in the south corner accessed from Bourne Avenue. It has small geometric field pattern remnant the areas former character. Field boundaries are mature with landmark trees. A linear plantation stretches along the eastern edge of the southern site and provides a buffer between the site and motorway. The site has a well-established network of footpaths which are predominately used by dog walkers. A large acoustic fence defines the boundary between the southern site and the M1.

Primary access is gained from Park Lane. Although the Bungalow in the south east corner is access from Bourne Avenue.

Physical Constraints

- Highways / Access – no constraints, access for both sites needs to be taken through V87.
- Topography - None
- Contamination – Site V87 contains historic landfill. Further site investigation works will be required as part of the planning application process.
- Ownership – no constraints.
- Neighbour - Potential air & noise pollution issues from M1.

Site Assessment against the Sustainability Objectives

The site scores well in terms of housing, social inclusion, travel and accessibility and economy / town centres.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.
- Development would help support local economy/employment.

- Development would support Ashfield's town centres.

Negative Impacts

- Loss of Greenfield land.
- Green Belt
- Site lies within minerals safeguarding area for coal.
- Negative impact on air quality.
- Potential contamination from historic landfill sites.
- Site lies within the SSSI consultation zone

Secondary/cumulative/synergistic effects

The primary effect of bringing forward a larger comprehensive site is the delivery of more houses. This in turn would increase the potential of securing / viability of affordable homes and infrastructure contributions, such a green space / play space; and increase the potential benefits a housing development could bring to sustaining facilities and services.

A larger development may also aid overall development viability, helping to offset / absorb any potential contamination, other site specific constraints, and/or on site infrastructure.

Site V84 has access constraints that are likely to limit its deliverability as a standalone site. Therefore, any development proposal on site V87 must be designed to provide access into the adjacent site and be able to accommodate the resulting traffic.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowners have indicated that the sites can be released for development.

Highways / Access

There are no major access constraints. The site connects to the public highway.

Topography

The site is gently sloping from north to south.

Neighbour

The site is adjacent to the M1 motorway. A noise impact assessment would be required. It is considered that noise could be appropriately mitigated.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Overall Score	7	Sprawl	1	Merging	1	Encroachment	4	Historic	1
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Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. This area has a wide range of services and facilities including a supermarket, primary schools and a secondary school, a regular bus service, open spaces (including parks, golf courses, allotments and green infrastructure networks), and a medical centre.

Site: Land adj to Bull and Butcher, Alfreton Road, Selston

SHLAA Reference: V346, 347 and 348

Comprising: 6.53 Ha

Estimated Dwellings: 137 Dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver approximately 177 dwellings and is anticipated deliver an element of affordable housing and contribute towards other infrastructure requirements.</p> <p>Mine shaft entrances within the site, this is likely to reduce housing numbers or require careful planning to take this into account.</p>	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>Site is not within 800m or 10 minutes walking distance of a GP.</p> <p>Site is within 500m of accessible open space and GI11 and GI14, registered footpaths. Consequently, the site, through open space, may encourage healthy lifestyles.</p>	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	<p>The site may impact upon a locally listed heritage asset (The Bull and Butcher Pub).</p>	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p>	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most	++	<p>Site is within 800m or 10 minutes walking distance of a primary school. Cash machine/post office and bus stop.</p>	

deprived areas and the rest of Ashfield.		The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>There are no identified national or local designations on the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.</p> <p>The identified capacity ensures it is within the Impact Risk Zone for SSSI of 100 dwellings or more.</p>	
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	<p>Overall Landscape Assessment: 9 out of 16 – with a medium landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as Poor to Moderate with a landscape strategy to Enhance and Restore.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness – The site is partially open within the landscape • Prominence – Development would be noticeable in the immediate landscape; however it will not be prominent in the wider landscape. This is due to the existing surrounding development and topography. • Existing Screening – Existing condition of adjoining site V335 provides effective screening along the eastern edge. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Mitigation shall include the retention, management and where appropriate new provision of boundary hedges. Footpath links have the potential to form strategic 'greenways' incorporated in to the development site planning.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</p>	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will need to be determined with the Minerals Authority and ultimately prior extraction could take place before development.

		The site is identified as Grade 4 Agricultural Land and in this context has been given a neutral score on this aspect.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that development of the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located within Flood Zone 1. An area of surface water flooding is identified within the site and adjacent to the watercourse.	Surface water can be mitigated through the incorporation of an appropriately designed SuDS.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Site is within 800m or 10 minutes walking distance of a primary school and bus stop.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing sites facilitates the local economy, having a minor positive effect, however this is not the main emphasis of this Objective.	
17. Town Centres - Increase the vitality and viability of Ashfield's existing town centres.	+	Development of the site for housing is anticipated to have a positive effect on Ashfield's town centres. The Ashfield Retail Study 2011 locates the site within Zone 4 which attributes over 47% of the main food market share to Ashfield's town centres. However, it should be noted that a large supermarket (Morrisons) has been developed in Kirkby since this study was undertaken and is likely to have influenced shopping patterns in this area.	

Site Context

This is a combined site, with low quality agricultural land.

The site is within the Green Belt and policy change would be required to include this as a housing site.

Physical Site Constraints

- Coal Authority Referral Area. The site is in an area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest, e.g., areas of known or suspected shallow coal mining, recorded mine entries. The Coal Authority will require a Coal Mining Risk Assessment prior to any development taking place. There is evidence of mine shafts within the site, this could affect layout and design of the scheme.
- Access constraints to the site. Current highway access from Alfretton Road and/or Walters Crescent.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Affordable housing likely to be part of development.
- Close to bus stop and primary school
- Development would help support local economy/employment.
- Development would support Ashfield's town centres.

Negative Impacts

- Surface water flooding in the area
- Air and noise pollution
- Impact on landscape
- Loss of Greenfield land
- Locally listed heritage site nearby the site.
- Mine shaft entrances upon the site.
- No GP near the site.

Secondary/cumulative/synergistic effects

Sites V346, V347 and V348 are well contained within the landscape. The combined site provides an opportunity for a well designed scheme which is well integrated into the existing area.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowners have indicated that the sites can be released for development.

Highways / Access

There are no major access constraints. The site connects to the public highway.

Topography

The site is gently sloping from north to south.

Neighbour

No issues identified. The site adjoins a residential area and open countryside.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one

site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Overall Score	8	Sprawl	1	Merging	1	Encroachment	5	Historic	1
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Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. This area has a wide range of services and facilities including a supermarket, primary schools and a secondary school, a regular bus service, open spaces (including parks, golf courses, allotments and green infrastructure networks), and a medical centre.

Site: Land adjacent to the A611, Hucknall
Comprising: 28.0 Ha

SHLAA Reference: H9, H51, H52, H81, H99
Estimated dwellings: 480 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver more than 10 dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.</p> <p>Access to the site could affect the overall site's viability.</p>	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	<p>The site has GI routes (H3, GI5) going through it as well as access to open space and other footpaths within 500m.</p> <p>There is also a GP facility within 800m of the site.</p>	<p>A development of this size could lead to the funding of increased spaces in the locality.</p> <p>.</p>
3. Historic Environment - To conserve and enhance Ashfield's historic	N	There are no heritage assets surrounding the site.	

environment, heritage assets and their settings.			
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The site is within 800m of a GP Surgery and Bus Stop, and would deliver affordable housing, as well as funding other infrastructure works.</p> <p>The site is partly within an area of multiple deprivation.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	--	<p>The site is within an area that could affect the setting of Bluebell Wood SSSI, this is because the site could accommodate over 100 houses.</p> <p>There is also part of a SINC within this site's boundaries.</p> <p>The land is within an area that is used as extended garden space on comparable sites by many residents along this road. It has mature trees and hedgerows upon it the site.</p> <p>The land is defined as Greenfield and Grade 3 agricultural land.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape	N	No landscape survey has been completed for this site as yet.	

/townscape, maintaining and strengthening local distinctiveness and sense of place.		<p>This landscape was assessed as being Moderate, with an approach advised to Enhance it in the future.</p> <p>There are some mature trees and hedgerows within and surrounding the site.</p> <p>It is partly within the green belt and as non-agricultural land.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>Part of the site is greenfield land (grade 3), as such it has the potential to have a negative impact in terms of loss of agricultural land and amenity/recreation value.</p> <p>- Other parts of the site is non-agricultural land and is currently used as extended garden space.</p> <p>The soil is likely to be contaminated and part of the site was previously a quarry.</p>	Soil remediation works would be included within a proposed development is surveys highlighted the need for it.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality. The site is adjacent to a main road and this has the potential to lead to noise and air pollution for future residents.	Tree planting and retention of existing hedgerows could minimise this.
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to	

recycling of waste materials.		be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3, but there are minor surface water issues identified across the site.	These issues can be dealt with via design using SUDs.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a bus stop. There is a GP surgery within 800m of the site.	
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this	

and adaptability of employment.		Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre and top-up food shops towards the south of Hucknall based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is adjoining another site being developed after previously being allocated for residential use.

The site is located off the A611 and has a SSSI damage area and a SINC within its borders. It has mature hedgerows throughout and surrounding it. It also has extended gardens and outbuildings within the site.

The development of the smaller garden sites together could have a large effect upon accessibility to local facilities and services (either positively or negatively) and general layout/design for the sites.

Site Assessment against the Sustainability Objectives

Whilst the site scores well in terms of housing and health, it scores negatively in terms of biodiversity and air and noise pollution.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to open green spaces.
- Improvement in health and social inclusion.
- Supports regeneration of Hucknall Town Centre.
- Highways capacity is available.
- Access to a bus stop

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.
- Small risk of surface water flooding.
- Within area that could affect a SSSI and a SINC.
- Green belt land.
- New access road onto site and related viability.

Secondary/cumulative/synergistic effects

The combined sites provide an opportunity for a well designed scheme which will integrate into the existing area.

Deliverability & Physical Constraints

Ownership

There are no ownership constraints to the development of the sites. The landowners have indicated that the sites can be released for development.

Highways / Access

There are access constraints which can be mitigated.

Topography

The site is gently undulating.

Neighbour

Site adjoins the A611. A noise impact assessment may be required as part of the planning application process. There is potential for mitigation and this should not constrain development.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is

considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Overall Score	9	Sprawl	1	Merging	3	Encroachment	4	Historic	1
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Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Hucknall. This area has a wide range of services and facilities including a supermarket, primary schools and a secondary school, a regular bus service, open spaces (including parks, golf courses, allotments and green infrastructure networks), and a medical centre.

Site: Land South of Papplewick Lane, Hucknall
Comprising: 0.87 Ha

SHLAA Reference: H20
Estimated Dwellings: 26 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 800m of GI routes (GI-1, GI-2 and H7) as well as access to open space. There aren't any GP facilities within 800m of the site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets in close proximity to the site. No impact anticipated.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

<p>5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.</p>	<p>++</p>	<p>The site is within 800 metres / 10 minutes walking distance of a bus stop and cash machine.</p> <p>It would deliver affordable housing, as well as funding other infrastructure works.</p> <p>The site is within an area of multiple deprivation.</p>	
<p>6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure</p>	<p>-</p>	<p>The land is defined as Greenfield and is currently used for grazing.</p>	
<p>7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>N</p>	<p>Overall Landscape Assessment: 6 out of 16 - Moderate landscape impact. Policy Zone Assessment - The site has been defined as poor quality, with an approach to restore/create in the future. Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Low (1 point); this is because the site is adjacent to development and well screened. • Openness - The site is enclosed by housing to the north, with the golf course embankment to the east. • Prominence - Development will not be prominent. Will need to retain the hedgerow to the north east to provide screening. 	<p>Mitigation could include:</p> <p>Retain existing hedgerows and Lombardy poplars (NB. Arboricultural advice required on risk of retaining height of trees close to new development). 2 storey development to fit in with adjacent housing.</p>

		<ul style="list-style-type: none"> Existing Screening - The site is screened by housing to the north, with the golf course embankment to the east. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land, as such it has the potential to have a negative impact in terms of grazing space.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3, but there are surface water issues identified within the site which could be substantial.	An appropriately designed SUDs scheme will help with surface water flooding, but this can affect viability in a scheme if the works are too great.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.			
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a bus stop and cash machine.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Development on site is expected to include employment land; therefore this site will have a significant positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is currently on non-accessible green space//private gardens, with a non-accessible site of ecological value on the boundaries of the site. Nearby the site is a missing link for a local GI network corridor (H14), this link was secured as part of Papplewick Lane housing development, linking central Hucknall and the train/tram station with the River Leen Valley.

The site is located off Oakenhall Avenue. The land is flat and is used for horse grazing. Boundaries are hedgerows; garden fencing and green metal security fencing. There are tall Lombardy Poplars on the Eastern Boundary with hedgerows to the north boundary.

To the north and south west, the landscape is flat. To the east the land rises and undulates. Boundaries are mixed, with garden boundaries to residential areas and mixed fencing / hedgerows to the Hucknall golf course. To the north is new development. To the west is 1930's residential development, to the southwest are allotments and to the east is the golf course.

Site Assessment against the Sustainability Objectives

Whilst the site scores well in terms of housing, employment, economy and access to facilities and services, it scores negatively in terms of air and noise pollution and the risk of surface water flooding.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to open green spaces.
- Good access to local services and facilities.
- Improvement in health and social inclusion.
- No impact on heritage assets.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.
- Risk of surface water flooding.

Secondary/cumulative/synergistic effects

The site adjoins the housing development site off Papplewick Lane.

Deliverability & Physical Constraints

Ownership

The site is owned by Ashfield District Council and is available for development.

Highways / Access

Access is currently constrained as the site does not adjoin the public highway. This can be resolved when the adjoining site is developed.

Topography

No constraints – the land is relatively level.

Neighbour

The site is adjacent to a golf course and residential properties. There are no major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area. In particular the site has good access to Hucknall train and tram Station.

Site: F.J. Bamkin Factory Site, King Edward Street, Hucknall
Comprising: 0.56 Ha
Estimated Dwellings: 25 dwellings

SHLAA Reference: H31

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 800m of GI routes as well as access to open space within 10 minutes walk. There are GP facilities within 800m of site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	One of the buildings on site is on the local heritage list, but the site has been given prior notification to be demolished, so its heritage value is limited.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development. The demolishing of dis-used factories and building on housing within	

		a heavily urbanised area is likely to improve fear of crime levels around the site.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10 minutes walking distance of a bus stop and tram stop and it would deliver an element of affordable housing or related funding.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site has no effect upon SSSI or a Local Wildlife Site.</p> <p>The site is currently dis-used factories, the replacement of these with housing and their gardens is likely to increase bio-diversity levels on site.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>The site is relatively level, with housing surrounding the majority of the site.</p> <p>Development could lead to improved landscaping on site.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The site is a mixture of buildings and is currently vacant. The use of the land for housing would still ensure that parts of the site were retained as gardens etc.	

9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located outside of Flood Zones 2 and 3 but some potential issues with surface water issues have been identified in relation to the site, as well as a low to medium risk of flooding from rivers.	A well designed SUDs scheme has the potential to mitigate surface water flooding issues, but this is dependent upon the viability of the scheme and the works required.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce	++	The site is within 800 metres / 10mins walking distance of a primary school, bus stop, tram stop and post office/cash machine.	

the need for travel by car and shorten the length and duration of journeys.			
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	N	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. The site leads to the loss of employment land, so the minor benefit of housing residents in the area is outweighed by the loss of this.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is located within the main urban area. Part of the factory buildings is a Local Heritage Asset. Consequently, this building may have been suitable for conversion into residential accommodation, but the whole site has had outline permission previously for demolition (now lapsed), and now has prior approval for demolition also. The remainder of the site is located within a residential setting and maybe suitable for residential development subject to any future scheme being of a good quality design.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.

- Good access to open green spaces.
- Benefit to health and social inclusion.
- No loss of designated wildlife sites.
- Supports regeneration of Hucknall Town Centre.

Negative Impacts

- Negative impact on air quality.
- Loss of employment land.
- There is a surface water flooding issue and potentially an issue with flooding from rivers on the site.
- The site has a locally listed heritage site upon it, this is likely to be lost as part of any scheme.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

No major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area. In particular the site has good access to Hucknall train and tram Station.

Site: Ruffs Farm, Hucknall
Comprising: 0.48 Ha

SHLAA Reference: H48
Estimated Dwellings: 10 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 800m of GI routes (GI-5 and H2) as well as access to open space, which is near to the site. There are no GP facilities within 800m of the site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets in close proximity to the site. No impact anticipated.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
5. Social Inclusion Deprivation - To improve social inclusion and to close the	++	The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver	

gap between the most deprived areas and the rest of Ashfield.		<p>affordable housing, as well as funding other infrastructure works.</p> <p>The site is within or on the edge of an area of multiple deprivation, it is also within 800m of an employment site (Rolls Royce).</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site has no effect upon a SSSI (Bluebell Wood, Hucknall), as it has less than 100 houses within the site.</p> <p>The land is predominantly defined as allotments/gardens. The building of housing upon this site would still retain some garden space.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>It is currently used as gardens/allotments. The building of housing upon this site would still retain some garden space.</p> <p>The site is relatively flat, with housing surrounding it.</p>	Soft landscaping schemes with tree planting could be included in a house building scheme, which could maintain the quality of the existing site.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The site is greenfield land, as such it has the potential to have a negative impact in terms of amenity/recreation value for the surrounding dwellings.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local	-	It is anticipated that the site will have a negative impact on air quality.	

population subject to noise pollution.			
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located outside of Flood Zones 2 and 3, and there are no surface water issues identified on the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	<p>The site is within 800 metres / 10mins walking distance of a bus stop.</p> <p>Site is within 10 minutes of a cash machine and primary school.</p>	

15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Development on site is expected to include employment land; therefore this site will have a significant positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is currently gardens/allotments. It adjoins existing boundaries related to residential curtilage.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to open green spaces.
- Good access to local services and facilities.
- Improvement in health and social inclusion.
- No impact on heritage assets.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.
- Highways capacity is available.

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

No major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area. In particular the site has good access to Hucknall train and tram Station.

Site: Broomhill Farm, Nottingham Road, Hucknall (remainder of existing allocation)
Comprising: 12.23Ha

SHLAA Reference: H49
Estimated Dwellings: 151 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site has a GI route (H3) going through it as well as access to open space within 500m. There are no GP facilities within 800m of the site.	A development of this size could lead to the funding of increased spaces in the locality. .
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There is a locally listed building (Knitters Cottage) on the boundaries of the site. The large development has the potential to cause damage to the setting of this locally listed heritage asset.	
4. Community Safety - To improve community safety,	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

reduce crime and the fear of crime.			
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver affordable housing, as well as funding other infrastructure works.</p> <p>The site is partly within an area of multiple deprivation.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site is not within an area that could affect a SSSI or Local Wildlife Site.</p> <p>The land is defined as Greenfield and Grade 3 agricultural land.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>Overall Landscape Assessment: 9 out of 16 - Moderate landscape impact.</p> <p>This landscape was assessed as being Moderate, with an approach advised to Enhance it in the future.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development - Medium 2 points • Openness – The site is enclosed by existing landform and housing. It is not open within the landscape. • Prominence – Development will not be prominent in the landscape although new housing should be kept off the south west boundary break in slope. There is some 	<p>The impact on the landscape could be mitigated through appropriate and considered design of any future development. Issues such as materials, storey heights, development density, landscaping and development layouts will need to be effectively designed and applied.</p>

		<p>visibility from adjacent footpaths along the bypass.</p> <ul style="list-style-type: none"> Existing Screening - Existing housing development to the north / north east and existing housing to the northwest provide some screening. 	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land (grade 3), as such it has the potential to have a negative impact in terms of loss of agricultural land and amenity/recreation value.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment	-	The site is located outside of Flood Zones 2 and 3, but there are minor surface water issues identified across the site.	These issues can be dealt with via design using SUDs.

to people, property and the environment.			
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	<p>The site is within 800 metres / 10mins walking distance of a bus stop.</p> <p>Site is within 10 minutes of a cash machine and primary school.</p> <p>No GP surgery within vicinity of the area.</p>	The development could help to fund spending or supply increased demand for increased infrastructure in the area.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	

17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre and top-up food shops towards the south of Hucknall based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	
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Site Context

The site is currently being developed after previously being allocated for residential use.

The site is located off Pine Grove and comprises farmland with hedgerows, meadow / pasture, scrub encroachment and wet areas. The land undulates and slopes steeply to the west. Boundaries consist of hedgerows and allotment fencing.

To the north west of the site is a recreation ground with residential housing and allotments. To the north / north east is new housing development accessed off the Nottingham Road. To the south and south west are undulating fields with the Hucknall Bypass to the far south. The land rises towards the bypass in the South west corner. The land rises east of the Nottingham Road past the railway line to Bestwood Country Park. It is a low lying enclosed landscape, with longer views to hills and woodland to the north east (woodland blocks on the ridgeline). Residential areas around the site have an urbanising feature.

Site Assessment against the Sustainability Objectives

Whilst the site scores well in terms of housing, social inclusion and access to facilities and services, it scores negatively in terms of air and noise pollution, the historic environment and natural resources.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to open green spaces.
- Good access to local services and facilities.
- Improvement in health and social inclusion.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.
- Highways capacity is available.

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality.
- The site within the area of a listed building.
- Small risk of surface water flooding.

Secondary/cumulative/synergistic effects

Opportunity for a well-integrated scheme within the urban area.

Deliverability & Physical Constraints

No major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located adjacent to a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area. In particular the site has good access to Hucknall train and tram Station.

Site: Hucknall Town Football Club, Watnall Road, Hucknall
Comprising: 3.35 Ha

SHLAA Reference: H80
Estimated Dwellings: 108 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>The site is within 500m of GI route (H5) as well as access to open space, which is adjacent to the site.</p> <p>There are also GP facilities within 800m of the site.</p> <p>It also adjoining main roads, with potential issues related to noise and air pollution.</p>	Design layout could reduce impact of noise.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets in close proximity to the site. No impact anticipated.	
4. Community Safety - To improve community safety,	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

reduce crime and the fear of crime.			
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver affordable housing, as well as funding other infrastructure works.</p> <p>The site is within an area of multiple deprivation, it is also within 800m of an employment site (Rolls Royce).</p> <p>Within previous applications for this site employment space has also been included.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>The site has an effect upon a SSSI (Bluebell Wood, Hucknall), as it has over 100 houses within the site.</p> <p>The land is predominantly defined as Greenfield, but its current use is as a football club and curtilage.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>It is currently used as a football pitch and associated land.</p> <p>The site is relatively flat. Surrounding the southern section of the site there are hedgerows.</p>	Soft landscaping schemes with tree planting could be included in a house building scheme, which could improve the quality of the existing site.

8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is greenfield land, as such it has the potential to have a negative impact in terms of amenity/recreation value.	It is not farm land, and all previous schemes related to this site included the relocation of the club's facilities to a different site.
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3, but there are surface water issues identified to the east of the site.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

reducing dependency on non-renewable sources.			
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a bus stop. Site is within 10 minutes of a post office, cash machine, GP surgery and primary school.	The development could help to fund spending or supply increased demand for increased infrastructure in the area.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Development on site is expected to include employment land; therefore this site will have a significant positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is currently being used as football club. It connects to the urban boundary via a residential estate to the north and is adjacent to two main roads to the south and east. It has previously had planning permission upon it and employment provision has also been included in these applications. The landscape is relatively flat. The Highways Authority have stated that the site that there is sufficient capacity on the local highway networks to accommodate this development.

There is a hedgerow to the east of the site, with footpaths and an open space adjoining the site.

Site Assessment against the Sustainability Objectives

Whilst the site scores well in terms of housing, employment, economy and access to facilities and services, it scores negatively in terms of air and noise pollution and the risk of surface water flooding.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to open green spaces.
- Good access to local services and facilities.
- Improvement in health and social inclusion.
- No impact on heritage assets.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.
- Highways capacity is available.

Negative Impacts

- Loss of Greenfield land.
- Negative impact on air quality. And the site's positioning next to main roads could lead to air pollution and noise issues for potential residents.
- The site within the area of an SSSI.
- Risk of surface water flooding.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

Delivery is dependent on the redevelopment of the Football Ground on another site. This has had an impact on the delivery of development. It is assumed that development can be delivered towards the latter end of the Plan period.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located adjacent to a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area.

Site: Factory off Bolsover Street, Hucknall
Comprising: 0.4 Ha

SHLAA Reference: H88
Estimated housing capacity: 16 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 800m of open space. There is a GP facility within 800m of the site.	.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	Mancor House Factory (a locally listed heritage asset) in adjacent to the site, and this development has the potential to cause harm to its setting.	If any development of this site is done so sympathetically then harm may not be caused.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	<p>The site is within 800 metres / 10 minutes walking distance of a bus stop and cash machine.</p> <p>It would deliver affordable housing, as well as funding other infrastructure works.</p> <p>The site is on the edge of an area of multiple deprivation.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	The site is urban in nature and has two industrial buildings upon it.	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been completed.</p> <p>The site is non-agricultural and a brownfield site.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The site is brownfield land, and such no Greenfield land will be lost.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local	N	It is anticipated that the site will not have a negative impact on air quality in relation to the previous use.	

population subject to noise pollution.			
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3, but there are surface water issues identified within the site which could be a problem.	An appropriately designed SUDs scheme will help with surface water flooding, but this can affect viability in a scheme if the works are too great.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a bus stop and cash machine.	

15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Development on site is expected to include employment land; therefore this site will have a significant positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

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. To the east, a clothing manufacturer and a derelict/vacant industrial site adjoins the site boundary. Residential development adjoins the site to the south, west and north. The vacant factory could be suitable for conversion to residential use as the building is of local historical interest.

Site Assessment against the Sustainability Objectives

Whilst the site scores well in terms of housing, employment, economy and access to facilities and services, it scores negatively in terms of air and noise pollution, historical environment and the risk of surface water flooding.

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.

- Good access to open green spaces.
- Good access to local services and facilities.
- Improvement in health and social inclusion.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.

Negative Impacts

- Negative impact on air quality.
- Risk of surface water flooding.
- Potential risk to heritage asset.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

No major constraints.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located adjacent to a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area.

Site: Land at High Leys Road, Hucknall
Comprising: 0.55 Ha

SHLAA Reference: H97, H21, H101, H102
Estimated housing capacity: 12 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and some infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 800m of GI route GI-4 and GI-5 as well as access to open space within 10 minutes walk. There are GP facilities within 800m of site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets within the surrounding area of the site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver an element of affordable housing or related funding.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site has no effect upon SSSI or a Local Wildlife Site.</p> <p>Land is within 10 minutes of GI-3 and GI-5.</p> <p>There are overgrown trees on site, development would lead to the loss of this. As this site is not protected its loss is not significant, but its loss is likely to negatively affect local wildlife and their habitats.</p>	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No detailed landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>The site is relatively level, with housing surrounding the majority of the site.</p> <p>There are overgrown trees on site, development would to their loss.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is an ex allotment site and is now overgrown with trees. It's unlikely to have been developed before for housing so can be defined as greenfield land.	

9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3 but some potential issues with surface water flooding have been identified in relation to the site.	A well designed SUDs scheme has the potential to mitigate surface water flooding issues, but this is dependent upon the viability of the scheme and the works required.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce	++	The site is within 800 metres / 10mins walking distance of a primary school and bus stop.	

the need for travel by car and shorten the length and duration of journeys.			
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this objective. Therefore, the housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is located within the main urban area. The site is situated between the ends of two cul-de-sacs and is a heavily overgrown allotment site.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.
- Good access to open green spaces.

- Benefit to health and social inclusion.
- No loss of designated wildlife sites.
- Supports regeneration of Hucknall Town Centre.

Negative Impacts

- Negative impact on air quality.
- There is a surface water flooding issue.

Secondary/cumulative/synergistic effects

The sites will need to be brought forward as one comprehensive development.

Deliverability & Physical Constraints

Access constraints which can be mitigated within the Plan period. Expected delivery towards the end of the Plan period.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located adjacent to a residential area which has good access to Hucknall Town Centre and other services and facilities in the surrounding area.

Site: Seven Stars Public House, West Street, Hucknall
Comprising: 0.7 Ha

SHLAA Reference: H98
Estimated housing capacity: 25 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 800m of GI route GI-3 as well as access to open space within 10 minutes walk. There are GP facilities within 800m of site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	--	The main building on site is a local heritage asset, this could be affected by any development on site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver an element of affordable housing or related funding.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>The site has no effect upon SSSI or a Local Wildlife Site.</p> <p>Land is within 10 minutes of GI-3.</p> <p>There is overgrown greenery on site, development could lead to this being managed appropriately.</p>	Potential for protected species e.g. bats (vacant building). This could potentially be mitigated.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p> <p>The site is relatively level, with housing surrounding the majority of the site.</p> <p>There is overgrown greenery on site, development could lead to this being managed appropriately.</p>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> Retain much of the existing greenery, but begin to manage it better.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The site is a mixture of buildings and greenfield land and is currently vacant. The use of the land for housing would still ensure that parts of the site were retained as gardens etc.	

9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3 but many potential issues with surface water issues have been identified in relation to the site, as well as a low risk of flooding from rivers.	A well designed SUDs scheme has the potential to mitigate surface water flooding issues, but this is dependent upon the viability of the scheme and the works required.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car	++	The site is within 800 metres / 10mins walking distance of a primary school, bus stop and post office/cash machine.	

and shorten the length and duration of journeys.			
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	Development of housing sites facilitates employment, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is located within the main urban area. 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 maybe suitable for residential development subject to any future scheme being of a good quality design.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.

- Good access to open green spaces.
- Benefit to health and social inclusion.
- No loss of designated wildlife sites.
- Supports regeneration of Hucknall Town Centre.

Negative Impacts

- Negative impact on air quality.
- There is a surface water flooding issue and potentially an issue with flooding from rivers on the site.
- The site has a locally listed heritage site upon it, this could be affected by development.
- Potential for protected species on site (vacant building). Not anticipated to restrict development as potential for mitigation.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

No major constraints to the delivery of development.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area close to Hucknall Town Centre and other services and facilities in the surrounding area.

Site: Land adjacent to the Arrows Centre, Annesley Road, Hucknall
Comprising: 1.48 Ha

SHLAA Reference: H100
Estimated housing capacity: 60 dwellings

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	Potential residential sites are expected to have positive effects on this objective due to the nature of the proposed development. The site is anticipated to deliver 10 or more dwellings and therefore is anticipated to potentially contribute towards affordable housing and some infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 800m of GI route GI-1 and GI-3 and local routes H5, H6 and H10 as well as access to open space within 10 minutes walk. There are no GP facilities within 800m of site.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no heritage assets within the surrounding area of the site.	
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10 minutes walking distance of a bus stop and it would deliver an element of affordable housing or related funding.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure.	N	The site has no effect upon a SSSI or a Local Wildlife Site. The site is within 10 minutes of GI-3 and GI-1.	
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	No detailed landscape assessment has been undertaken for the site, as it lies within the existing urban area. The site is relatively level, with housing to the east and a Secondary School to the south of the site.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The site is not agricultural land, but is defined as greenfield land. It is currently defined as employment land.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	

10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located outside of Flood Zones 2 and 3 but some potential minor issues with surface water flooding have been identified in relation to the site.	A well designed SUDs scheme has the potential to mitigate surface water flooding issues, but this is dependent upon the viability of the scheme and the works required.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The site is within 800 metres / 10mins walking distance of a bus stop and cash machine.	
15. Employment - To create high quality employment	+	Development of housing sites facilitates employment, but this is not the main emphasis of	

opportunities including opportunities for increased learn and skills to meet the needs of the District.		this objective. Therefore, the housing site will have a minor positive effect.	
16. Economy – To improve the efficiency, competitiveness and adaptability of employment.	+	Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore, housing site will have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	The site is anticipated to have a minor effect on Hucknall town centre based on the evidence from the Retail Study 2011. 62.9% of main food shopping and 78.9% of top-up food shopping occurred within Hucknall town centre of zone 3 residents.	

Site Context

The site is located on the northern edge of the main urban area. It is in between the Hucknall bypass, the Arrow Centre (A Police Facility) and The National Secondary School. To the east of the site is a housing estate. It has good access to open space, bus networks, footpaths and will supply an element of affordable housing.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Increase number of new dwellings.
- Increase in the number of affordable homes.
- Good access to key services and facilities.
- Good access to open green spaces.
- Benefit to health and social inclusion.
- No loss of designated wildlife sites.
- Supports regeneration of Hucknall Town Centre.

Negative Impacts

- Negative impact on air quality.
- There is a surface water flooding issue.

Secondary/cumulative/synergistic effects

N/A

Deliverability & Physical Constraints

No major constraints to the delivery of development.

Viability Issues

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Green Belt Review (if applicable)

Not applicable – the site is located within the urban boundary.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located within a residential area close to Hucknall Town Centre and other services and facilities in the surrounding area.

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