

## Appendix Two; Sustainability Appraisal of Housing Site - Sites not allocated

Site: Land off Main Street, Huthwaite. SHLAA Reference: S48

Comprising: 2.5 Ha

Estimated housing capacity: 56 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 Countryside as defined by the Ashfield Local Plan Review 2002. Rights of Way run along the southern and eastern boundaries. The site has access to public open space with 200m and Brierley Forest Park is locate to the east of the site. Consequently the site, through access to open space, may encourage healthy lifestyles. The site is accessible to a GP surgery.	
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.	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; 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>There is the S6 local GI route to the south of the site, this is a series of footpaths which provide access to the major Trails network to the north, and Brierley Forest Park to the east. This links up to strategic GI route GI15 to the east. GI15 connects Portland Park to the southwest of Kirkby and onward to the eastern edge of Sutton-in-Ashfield, following a former railway line. There are several SINCs and SSSIs along the route.</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 – 6 out of 16 Moderate landscape impact</p> <p>Policy Zone Assessment - The landscape was assessed as Moderate, with an enhance approach.</p> <ul style="list-style-type: none"> <li>• Effect of development on the landscape as a resource:</li> <li>• Capacity to Accommodate Development - Low 1 points</li> </ul> <p>The site is well screened to the south by the large bund and is bounded to the north and east by woodland/ trees. To the west is Main Street.</p> <ul style="list-style-type: none"> <li>• Openness – The site sits well within the landscape due to the siting of the bund which screens the site as well as existing vegetation.</li> <li>• Prominence – Development would not be prominent; planting on top of the bund would reduce the visual impact further.</li> <li>• Existing Screening - Bund, woodland/ trees.</li> </ul>	<p>If the site is taken forward planting on bund.</p>
<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 agricultural production, habitat/species and amenity/recreation value.</p> <p>The agricultural grade of the land is not known.</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>

		Part of the site is within a Minerals Safeguarded Area – Limestone	
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	++	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	

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.  As part of an active golf course it is anticipated that this could have a negative impact on the local economy and a minor negative 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 on the northern side of Huthwaite, off Main Street, where a small car park is located within the site. The site is fairly level with a number of raised plateaus. There is little vegetation on the site due to the levelling works which have taken place. On the southern boundary is a large bund. Copse/ woodland are located on the northern and eastern boundaries.

To the north and northwest of the site is farmland and a golf course, to the east is Brierley Forest Country Park, to the south and to the west is housing in Huthwaite. The bund on the southern boundary screens the site from the adjacent Right of Way and housing. The bund is approximately 3m higher than the site, but is approximately 7-9 metres higher than the adjacent Right of Way, forming an imposing feature from the south.

### *Site Assessment against the Sustainability Objectives*

#### *Positive Impacts*

- The site is anticipated to deliver 56 dwellings which means that it is anticipated to contribute towards affordable housing and other infrastructure requirements. However, the location of part of the site brings it within a Minerals Safeguarding Area. Therefore, it is possible that some mitigation measure may be required.
- The site has very good access to the open space and the rights of way network giving access to the open countryside. The size of the site is such that additional on site open space will be a requirement.
- From a landscape perspective it is identified as having a Low landscape impact and development will not have a significant effect on the surrounding landscape.
- The site as good access to services and is anticipated to reduce social inequality. It is also expected to have a minor impact positive impact on the town centre of Sutton in Ashfield.

#### *Negative Impacts*

- The site is current part of the golf course as a driving range. Therefore there may well be a negative impact on the local economy as well as a negative impact in terms of the loss of a Greenfield site and recreation value.
- It is also in a Minerals Safeguarding Area for Limestone. However, it is emphasised that this does not necessary prevent the site from being development. The impact on the site will need to be determined with the Minerals Authority and ultimately prior extraction could take place before 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 land ownership constraints to the development of the sites. Currently the adjacent Golf Club has a tenancy on the site which expires in 2020. The landowner has indicated that the site will be available when the tenancy expires. As such, it is developable within the 5 to 10 year delivery tranche.

#### **Highways / Access**

There are no access constraints. Access is achievable via Main Street.

### **Topography**

The site is fairly level with a number of raised plateaus. There is little vegetation on the site due to the levelling works which have taken place. On the southern boundary is a large bund. Copse/ woodland are located on the northern and eastern boundaries.

### **Neighbour**

The site is adjacent to a golf course, residential area and small employment site.

### **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.

### **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 to the rear of Hilltop Farm, Main Street, Huthwaite. SHLAA Reference: S50

Comprising: 0.40 Ha

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 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 countryside is accessible through a variety of footpaths including footpaths 34 & 35. The site is located within 500 metres of natural open space. Consequently, the site, through access to open space, may encourage healthy lifestyles. The site is accessible to a GP surgery.	
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 housing site will not contribute towards 10% affordable housing (as set out the Affordable Housing SPD, 2009). However, it is located within 800 m or 10	

the most deprived areas and the rest of Ashfield.		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.	
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 new woodland covered former spoil tip is a prominent feature within the surrounding area forming a backdrop to views. The hills and woodland blocks interspersed with grassland are distinctive and provide a sense of place.	
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 Safeguarded Area for Coal Measures & Limestone.	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	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>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.	<b>N</b>	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.	<b>N</b>	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.	<b>N</b>	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	<b>++</b>	The site is within 800 m or 10 minutes walk of a bus stop and has access to a primary school, (John Davies Primary School) a GP and a cashmachine/post office	

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 in the urban area to the north of Main Street Huthwaite, It comprises redundant agricultural buildings of Hilltop Farm. To the north of the site is farmland, to the south and to the west is housing or the John Davies Primary School.

### **Physical Site Constraints**

- Contamination - No contamination has been identified. However, the site has been used for agricultural purposes and it is therefore reasonable to assume that there is a possible risk from contamination. This is likely to require a planning condition that prior to any development that if any contaminated materials are encountered during development, remediation proposals shall be submitted to and approved by the Council.
- Ownership constraints – Current access via the public highway is substandard and development would require improvements to the highway.

### **Site Assessment against the Sustainability Objectives**

### Positive Impacts

- The site will contribute a small amount of dwellings but the size of the site means that it is unlikely to contribute to affordable housing and wider infrastructure requirements based on the Council's Affordable Housing Supplementary Planning Document 2009.
- The site has good access to the countryside and local services.
- It is also expected to have a minor impact positive impact on the town centre of Sutton in Ashfield

### Negative Impacts

- It is in a Minerals Safeguarding Area. However, it is emphasised that this does not necessary prevent the site from being development. The impact on the site will need to be determined with the Minerals Authority and ultimately prior extraction could take place before 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**

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**

Severe constraints: Currently no suitable access. Highway upgrade required as part of any future development.

#### **Topography**

The site is gently sloping.

#### **Neighbour**

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

### **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.

### **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. 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 Barker Street, Huthwaite.

SHLAA Reference: S54

Comprising: 7.60 Ha

Estimated housing capacity: 171 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>Part of the site is within a 250m buffer around a landfill site.</p>	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>The site is located adjacent to Footpath 26 and is partially with 300 m of a recreation ground. Consequently the site, through open space, may encourage healthy lifestyles. The site is not located within 800 m or 10 mins walk of a GP, surgery.</p>	<p>It is anticipated given the site of the site that a recreation ground would need to be provided which should be located close to Barker Street; if SHLAA 38 was developed open space could be located to serve both sites.</p>
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	<p>The site is not anticipated to impact on any heritage assets.</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 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). It is located within 800 m or 10 minutes walk of a bus stop, Primary School, a GP and a post office/cash machine.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	-	<p>The site is adjacent to the Local Wildlife Site Herod's Hill Grassland. Well-established, species-rich pastures'</p>	

biodiversity levels and Green & Blue Infrastructure		Local GI route S6 passes by the lower part of SHLAA 54 to the south west. S6 is a series of footpaths which provide access to the major trails network to the north, and Brierley Forest Park to the east.	
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 – 12 out of 16. High landscape 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"> <li>• Capacity to Accommodate Development - High 3 points. Development would extend built development beyond current limits into an area of countryside.</li> <li>• Openness – The site is open within the landscape as the northern section of the site is at a high point.</li> <li>• Prominence – The site slopes up towards the north and is prominent in the northern section due to this being the high point.</li> <li>• Existing Screening – The site is partially screened by hedgerows along the track of Barker Street, the boundary with SHLAA 38 and the northern boundary with adjacent fields.</li> </ul>	The hedgerows which separate the site from surrounding fields would need to be retained and enhanced with gapping up and hedgerow trees established.
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>Parts of the site are identified as Grade 2 Agricultural Land.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures and part of the site is within a Limestone safeguarded area.</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	The existing sewerage works is close to capacity. This is not expected to prevent

		<p>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>	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.	-	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 a bus stop and has access to a primary school 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.	
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### **Site Context**

The site is made up of nine fields on a sloping site which is adjacent to SHLAA 38 off Clegg Hill Drive in Huthwaite. The field pattern is relatively intact although the hedgerows and gappy and generally unmanaged. The exception is the hedgerow adjacent to SHLAA 38.

To the south west/ west of the site is SHLAA site 38. To the north is more arable land within the countryside, to the east is John Davies Primary School.

### **Physical Site Constraints**

- Landfill – The site is within a 250 m buffer for a landfill site. North west corner of the site is adjoining the landfill.
- Highway - Access from the existing highway is regarded as substandard and would require significant improvements .

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site could accommodate approximately 170 dwellings if access constraints could be mitigated;
- It could contribute towards affordable housing and other infrastructure requirements
- The site has good access to the countryside via the footpath network and part of the site is located within 300 metres of a recreation ground.
- It is anticipated from the size of the site that that a recreation ground would need to be provided as part of any development which should be located close to Barker Street.
- It has good access to services in Huthwaite and is anticipated to enhance social equality.
- It is expected to have a minor impact positive impact on the town centre of Sutton in Ashfield

## *Negative Impacts*

- Development is anticipated to have a high landscape impact due to the topography and mature hedgerows and trees on the site. Any development on the site would extend built development beyond current limits into an area of countryside.
- Development may result in a loss of hedgerows.
- The site is located adjacent to a Local Wildlife Site, Herod's Hill Grassland. The adjacent field form part of a network of four grazed pastures with an impressive diversity of community types. In this context it is considered there is the potential for the development of dwellings on the adjacent site to have a negative impact on the Local Wildlife Site.
- The site is Greenfield land.
- It is identified as Grade 2 Agricultural Land, therefore it has the potential to have a negative impact in terms of agricultural production.
- It is in a Minerals Safeguarding Area for Coal Measures and part of the site is a limestone safeguarding area. However, it is emphasised that this does not necessary prevent the site from being development.
- A small area of the site following the watercourse within the site 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.
- 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. The landowner has indicated that the site can be released for development.

### **Highways / Access**

There are severe access constraints. The adjoining roads are very narrow, terraced streets with on street parking. The site cannot be appropriately accessed from the adjoining roads and there are no opportunities to widen the highway.

**Topography**

The site is gently undulating.

**Neighbour**

The site is adjacent to 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)

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 Searby Road

**SHLAA Reference:** S62

**Comprising:** 6.32 Ha

**Estimated housing capacity:** 161 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 160 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.  A Sutton Footpath goes to the south west of the site, giving access to the wider open countryside.	Access to health facilities could be mitigated through developer contributions.  In connection with the development of other sites and the combined size of the sites 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.	++	Parts of the site are within 800 metres of a bus stop and cash machine.  Development of the site would result in the delivery of new affordable homes.  Part of the site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation	The site is of sufficient size to justify a change in bus routes to serve the site.  It is anticipated that development of the site as well as other sites may cumulatively include the provision of a new Primary School. Access to health facilities could be mitigated through developer contributions.

		(IMD). Employments land studies identify that deprived areas can benefit from close proximity to employment sites – the site is adjacent to near to Lowmoor Industrial estate and the large industrial premises off Penny Emma Way.	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: 11 out of 16 - Moderate landscape impact. (Assessed as part of other sites) Policy Zone Assessment - The site is assessed as moderate with a landscape strategy to enhance. Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - High (3 points)</li> <li>• Openness - The site is open within the landscape as a proportion of it is on the land rising up towards Coxmoor Road and the site is generally surrounded by other arable fields (all SHLAA sites). The north-west part of the site is lower lying and therefore less open.</li> <li>• Prominence - The eastern part of the site would be prominent as it rises up to a high point towards Coxmoor Road.</li> <li>• Existing Screening – Existing hedgerows</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
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>	

<p>9. Air &amp; noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	-	<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>	
<p>10. Water Quality - To conserve and improve water quality and quantity.</p>	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>	
<p>11. Waste - To minimise waste and increase the re-use and recycling of waste materials.</p>	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>	
<p>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>	-	<p>The site is located within Flood Zone 1.</p> <p>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.</p>	<p>Surface water is regarded as a minor aspect on the site and can be mitigated through the incorporation of an appropriate designed SuDS.</p>
<p>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.</p>	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>	
<p>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>	+	<p>Most of the site is within 10 minutes walking distance/800 metres of a bus stop. A cash machine is also within 800 metres of a large part of the site.</p>	<p>The site is of sufficient size to justify a change in bus routes to serve the site.</p> <p>It is anticipated that development of the site will include the provision of a new Primary School.</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>

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 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 comprises a number of arable fields, is currently designated as Countryside and is located between Sutton in Ashfield and Kirkby in Ashfield. The site is undulating and the fields are bounded by hedgerows.

To the north the site adjoins a residential area. 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.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site would deliver approximately 160 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.
- 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***

- The combined sites will generate a requirement for a primary school. Secondary contributions will also 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 combined site is such that it is anticipated to result in changes to bus service routes to facilitate the site.
- Health service improvements should be investigated with NHS England and the Clinical Commission Group.
- Opportunities to improve access to the local GI routes.

#### **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 no access constraints; the site has good access to the highway.

## **Topography**

The site is gently undulating from east to west.

## **Neighbour**

There are no neighbouring issues associated with the majority of the site. The site is adjacent to a residential area and countryside to the north and east.

## **Flooding**

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.

## **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 housing development over the Plan period, helping to meet the needs of the District for a sustained period. It is located within designated countryside between Sutton in Ashfield and 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. The site has excellent access to Sutton Parkway Station which has a regular rail service to Nottingham, Mansfield and Worksop.

**Site: Combined site land to the rear of 10 Main Street, Huthwaite and land between Chesterfield Road and Blackwell Road, Huthwaite.  
SHLAA Reference: S63 (includes part of site S47)**

**Comprising: 6.5 Ha**

**Estimated housing capacity: 119 dwellings**

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 sites are 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. 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. The site is accessible to a GP surgery	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The sites are 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 sites 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.	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</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>Part of the combined site is located adjacent to a Local Wildlife Site, Chesterfield Road Pastures, which is identified as a network of four grazed pastures with an impressive diversity of community types. Therefore there is the potential to have a negative impact on the site.</p> <p>The site links to Footpath 29 and local GI route 6 runs to the north of the site. This is a series of footpaths which provide access to the major Trails network to the north, and Brierley Forest Park to the east. Therefore, there is the possibility of improving accessibility to the Green Infrastructure network.</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>Overall Landscape Assessment – 12 out of 16. High landscape impact. Policy Zone Assessment - This landscape was assessed as Moderate, with a plan to Enhance it. Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - High 3 points. <b>The landscape assessment identifies that if the northern part of the site was developed the effect on the landscape would be high due to the elevated position of this part of the site. The effect if the southern part of the site was developed would be medium.</b></li> <li>• Openness – The site is highly visible from the south due to its elevated position.</li> <li>• Prominence – Development would be very prominent and difficult to screen due to the elevated position.</li> <li>• Existing Screening – The site is partially screened at the southern end by grown out/ gappy hedgerows along Blackwell Road.</li> </ul>	<p>It would be very difficult to mitigate the visual impact of the northern part of the site due to its elevated position where it meets Chesterfield Road.</p> <p>Hedgerows around the site boundary would need to be retained and enhanced by gapping up and establishment of hedgerow trees.</p>
<p>8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land</p>	--	<p>The sites are 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 identification of the combined site in a minerals safeguarding area does not discount the combined site from coming forward for</p>

and the best quality agricultural land.		Identifies as Grade 4 Agricultural Land.  The sites are within a Minerals Safeguarded Area – Coal Measures	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 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, 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.	

### **Site Context**

The sites are located between Chesterfield Road and 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. To the west is Countryside, including SHLAA site 70, to the south is Blackwell Road with housing beyond. To the east is the urban edge of Huthwaite. To the north is Chesterfield Road and a residential area of Huthwaite. The site joins the eastern tip of SHLAA 70 at Chesterfield Road.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site is anticipated to deliver 119 dwellings which means that it is anticipated to contribute towards affordable housing and other infrastructure requirements. However, the location of part of the site brings it within a Coal Mining Risk Area and part of the site is identified as a historic land fill site. Therefore, it is possible that some mitigation measure may be required.
- The site will be required to include provision for new open space and the design of the site provides an opportunity to link the whole development with the local GI route 6 to the north. This is a series of footpaths which provide access to the major Trails network to the north, and Brierley Forest Park to the east.

- The site has good access to services and is anticipated to reduce social inequality. It is also expected to have a minor positive impact on the town centre of Sutton in Ashfield.

#### *Negative Impacts*

- The topography to the site to the north is as a steeply sloping site. It is considered that this will have a high impact on the landscape as it will be visually intrusive when viewed from the south. It would be very difficult to mitigate the visual impact of the northern part of the site due to its elevated position where it meets Chesterfield Road.
- The site is located adjacent to a Local Wildlife Site, Chesterfield Road Pastures. The adjacent fields form part of a network of four grazed pastures with an impressive diversity of community types. In this context it is considered there is the potential for the development of dwellings on the adjacent site to have a negative impact on the Local Wildlife Site.
- 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 necessarily 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.
- The sewerage works which serves sites in Huthwaite is 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 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.

### **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 Coxmoor Road/Lowmoor Road

**SHLAA Reference:** S67

**Comprising:** 90.0 Ha

**Estimated housing capacity:** 1000 dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 1000 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 64 and 82 cut through 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.	++	Parts of the site are within 800 metres of a bus stop, cash machine and Railway station.  Development of the site would result in the delivery of new affordable homes.	The site is of sufficient size to justify a change in bus routes to serve the site.  It is anticipated that development of the site will include the provision of a new Primary School.

		Approximately half of 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 – the site is adjacent to Lowmoor Industrial estate and opposite large industrial premises off Penny Emma Way.	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	+	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.	--	Overall Landscape Assessment: 11 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"> <li>• Capacity to Accommodate Development - High (3 points)</li> <li>• Openness - The site is open within the landscape as a proportion of it is on the land rising up towards Coxmoor Road and the site is generally surrounded by other arable fields (all SHLAA sites). The north west part of the site is lower lying and therefore less open.</li> <li>• Prominence - The eastern part of the site would be prominent as it rises up to a high point towards Coxmoor Road.</li> <li>• Existing Screening – Existing hedgerows</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes: <ul style="list-style-type: none"> <li>• 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.</li> </ul>
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 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	
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.	+	Most of the site is within 10 minutes walking distance/800 metres of a bus stop. A railway Station and cash machine are also within 800 metres of a large part of the site.	The site is of sufficient size to justify a change in bus routes to serve the site.  It is anticipated that development of the site will include the provision of a new Primary School.

			<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>
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 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 comprises a number of arable fields, is currently designated as Countryside and is located between Sutton in Ashfield and Kirkby in Ashfield. The site is undulating; the fields are bounded by hedgerows with a relatively high hedgerow off Lowmoor road and it slopes from the north up to the south, rising to a high point where it meets Coxmoor Road. There are few trees within the site.

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.

## **Site Assessment against the Sustainability Objectives**

### *Positive Impacts*

- The site would deliver approximately 1000 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*

- Based on past delivery rates it is unlikely that the whole of the site would be developed within the Plan period.
- 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**

- The combined sites will generate a requirement for a primary school. Secondary contributions will also 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 service improvements should be investigated with NHS England and the Clinical Commission Group.
- Opportunities to improve access to the local GI routes.

## **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 no access constraints; the site has good access to the highway.

### **Topography**

The site is gently undulating from east to west.

### **Flooding**

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.

### **Neighbour**

There are no neighbouring issues associated with the majority of the site. The site is adjacent to a residential area and countryside to the north and east. Industrial development adjoins the south western corner of the site. Any noise associated with the industrial estate could be appropriately mitigated.

### **Contamination**

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

### **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 housing development over the Plan period, helping to meet the needs of the District for a sustained period. It is located within designated countryside between Sutton in Ashfield and 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. The site has excellent access to Sutton Parkway Station which has a regular rail service to Nottingham, Mansfield and Worksop.

Site: Land off Fackley Road, Teversal.

SHLAA Reference: S74

Comprising: 5.08Ha

Estimated housing capacity: 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 will deliver a substantial number of new dwellings (approximately 50) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site is within 800m/10 mins walk of a GP. Part of the site is within 200m of accessible open space and public open space and part of the site is within 300m of a park/recreation ground. Public Footpath No.15 lies within 200m of the site. 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	This site is directly south of Teversal conservation area and Grade II listed Teversal Manor and Grade II listed garden terraces. The gardens of the Teversal Manor benefit from long views across the valley southwards. The landscape between these heritage assets and the site is heavily treed, therefore subject to retention of trees between the site and Teversal village development here is unlikely to be harmful to designated heritage assets at Teversal.	
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 800m/10 minutes walk of a primary school, GP, bus stop and cash machine/post office.	

deprived areas and the rest of Ashfield.		<p>The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD).</p> <p>Development of the site is likely to result in the delivery of new affordable homes.</p>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>The site is within an SSSI Impact Risk Zone.</p> <p>To the south of the site is local route S8, this is of limited green value but provides an important link between Healdswood communities and the Silverhill colliery site – a major local GI resource.</p> <p>Also continues west into Derbyshire along rural footpaths. Unavoidably follows Fackley Road for much of its length save for a footpath linking through to Healdswood Recreation Ground. Ecological links continue south towards Skegby quarries, but public access is not possible at this time. This could be explored as part of any future development in this area. To the north west of the site GI-19 connects Pleasley to Teversal, Fackley, the north west tip of Huthwaite and out into Derbyshire towards Tibshelf. To the north is GI-21, this connects Teversal to Skegby along a stretch of the Teversal Trails.</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: 12 out of 16. High 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:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - High 3 points</li> <li>• Openness - The site is more prominent when viewed from the northern end of Crompton Street, from Fackley Road the site is well screened by existing vegetation and due in part to the site being much lower than the road. Due to the level differences access would not be possible from Fackley Road and therefore if the vegetation was left the site would not be visible from the main road.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>• Management/ gapping up of boundary hedgerows, introduction of hedgerow trees. Consider restricting development to single story on higher parts of the site to the north.</li> <li>• On site provision of public open space/ play facilities are likely to be required, the southern part of the site is within the catchment area for Meden Bank open space. Open space should be sited to the north,</li> </ul>

		<ul style="list-style-type: none"> <li>Prominence – Prominent from the northern end of Crompton Street and the sports complex, not visible from the main road.</li> <li>Existing Screening - Trees and scrub on Fackley Road.</li> </ul>	adjacent to and complementing the Teversal sports site.
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>	
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	Adjacent to flood zone 3 further investigation will be required assess the flood risk.	
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 800m/10 mins walk of a bus stop, GP, primary school and cash machine/post office.	

travel by car and shorten the length and duration of journeys.		The site is within 30mins travel by public transport of a secondary school, further education, supermarket, retail area, hospital 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**

This site is in Teversal, a village to the north of Sutton in Ashfield. It is in the countryside and it is a mature landscape area. It is surrounding a small housing estate to the south of the village and would lead to it becoming more merged with Stanton Hill, an area of Sutton in Ashfield.

### **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.
- 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.

- High impact on the landscape.

**Secondary/cumulative/synergistic effects** N/A

### **Deliverability & Physical Constraints**

**Ownership** – The site has no known ownership constraints

**Contamination** - 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. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

**Highways / Access** – Access via Crompton Street is considered to be substandard by the Highways Authority. Access via Fackley Road may overcome this constraint, but 3<sup>rd</sup> party land would be required and level changes would need to be overcome.

**Topography** – there are no topographic constraints across the site.

**Neighbour** – the site lies adjacent to an area within flood zone 3.

**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): Site is not within the Green Belt

### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan if access can be achieved. The site has reasonable access to services and facilities in Stanton Hill and access to a limited bus service. However, development would have an adverse impact on an area of high landscape value.

Site: Station Farm, Pleasley Road, Teversal

SHLAA Reference: S75

Comprising: 2.5Ha

Estimated housing capacity: 56 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 56) and contribute towards affordable housing and other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 200m of accessible open space and within 500m of a natural open space - Teversal to Pleasley Railway Local Nature Reserve. Public footpaths No.16 and 157 and bridleway 151lie adjacent to the site and link to GI-19, which connects Pleasley to Teversal, Fackley, the north west tip of Huthwaite and out into Derbyshire towards Tibshelf. The footpaths also link to GI-21 (east of site), which connects Teversal to Skegby along a stretch of the Teversal Trails. Both GI routes are part of an established trail network.	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.	-	The site is adjacent to the approach to Teversal village and conservation area along Pleasley Road. While the site does not directly affect the immediate setting of the conservation area, development has potential to encroach on the rural character of the wider setting of Teversal and thus how the experience of how the village is approached. The NPPF defines setting and reminds us that experience forms part of understanding setting. Insensitive access points and substantial loss of tree screening would be harmful the rural character of the setting of the conservation area but potentially could be mitigated against.	Tree screening of the site would need to be retained, and additional planting may be required.

4. Community Safety - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	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.	<b>+</b>	The site is within 800m/10 minutes walk of a bus stop with a very limited bus service.  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	<b>-</b>	The site is within the Teversal Pastures SSSI Impact Risk Zone.	
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.	<b>-</b>	<p>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"> <li>• Capacity to Accommodate Development - Medium 2 points. The site is set back from the road due to the wide verge which has a number of trees within it and therefore development may not be that visible. Visual impact would depend to a large extent on where the access/ visibility splay were located. Development would be more visible at the south western end of the site at the highest point, nearest to the existing housing. Development would also be highly visible from the Rights of Way which run along the south east boundary.</li> <li>• Openness – Although elevated above Pleasley Road, the site is not particularly visible from there as it is well screened by vegetation and set back. The site is visible from the south east from the Right of Way.</li> <li>• Prominence – This would very much depend on the point of access and how much the site would need to be opened up. It may not be that prominent from Pleasley Road. It would however be very prominent from the south west along the Right of Way.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>• Retention of vegetation along north west and south east boundaries with gapping up where necessary.</li> </ul>

		<ul style="list-style-type: none"> <li>Existing Screening - Hedgerow/ trees along Pleasley Road, vegetation along south east boundary.</li> </ul>	
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>	
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	Outside flood zones 2 and 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.	+	<p>The site is within 800m/10 mins walk of a bus stop with a very limited bus service.</p> <p>The site is within 30mins travel by public transport of a secondary school, further education, supermarket, retail area and employment.</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 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**

This site is in Teversal, a village to the north of Sutton in Ashfield. It is in the countryside and is currently farmed.

The site is a large field, relatively flat, set back from Pleasley Road by a large sloping verge with trees and shrubs. The site is raised up from the road by approximately 2-3 metres and is bounded on the roadside by estate style black railings.

### **Site Assessment against the Sustainability Objectives**

#### Positive Impacts

- The site would increase the number of new dwellings.
- It would contribute towards affordable housing and other infrastructure requirements.
- It would result in an improvement in health and social inclusion due to access to open space.
- There would be no loss of designated wildlife sites..

#### 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.
- Poor access to key services and facilities on foot.
- Potential to impact on the setting of a conservation area

### **Secondary/cumulative/synergistic effects**

N/A

## **Deliverability & Physical Constraints**

### **Ownership**

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

### **Highways / Access**

The site has access to the public highway.

### **Topography**

The site is relatively level.

### **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**

Whilst development of the site may help to meet some of the Strategic Objectives of the Local Plan, such as the provision of affordable housing and improvements in health, the site has poor access to services and would not assist in achieving many of the objectives. Development is likely to result in a reliance on the use of private vehicles for access to services.

Site: Molyneux House Farm, Fackley Road, Teversal

SHLAA Reference: S76

Comprising: 0.49 Ha

Estimated housing capacity: 13 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 Countryside as defined by the Ashfield Local Plan Review 2002. Footpaths are located to the north of the site. To the north of the site is local Green Infrastructure Route S8, this is of limited green value but provides an important link between Healdswood communities and the Silverhill colliery site – a major local GI resource. Consequently the site, through access to 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 not 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, although this bus service has been reduced and is no	

		<p>longer running before 10am, after 6pm during the week or on Sundays.</p> <p>An infant school is within 800m via off-road public footpath, but via road it is not.</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 north of the site is local route S8, this is of limited green value but provides an important link between Healdswood communities and the Silverhill colliery site – a major local GI resource.</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 – 9.5 out of 16. Moderate landscape impact</p> <p>Policy Zone Assessment - The 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"> <li>• Capacity to Accommodate Development - Low to Medium 1.5 points S76 would have a more medium impact as it would extend the built development into an area of farmland/ countryside to the south.</li> <li>• Openness - The site is significantly lower than the main road and S76 is screened from the south west. Therefore the site is not particularly open.</li> <li>• Prominence – The hedgerow adjacent to the road and Highway trees should be retained and these would reduce the visual impact.</li> <li>• Existing Screening – Hedgerow and Highway trees, woodland to the south west of S76.</li> </ul>	If the site is taken forward retention of hedgerow and highway trees along Fackley Road.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land	-	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.	The identification of the site in a minerals safeguarding area does not discount the site from coming forward for development. It will

and the best quality agricultural land.		The land is identified as grade 4 agricultural land.	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 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.	-	The site is located within Flood Zone 1 but is subject to potential surface water flooding.	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, 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	+	The site is within 800 m or 10 minutes walk of a bus stop, but this bus service is no longer a full one.	

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 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 in Teversal, a village to the north of Sutton in Ashfield. It is in the countryside. The field comprising S76 is set back behind housing along Fackley Road. To the east of S78 is the access road to Molyneux Farm which is at a raised level above the field, adjacent to this is Meden Bank open space. To the south is the farmhouse which is a large dominating brick building. To the south of S76 is small area of woodland, housing on Fackley Road to the north, farmland to the west.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site is anticipated to deliver 13 dwellings.
- It is anticipated to contribute towards infrastructure requirements.
- The site has access to the rights of way network giving access to the open countryside.
- The site has good access to services and is anticipated to support social inclusion.
- It is expected to have a minor positive impact on the town centre of Sutton in Ashfield

### *Negative Impacts*

- The site is currently farm land and is a greenfield site.
- From a landscape perspective it is identified as having a low to moderate landscape impact.
- The site is subject to surface water flooding but it is anticipated that the surface water flooding can be mitigated through the incorporation of an appropriate designed SuDS scheme.

### *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**

The site has access to the public highway.

#### **Topography**

The level changes are quite severe. The land levels drop down quite significantly from Fackley Road. Development would sit much lower than the adjoining properties on Fackley Road and, given that the site is not well contained, it would not integrate well into the settlement.

#### **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 may help to meet some of the Strategic Objectives of the Local Plan such as the provision of affordable housing and improvements in health due to the site having good access to open space. The site is located within designated countryside in an area which has reasonable access to a primary school, convenience shopping and cash machine. The site is in close proximity to a bus route which provides a limited service. Consequently, development is likely to result in a reliance on the use of private vehicles for access to services.

Site: Molyneux House Farm, Fackley Road, Teversal

SHLAA Reference: S78

Comprising: 0.43 Ha

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 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 Countryside as defined by the Ashfield Local Plan Review 2002. Footpaths are located to the north of the site. To the north of the site is local Green Infrastructure Route S8, this is of limited green value but provides an important link between Healdswood communities and the Silverhill colliery site – a major local GI resource. Consequently the site, through access to 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 not 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, but this is not a full service.	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; 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>To the north of the site is local route S8, this is of limited green value but provides an important link between Healdswood communities and the Silverhill colliery site – a major local GI resource.</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 – 9.5 out of 16 Moderate landscape impact</p> <p>Policy Zone Assessment - The 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"> <li>• Capacity to Accommodate Development - Low to Medium 1.5 points S78 could accommodate development as it would form infill along Fackley Road (although the level difference would need to be addressed), if buildings were set at the same distance and extended to the same depth as existing.</li> <li>• Openness - The site is significantly lower than the main road Therefore the site is not particularly open.</li> <li>• Prominence – The hedgerow adjacent to the road and highway trees should be retained and these would reduce the visual impact.</li> <li>• Existing Screening – Hedgerow and highway trees.</li> </ul>	<p>If the site is taken forward retention of hedgerow and highway trees along Fackley Road.</p>
<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.</p> <p>The land is identified as grade 4 agricultural land.</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 &amp; noise pollution - To reduce air pollution and the proportion of</p>	<p>-</p>	<p>It is anticipated that the site will have a negative impact on air quality.</p>	

the local population subject to noise pollution.			
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.	-	The site is located within Flood Zone 1 but is subject to potential surface water flooding.	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, 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 does not have access to a primary school within 800ms/10 min walk.	
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.	+	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 in Teversal, a village to the north of Sutton in Ashfield. It is in the countryside. To the north of the site is a small housing estate

The field of S78 is adjacent to Fackley Road, set back from the road by a wide grassed verge, planted with specimen trees. The verge is level then drops down to a managed hedgerow on the site boundary which is on a slope. The site sits approx. 3 metres below the main road level. There is housing on the opposite side of the road.

To the east of S78 is the access road to Molyneux Farm which is at a raised level above the field, adjacent to this is Meden Bank open space.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site is anticipated to deliver 13 dwellings which means that it is anticipated to contribute towards infrastructure requirements. The site has access to the rights of way network giving access to the open countryside.
- The site has good access to services and is anticipated to reduce social inequality. It is also expected to have a minor impact positive impact on the town centre of Sutton in Ashfield

#### *Negative Impacts*

- The site is current farm land (Grade 4) and is a greenfield site. From a landscape perspective it is identified as having a low to moderate landscape impact.
- The site is subject to surface water flooding but it is anticipated that the surface water flooding can be mitigated through the incorporation of an appropriate designed SuDS scheme.

*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**

The site has access to the public highway.

#### **Topography**

The level changes are quite severe. The land levels drop down quite significantly from Fackley Road. Development would sit much lower than the adjoining properties on Fackley Road and, given that the site is not well contained, it would not integrate well into the settlement.

#### **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 may help to meet some of the Strategic Objectives of the Local Plan such as the provision of affordable housing and improvements in health due to the site having good access to open space. The site is located within designated countryside in an area which has reasonable access to a primary school, convenience shopping and cash machine. The site is in close proximity to a bus route which provides a limited service. Consequently, development is likely to result in a reliance on the use of private vehicles for access to services.

**Site:** Land off Stoneyford Road

**SHLAA Reference:** S95

**Comprising:** 1.23 Ha

**Estimated housing capacity:** 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 approximately 24 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.  Site is within 200m of accessible open space (Brierley Forest Park Local Nature Reserve). Sutton Bridleway 171 runs through the adjacent Brierley Forest Park and gives 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.	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 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	-	Approximately 25% of the western part of the site is a Local Wildlife Site – Stanton Hill Relict Grassland.  G115 runs north of this site, linking Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire.	There is potential to develop part of the GI route to the north east of the site, which connects up to GI23 and is currently inaccessible.
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: 8 out of 16 - Moderate landscape impact. Policy Zone Assessment - The site is assessed as Poor-Moderate with a landscape strategy to Enhance and Restore. Effect of development on the landscape as a resource: <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - Low 1 point</li> <li>• Openness – The site is not open within the landscape as it is in small valley with development on two sides and rising park landform to the west.</li> <li>• Prominence – Development will not be prominent in the landscape as the site is located in a valley. Some screening form Stoneyford Road would help the development blend in.</li> </ul> Existing Screening - Existing residential properties screen views to the south and the rising land form of Brierley Forest Park screens the site to the west. The wooded footpath to Brierley Forest Park to the north screens further views.	The impact on the landscape can be mitigated by appropriate design of the development. This includes: <ul style="list-style-type: none"> <li>• Protect and retain the existing hedgerows and watercourses. Development to be excluded from directly adjacent the watercourses. Low rise development limited to 2 storeys. Building materials to match in with local vernacular. Protect the existing watercourses.</li> <li>• Contributions towards Brierley Forest Park improvements</li> <li>• Management plan should incorporate the conservation of the watercourses. 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.</li> </ul>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield 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 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

and the best quality agricultural land.		The site is within a Minerals Safeguarding Area - Limestone Agricultural Land Quality - unknown	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. The northern site boundary is formed by a small stream which has been identified as contributing to an element of surface water flooding.  Surface water from this area converges at Buttery Lane to the north. Development of this site would necessitate an upgrade in culverts downstream.	Surface water flooding can be mitigated through the incorporation of an appropriate designed SuDS scheme.  A flood risk assessment would be required if considered for development. An 8m buffer zone will be required adjacent to the watercourse.  Development of this site would necessitate an upgrade in culverts downstream.
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	++	Site is within 800m or 10 minutes walking distance of a GP, bus stop and post office/cash machine.	

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 adjacent to the main urban area of Sutton-in-Ashfield and forms part of a narrow gap between Stanton Hill and Sutton urban areas.

The site is located off Stoneyford Road. It comprises fields for horse grazing, scrub, a residential property and some out buildings. The site slopes towards Stoneyford Road forming one side of a small valley, with a watercourse running along the northern boundary. The boundaries comprise a low stone wall to the back of footpath on Stoneyford Road, metal fencing/ residential garden fencing to the east, and hedgerows to the west and north.

The landscape surrounding the site is a mix of residential, recreational open space, grazing land and industrial premises. To the south of the site are residential properties and a flat enclosed area for horse grazing with stabling. To the west is the rising woodland landform of Brierley Forest Park. To the north is an area of horse grazing that slopes towards the site and beyond that further north is a footpath access for Brierley Forest Park, and an industrial estate. To the east is Stoneyford Road and agricultural land comprising mainly pasture for horse grazing. Boundaries comprise residential garden boundaries, hedgerows and industrial security fencing.

### **Site Assessment against the Sustainability Objectives**

### *Positive Impacts*

- Potential to accommodate up to 24 dwellings.
- Site lies within close proximity to accessible open space at Brierley Forest Park Local Nature Reserve.
- Potential to deliver a proportion of affordable housing.
- Potential to improve a deprived area
- Good access to existing facilities (with the exception of a primary school).
- Development will help support employment.
- Development will support Sutton Town Centre.

### *Negative Impacts*

- Part of the site has been identified as a Local Wildlife Site
- Moderate landscape impact.
- Loss of Greenfield land.
- Within a Minerals Safeguarding Area - Limestone
- Negative impact on air quality.
- Some surface water issues – flood risk assessment required.

### ***Secondary/cumulative/synergistic effects***

Potential to form one site with the adjoining SHLAA site S95.

### **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 as access via Stoneyford Road is unlikely to achieve highway standards due to visibility constraints (as identified in a recent appeal APP/W3005/A/14/222/907). Land is potentially available subject to agreement between landowners.

#### **Topography**

The site is gently sloping from south to north.

### **Flooding**

The site is adjacent to a stream and as such a flood risk assessment would be required if considered for development. An 8m buffer zone will be required adjacent to the watercourse. Surface water from this area converges at Buttery Lane to the north. Development of this site would necessitate an upgrade in culverts further downstream.

### **Neighbour**

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

N/A - The site is in designated countryside.

### **Strategic Objectives**

The site is located within designated countryside directly adjoining Sutton in Ashfield urban boundary. 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 off Silverhill Lane, Teversal

SHLAA Reference: S97 & S98

Comprising: 2 Ha

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 other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site lies within 500m of a Natural Open Space and within 200m of accessible open space.  Silverhill Colliery SINC / Silverhill Colliery Country Park	The size of the site would trigger a local policy requirement to provide an on-site outdoor play space or sports facility.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no listed buildings or conservation areas within or adjacent to the site.  Silverhill Cottages lie adjacent to the site, which are on the Local Heritage Asset List.	It is considered the design of any development proposal could be sufficiently influenced by local and national design policies to mitigate any potential impact on the setting of Silverhill Cottages.
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	+	Given the size of the site, development could result in an increase in the number of affordable homes in this rural location.	

deprived areas and the rest of Ashfield.			
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>There are no local, national or international biodiversity designations within or adjacent to the site.</p> <p>Development of the site could lead to green space enhancements through appropriately designed landscape schemes as part of.</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 is 11 out of 16 (including S98). Moderate landscape 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"> <li>• Capacity to Accommodate Development - <b>High- 3</b> points</li> <li>• Openness - The existing hedgerow along the road would provide some screening but access would need to be from here and consequently visibility splays would open up the site significantly.</li> <li>• Prominence - The land rises to the north west of the site to a ridgeline, housing would be prominent.</li> <li>• Existing Screening - The north west of the site is the highest part and would be fairly open.</li> </ul> <p>The overall score has been increased to a significant negative impact due to the high score in relation to the capacity to accommodate development.</p>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>Large Greenfield site in open countryside.</p> <p>Agricultural land quality Grade 4 (poor)</p>	
9. Air & noise pollution - To reduce air pollution and the proportion of	-	It is anticipated that the site will have a negative impact on air quality.	

the local 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 does not suffer from surface water flooding, nor does it lie within Flood Zones 2 or 3.  Any future development will need to align with the requirements of the SUDs approval authority.	
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 lies within 800m / 10 mins walk of a bus stop.  This bus service within this area has been reduced and no longer runs a full service.	
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.	
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### **Site Context**

The site is to the north of Sutton in Ashfield, to the north of Fackley village. It is in the countryside. There is low density housing to north and south east, and a caravanning site to the west.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 60 dwellings, including additional affordable houses
- Potential to provide outdoor play or sports facilities to serve new and existing residents of the community.
- Sites lies within close proximity to accessible open space
- Site can access local 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*

- Would result in the loss of a Greenfield site
- Impact on the landscape character
- Increase in air pollution as a result of development

### **Secondary/cumulative/synergistic effects**

### **Deliverability & Physical Constraints**

**Ownership** – Sites S98 & S97 are in separate ownership.

**Contamination** – There are no known contaminants on the site.

**Highways / Access** – viewed as single potential development site, there are no access issues. Access can be taken from Silverhill Lane.

**Topography** – the site's topography rises to the north west to a ridgeline. It is not consider the site's topography would hinder its developability.

**Neighbour** – None known / considered

**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)

Site is not within the Green Belt

**Strategic Objectives**

The sites are located within an area which has very poor access to services and facilities. Development would have an adverse impact on the landscape. Consequently, the site would not assist in meeting the many of the Strategic Objectives.

Site: Formerly the Miners Welfare Sports Ground, Stoneyford Road, Stanton Hill SHLAA Reference: S100

Comprising: 3.8 Ha

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 other infrastructure requirements.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	The site lies within 500m of a Natural Open Space The site lies within 800m or 10mins walk of a GP surgery	Developments of 2 ha or more are currently required to provide on-site play or sports facilities.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There are no designated heritage assets 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.	Site has many existing problems with crime such as litter, burnt out stolen cars and other anti social behaviour such as dog fouling. Developing this site could change that.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Given the size of the site, development could result in an increase in the number of affordable homes in this rural location.  The site is within 800m/10 mins walk of:	

		<ul style="list-style-type: none"> <li>- A primary school</li> <li>- GP surgery</li> <li>- Bus Stop</li> <li>- Cash Machine or Post Office</li> </ul>	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	--	<p>Part of the site is a Local Wildlife Site, Stanton Hill Grasslands.</p> <p>Site lies within Teveral Pastures SSSI impact risk zone, with developments over 50 dwellings needing to consult Natural England.</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 is 7 out of 16. Moderate landscape impact.</p> <p>Policy Zone Assessment/ - This landscape was assessed as Moderate – Good with a strategy to Conserve &amp; Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Low</b> - 1 points</li> <li>• Openness - Site is contained within the landscape and surrounded by scrub / housing.</li> <li>• Prominence - Development will not be prominent in the landscape.</li> <li>• Existing Screening - Existing hedgerows should be retained for screening.</li> </ul>	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>Large Greenfield site in countryside. A small area of the site is previously developed.</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	-	It is anticipated that the site will have a negative impact on air quality.	

the local 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 does not suffer from surface water flooding, nor does it lie within Flood Zones 2 or 3.  Any future development will need to align with the requirements of the SUDs approval authority.	Site changed from double pos to neutral
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 lies within 800m / 10 mins walk of: - A bus stop - Primary school - GP Surgery - 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 on the site will help support the local economy.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	Development of housing on the site will help support the local economy.	

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.	
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### **Site Context**

This site is within the countryside, a mature landscape area and partly in a SINC. It is to the north of Sutton in Ashfield and is within the gap before it joins Stanton Hill. There is housing to the west and an allotment site and housing to the north.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 60 dwellings, including additional affordable houses
- Site lies within close proximity to Primary School, GP, Bus Stop, Post Office or Cash Machine and accessible open space
- 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*

- Would result in the loss of a Greenfield site and part of a Local Wildlife Site
- Low impact on landscape character
- Increase in air pollution as a result of development

### **Secondary/cumulative/synergistic effects**

The adjacent SHLAA site S70 (land off Gilcroft Street) has outline planning permission for residential development. If considered sustainable and acceptable, site S100 provides the opportunity to link with S70 to create a larger, more comprehensive development for Stanton Hill. A larger development would lead to a greater number of dwellings, potential for a wider mix of market and affordable houses and increase the economic benefits to Stanton Hill and the wider area. A larger development could also aid deliverability / viability through the sharing of on-site infrastructure costs. As identified within the SHLAA, site S100 suffers from highway / access constraints. It is possible that this could be aided through site S70.

On the negative side, a develop of sites S70 and S100 would increase the levels of air pollution created as a result of development, increase the amount of Greenfield land lost, reduce the size of the 'green break' between Stanton Hill and Skegby / Sutton and increase the burden on existing infrastructure.

### **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**

Access to the public highway is constrained due to the width of the adjoining road which is very narrow. On street parking restricts the width further and it is not considered to form a suitable access road into the site. There is an opportunity to form an access route via the adjoining site (SHLAA site reference S70) which has outline planning permission for residential development.

**Topography**

The site is relatively level.

**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 some of the Strategic Objectives of the Local Plan, in particular with regard to the delivery of housing. However, severe highway constraints are likely to affect the delivery of development. A small area of the site is previously developed and its development would assist in safeguarding greenfield land from development. Good access to services and facilities (including public transport) would reduce the reliance on the private vehicle. The impact of development on the landscape would be low (as identified in the Landscape Assessment). However, part of the site is a Local Wildlife Site and development would have an adverse impact on biodiversity.

**Site:** Land rear of 358 Alfreton Road, Sutton-in-Ashfield

**SHLAA Reference:** S142

**Comprising:** 1.49 Ha

**Estimated housing capacity:** 40 dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 40 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 Sutton Footpath 48 crosses the site enabling access to natural open space to the south.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Site falls within 75m buffer zone of Grade II listed Fulwood Farmhouse. The site is well screened and is unlikely to affect the setting of the Listed 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, primary school, 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	N	There are no national or international biodiversity designations within or adjacent to the site.	

biodiversity levels and Green & Blue Infrastructure		Mature trees and hedgerow on site – tree survey required at a later stage in planning process. Local GI route S4 goes through the site, this 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. A development could add to this GI route.	
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	Overall Landscape Assessment: 3 out of 16. Low landscape impact. Policy Zone Assessment - The site is assessed as Poor with a landscape strategy to restore/create. Effect of development on the landscape as a resource: <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - Low 1 point</li> <li>• Openness - The site is enclosed between the development and the road.</li> <li>• Prominence - Development will not be prominent within the landscape. The site will not require screening as long as the existing hedgerows and planting along the A38 is retained.</li> <li>• Existing Screening - The site is enclosed by industrial units to the east, residential properties to the north, a public house to the west and hedgerows / planting on A38 dual carriageway to the south.</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes: <ul style="list-style-type: none"> <li>• Retain the existing hedgerows and hedgerow trees including mature Ash and Holly. No three storey dwellings near existing residential dwellings. Link choice of materials to existing development.</li> <li>• Contribution towards Ashfield / Calladine estate upgrade of existing play area.</li> <li>• Mitigation shall include the retention of the existing hedgerows and hedgerow trees. 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.</li> </ul>
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.  Potential noise from the adjacent industrial estate and the A38.	An air quality assessment is likely to be required as part of any future planning application due to the site's proximity to the A38.

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, primary school, 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 greenfield site located within the main urban area of Sutton-in-Ashfield. The site is located off Alfreton Road and the A38. The site slopes gently down southwards to the A38 and comprises rough grassland/ scrub with overgrown hedgerows. The site boundaries are timber residential boundaries to the north, hedgerow and fencing to the west, palisade to the east and hedgerow/post and rail fencing to the A38.

The landscape surrounding the site comprises industrial units to the east, residential properties to the north, a public house to the west and the A38 dual carriageway to the south. The landscape slopes southwards towards Kirkby Vales. The adjacent boundaries are residential properties and post and rail/hedgerows adjacent the A38.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 40 dwellings, including additional affordable houses
- Site lies within close proximity to accessible open space via Footpath 48
- Site can access local services including primary school, 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 Grade II Listed Building (Fulwood Farmhouse)
- Loss of Greenfield land.
- Negative impact on air quality.
- A geological fault line runs SW - NE across the site. This would not prevent development but it is likely to impact on construction methods in the future.

### **Secondary/cumulative/synergistic effects**

N/A

### **Deliverability & Physical Constraints**

**Ownership** – the site has no ownership constraints

**Contamination** – There are no known contamination issues on the site

**Highways / Access** – the potential access from Alfreton Road is restricted and may require 3<sup>rd</sup> party land to create an acceptable access point.

**Topography** – there are no topographical constraints across the site.

**Neighbour** – close proximity to A38 and neighbouring industrial uses are likely to create noise and air pollution issues.

**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)

Site is not within the Green Belt

**Strategic Objectives**

Whilst the site is in a sustainable location, with good access to a number of services and facilities; and is an underutilised plot within the existing urban area, the Council questions its deliverability. The site has been allocated within the existing Ashfield Local Plan Review (2002), yet no form of planning application has been received on the site. There are significant, complex ownership constraints and it is unclear how these will be resolved. The Council therefore believes the site is not deliverable. As such, cannot rely on it to contribute towards the District's housing land supply.

Site: Land adjacent Rushley Farm, Nottingham Road, Mansfield

SHLAA Reference: SM319

Comprising: 30.00 Ha

Estimated housing capacity: 675 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 675 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 <b>not</b> within 800 metres/10 minutes walking distance of a GP facility. Site is within 200m of accessible open space. Sutton Footpath 66 cuts through the site north-south.	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.	-	Rushley Farm is located within the site and has been identified as a local heritage asset on Ashfield Council's Local Heritage List (Ref 409).	
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.	+	Poor access to existing services (assessed also under objective 14). Given the size of the site, development could result in an increase in the number of affordable homes. A bus stop is within 800m of the site, but the service on officer is unknown.	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 site is of sufficient size to justify a change in bus routes/stops.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	<p>Thieves Wood adjacent to the site to the south is being considered as a Special Protection Area (SPA) for breeding nightjar and woodlark. While no conclusion has yet been reached, Natural England advocates LAs to adopt a risk-based approach to future proof development decisions. Natural England suggests a 400m exclusion zone around the Sherwood Forest 'possible potential' SPA (ppSPA), based upon research findings that concluded that domestic cats have an average roaming distance of 400m. This distance also represents a distance at which it would be virtually impossible to detract visitors on foot with alternative green space provision.</p> <p>Development of the site is likely to have a significant effect on the Thieves Wood area of the ppSPA from pet predation as most of the site lies within the 400m boundary.</p> <p>Strategic GI route GI-8 runs through the site. This is a corridor running east-west across the district from Pinxton, past Selston across to Newstead Park in Gedling, and back into the district at 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>	On site mitigations measures will be required to avoid any adverse impact on the ppSPA from pet predation, this is likely to be in the form of physical obstructions to cat movement. This issue will need to be investigated further.
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 Conserve and Create.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>Capacity to Accommodate Development - Medium 2 points</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>Buffer planting would be required to integrate development into the landscape structure of woodland plantations and large fields. Link to character of conifer plantation and deciduous woodland.</li> </ul>

		<ul style="list-style-type: none"> <li>• Openness - Within the landscape, the site is open to the east.</li> <li>• Prominence - Development would be prominent when viewed from the east. Buffer planting would be required to integrate development into the landscape structure of woodland plantations and large fields.</li> <li>• Existing Screening - The existing woodland to the south and west provides some screening.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision on site – recreation ground with 5 a side kick about grass area and play area.</li> <li>• 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.</li> </ul>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>Loss of a Greenfield site.</p> <p>The site is identified as Grade 2 and 3a Agricultural Land - Very Good to Good (magic.gov.uk)</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 noise/air pollution from the adjacent North Sherwood Way A617 dual carriageway.</p>	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.	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.	-	<p>Poor access to existing services.</p> <p>There is a bus service, within 800m of the site, but the details of the service on offer is unknown.</p>	<p>A new primary school will be required to serve this site in combination with site SM378 (South of West Notts College).</p> <p>Access to health facilities could be mitigated through developer contributions.</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.	+	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.	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**

This is a greenfield site located outside of the main urban area of Sutton-in-Ashfield. However, the site does border on to Mansfield District where an adjacent strategic mixed-use site has a current planning approval (Lindhurst). Taken as a whole, development of this site would effectively form an urban extension to Mansfield.

The site is located off the A611 Derby Road, the A60 Nottingham Road and the Mansfield Ashfield Relief Road. The site gently undulates and slopes eastwards gently down to towards the A60. The boundaries are hedgerows with post and rail fencing, and woodland on the southern boundary. The north east boundary of the site is the farmhouse and farm buildings which are located outside of the site. The site comprises large arable fields with hedgerows.

The landscape surrounding the site comprises woodland to the west and south. To the west is mixed deciduous woodland with coniferous plantation to the south. To the north is the MARR route with arable fields, 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*

- Potential to accommodate up to 675 dwellings, including additional affordable houses.
- Site lies within close proximity to accessible open space.
- Development will help support employment.

#### *Negative Impacts*

- Possible impact on local heritage asset (Rushley Farm)
- Negative impact on possible potential Special Protection Area (SPA). If the Thieves Wood area is formally designated as a SPA, planning applications within the vicinity would be subject to provisions under the Conservation of Habitats and Species Regulations 2010.
- Moderate landscape impact.
- Loss of Greenfield land.
- Loss of very good/good quality agricultural land
- Negative impact on air quality.
- Poor access to existing services.

### ***Secondary/cumulative/synergistic effects***

N/A

### **Deliverability & Physical Constraints**

**Ownership** – there are no ownership constraints

**Highways / Access** - The Highways Authority does not support the creation of new junctions on Strategic Routes. As such, major highway infrastructure improvements would be required to gain access via the A60 and A611. Access onto the A617 MARR would not be acceptable.

**Topography** – the site lies elevated above the A617 cutting. There are no significant topographical constraints across the site itself.

**Neighbour** – proximity to the Thieves Wood area of the ppSPA is a potentially significant neighbour constraint. If designated, a 400m no development buffer would be required around the site, which would impact on the deliverability of this site. There is the potential for high noise levels from the adjacent MARR (A617 Sherwood Way) and A60 roads.

**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)

Site is not within the Green Belt

**Strategic Objectives**

Development of the site may help to meet some of 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. However, access to local services and facilities, such as schools, open space, a medical centre and a regular bus service, is currently very poor (the site is not within walking distance – 800 metres). Consequently it is likely that residents would be reliant on private vehicles.

Site: Rushley Pumping Station, Nottingham Road, Mansfield

SHLAA Reference: SM358

Comprising: 3.40 Ha

Estimated housing capacity: 77 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 77 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 <b>not</b> within 800 metres/10 minutes walking distance of a GP facility. Site is within 200m of accessible open space.	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.	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.	+	Poor access to existing services (assessed also under objective 14).  Given the size of the site, development could result in an increase in the number of affordable homes.  Bus stop within 800m, but service on offer unknown.	Access to health facilities could be mitigated through developer contributions.

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p>--</p>	<p>Thieves Wood adjacent to the site to the south is being considered as a Special Protection Area (SPA) for breeding nightjar and woodlark. While no conclusion has yet been reached, Natural England advocates LAs to adopt a risk-based approach to future proof development decisions. Natural England suggests a 400m exclusion zone around the Sherwood Forest 'possible potential' SPA (ppSPA), based upon research findings that concluded that domestic cats have an average roaming distance of 400m. This distance also represents a distance at which it would be virtually impossible to detract visitors on foot with alternative green space provision.</p> <p>Development of the site is likely to have a significant effect on the Thieves Wood area of the ppSPA from pet predation as most of the site lies within the 400m boundary.</p> <p>Strategic GI route GI-8 runs through the adjacent site. This is a corridor running east-west across the district from Pinxton, past Selston across to Newstead Park in Gedling, and back into the district at 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.</p>	<p>On site mitigations measures will be required to avoid any adverse impact on the ppSPA from pet predation, this is likely to be in the form of physical obstructions to cat movement. This issue will need to be investigated further.</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: 13 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"> <li>• Capacity to Accommodate Development - High 3 points</li> <li>• Openness - The site is not prominent within the landscape as it is contained within an undulating land form.</li> <li>• Prominence - Development would be noticeable on the site due to its setting and topography. It would not be prominent however in the wider landscape.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>• Screening on A60 and on northern boundary. Development to be kept off the break in slope at the northern boundary of the site as it would be prominent in the wider landscape.</li> <li>• Off site provision– recreation ground with 5 a side kick about grass area and play area.</li> <li>• 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</li> </ul>

		<ul style="list-style-type: none"> <li>Existing Screening - The conifer plantation to the south and the rising landform to the north provide some screening.</li> </ul>	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 unknown – however all adjacent agricultural land has been identified as Grade 3a.</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 noise/air pollution from the adjacent Sherwood Way A617 dual carriageway.</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.	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.	- -	Poor access to existing services. Bus stop within 800m, but service unknown.	Potential to improve access to services in conjunction with neighbouring development site in Mansfield District (Lindhurst)
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.	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**

This is a greenfield site located outside of the main urban area of Sutton-in-Ashfield. However, the site does border on to Mansfield District where an adjacent strategic mixed-use site has a current planning approval (Lindhurst). Taken as a whole, development of this site would effectively form an urban extension to Mansfield.

The site is located off the A60 Nottingham Road. The site is strongly undulating arable farmland with hedgerows. The boundaries are hedgerows with hedgerow trees on the A60 and coniferous plantation on the southern boundary. There is one residential property on the southern boundary.

The landscape surrounding the site is coniferous plantation to the south / south west and large arable fields to the north. The MARR Road and residential boundary of Mansfield lies further north. The topography of the surrounding landscape is undulating.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 77 dwellings, including additional affordable houses.
- Site lies within close proximity to accessible open space.
- Development will help support employment.

#### *Negative Impacts*

- Negative impact on possible potential Special Protection Area (SPA). If the Thieves Wood area is formally designated as a SPA, planning applications within the vicinity would be subject to provisions under the Conservation of Habitats and Species Regulations 2010.
- High landscape impact.
- Loss of Greenfield land.
- Negative impact on air quality.
- Poor access to existing services.

### ***Secondary/cumulative/synergistic effects***

Should only be brought forward as part of the Lindhurst development in Mansfield due to highway restrictions.

### **Deliverability & Physical Constraints**

**Ownership** – there are no ownership constraints

**Highways / Access** - Significant highway constraints – site should preferably be accessed from the adjoining development in Mansfield District (Lindhurst).

**Topography** – No constraints.

**Neighbour** – proximity to the Thieves Wood area of the ppSPA is a potentially significant neighbour constraint. If the site is allocated as a SPA, its deliverability could be severely impacted. There is the potential for high noise levels from the MARR (A617 Sherwood Way) and adjacent A60.

### **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)

Site is not within the Green Belt

**Strategic Objectives**

Not considered to be deliverable within the 15 year Plan period due to the requirement to bring the site forward as an extension to Lindhurst. Development may also have an adverse affect on the ppSPA if designated in the future.

DRAFT

Site: Land south of Unwin Road, Sutton in Ashfield.

SHLAA Reference: S371

Comprising: 2.40 Ha

Estimated housing capacity: 75 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.	--	<p>The site is located within the urban area as defined by the Ashfield Local Plan Review 2002 and currently comprises sports pitches. The site has outline planning permission for 18 dwellings to the frontage of Unwin Road. The site is not located within 800 m or 10 mins walk of GP surgery.</p> <p>As the development of the site would result in the loss of existing football pitches it is assessed as having a significant negative effect</p>	
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). It	

deprived areas and the rest of Ashfield.		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.	
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. It is a recreation ground with residential dwellings to the north of the site and the Sutton in Ashfield sewerage treatment works to the south and east. To the west it links into an further recreational area.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is within the urban area but is a greenfield site utilised for recreational purposes.  The site is within a Minerals Safeguarded Area for Limestone but is located within the main urban area as defined by the Ashfield Local Plan Review 2002.	
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 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. 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 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 a bus stop and primary school.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	The site is an existing employment site.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	This site is an existing employment site.	
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 Unwin Road Sutton in Ashfield. The area reflect residential development to the north of the site, the Suttin in Ashfield Sewerage Treatment Works to the east and south of the site and a further recreational ground to the west

### ***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 located within the main urban area with access to a bus stop and to a primary school on Unwin Road. As such the site is reasonably accessible to services and provides opportunities for residents to access facilities while reducing the use of the car.
- It also is anticipate to have a positive impact in terms of promoting social inclusion
- Minor impact positive impact on the town centre of Sutton in Ashfield

#### *Negative Impacts*

- The site is a recreation ground which, other than the frontage, provides opportunities for leisure activities, which will have a significant positive influence in terms of healthy lifestyles.
- The site is subject to some surface water flooding although this is anticipated to be able to mitigate against through the use of SuDS.

#### *Secondary/cumulative/synergistic effects*

### **Deliverability & Physical Constraints**

**Ownership** – the site has no ownership constraints

**Contamination** – There are no known contamination issues on the site

**Highways / Access** – Access could be taken from Unwin Road

**Topography** – there are no topographical constraints across the site.

**Neighbour** – the site lies adjacent to water treatment works.

**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)

Site is not within the Green Belt

**Strategic Objectives**

The northern edge of the site has outline planning permission for 18 dwellings. However, the remainder of the site is a functioning sports pitch with associated pavilion. Whilst the sites lies within the existing urban area, with good access to some services, the Council believes its existing uses carries sufficient community benefit in terms of sports, health and amenity to justify its retention. The District's Playing Pitch Strategy supports this view, highlighting a requirement to retain the sports pitch. Consequently, development would not be appropriate.

Site: Land adj to Carnavon Cottage, Silverhill Lane, Teversal

SHLAA Reference: S380

Comprising: 2.90 Ha

Estimated housing capacity: 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.	
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. Local GI route S9 passes by the north of the site and The Strategic Corridor GI-19 Pleasley – Tibshelf runs to the south of the site via the Teversal Trails network. In addition, Silverhill Pit Wood is readily accessible. Consequently the site, through access to open space, may encourage healthy lifestyles.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	This site is adjacent to the approach to Teversal village and conservation area along Pleasley Road. While the site does not directly affect the immediate setting of the conservation area development at these sites has potential to encroach on the rural character of the wider setting of Teversal and thus how the experience of how the village is approached. The NPPF defines setting and identifies that experience forms part of understanding setting.	Insensitive access points and substantial loss of tree screening would be harmful to the rural character of the setting of the conservation area but potentially could be mitigated against.
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 &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p>-</p>	<p>The site is adjacent to a Local Wildlife Site (EV4n23 Silverhill Colliery (A former colliery site of botanical and zoological interest)</p> <p>Local GI route S9 passes by the north of the site, Such a link would connect Hardwick Park with the Trails networks of Ashfield and Derbyshire. The Strategic Corridor GI-19 Pleasley – Tibshelf runs to the south of the site via the Teversal Trails network</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 – 10 out of 16 Moderate landscape impact.</p> <p>Policy Zone Assessment - This landscape was assessed as Moderate, with a recommendation to Enhance it.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - Score 2 Medium if development mirrored the row of cottages to the west of the site with new build set at the same distance from the road and extending the same length back in terms of rear gardens. Other development not in keeping with the existing housing would create a high impact.</li> <li>• Openness – The southern part of the site is contained by the housing to the west and the substation to the east and Silverhill Lane to the south. The northern part of the site is more open within the landscape, although screened by woodland.</li> <li>• Prominence – If development was limited to the southern field, nearest Silverhill Lane the development would not be prominent and would create an infill between the cottages to the west and substation to the east.</li> <li>• Existing Screening – The site is screened to the north by woodland, to the east and west by built development and hedgerows and to the south by a hedgerow.</li> </ul>	<p>If any part of the site is to be developed the area should be concentrated on the southern field nearest the road with building style to complement the cottages to the west so as to minimise the landscape impact.</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 habitat/species and amenity/recreation value.</p> <p>The land is identified as grade 4 agricultural land.</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 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 but is subject to potential surface water flooding.	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, 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.	

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 to the north of Sutton in Ashfield, to the north of Fackley village and is in the Countryside as defined by the Ashfield Local Plan Review 2002. There is low density housing to west and south east, and farm buildings to the south.

The site is located off Silverhill Lane. To the east of the site is an electric substation and to the west a row of cottages, set back from the road. To the north is a grown out, unmanaged hedgerow with an area of woodland beyond which is on the boundary of Silverhill Wood. There is a relatively high managed hedgerow along the Silverhill Land boundary which is slightly raised, overall height above the road is approx. 2 metres and the site is therefore currently well screened from the road. There are unmanaged gappy hedgerow boundaries between the site and the adjoining housing, a barbed wire fence separates the substation from the site. There is a row of Leylandii type mature trees to the north west.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site is anticipated to deliver 65 dwellings
- Affordable housing provision
- Access to the rights of way network;

- Adjoins a large open space
- It is also expected to have a minor positive impact on the town centre of Sutton in Ashfield

#### *Negative Impacts*

- The site is current farm land (Grade 4) and is a greenfield site.
- From a landscape perspective it is identified as having a moderate impact.
- This site is adjacent to the approach to Teversal village and conservation area along Pleasley Road. While the site do not directly affect the immediate setting of the conservation area development at these sites has potential to encroach on the rural character of the wider setting of Teversal and thus how the experience of how the village is approached.
- Insensitive access points and substantial loss of tree screening would be harmful the rural character of the setting of the conservation area but potentially could be mitigated.
- The site is subject to surface water flooding but it is anticipated that the surface water flooding can be mitigated through the incorporation of an appropriate designed SuDS scheme.

#### ***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 and there is developer interest in developing the site.

##### **Highways / Access**

The site has access to the public highway.

##### **Topography**

The site is relatively level.

## **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 may help to meet some of the Strategic Objectives of the Local Plan such as the provision of affordable housing and improvements in health due to the site having good access to open space. However, the site is located within designated countryside in an area which has poor access to essential services and facilities; access to a primary school, GP service, and cash machine is poor (the site is over 800 metres). The site is in close proximity to a bus route which provides a limited service. Development is likely to result in a reliance on the use of private vehicles for access to services.

Site: **Peveril Drive and Charnwood Street, Sutton**

SHLAA Reference: **S385 and S405**

Comprising: 2.2 Ha

Estimated housing capacity: 100 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 56 dwellings and therefore 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 currently designated as open space.</p> <p>The site lies within 500m of a Natural Open Space and within 200m of accessible open space (Rookery Park).</p> <p>The site is <u>not</u> within 800m / 10 mins walk of a GP surgery.</p>	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	<p>There are no listed buildings or conservation areas within or adjacent to the site.</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 deprived areas and the rest of Ashfield.		<p>The site is within 800m / 10 mins walk of a bus stop, primary school and a cash machine / Post Office.</p> <p>Given the size of the site, development could result in an increase in the number of affordable homes in this rural location.</p>	

		The site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD). A housing development within the area could enhance the housing mix in the area, including additional affordable housing.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	There are no local, national or international biodiversity designations within or adjacent to the site. However, this does not mean that there will not be a need for an ecological assessment of the site in the future.	Development of the site could lead to green space enhancements through appropriately designed landscape scheme and contributions to enhance neighbouring green infrastructure.
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.	-	A landscape assessment has not been undertaken for the site as it lies within the existing urban area.  The site is well contained, with housing enclosing it to its north and east; and mature trees & hedgerows enclosing its south and west boundaries. As a result, the visual awareness of the site in its surroundings is limited. However, it does provide a source of informal green space to the surrounding residential community.	Any future development should seek to ensure the mature trees / hedgerows bounding the southern and western elements of the site are retained / protected and enhanced where appropriate.  Landscape, biodiversity and open space enhancement should be sought to help offset the loss of this asset.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is a Greenfield site within the existing urban area.  The site is within a Minerals Safeguarding Area – Limestone, however the impact of this designation is considered to be neutral due to the site being located in the existing urban area as identified within Ashfield Local Plan Review (2002).	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.	-	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 does <u>not</u> lie within Flood Zones 2 or 3.  A very small element of the site has a recorded surface water flooding incident. However, this is not considered to have any impact on the deliverability of the site.	Mitigation - 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 lies within 800m / 10 mins walk of a bus stop, primary school 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 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**

The site is a piece of protected open space to the rear of the residential streets of Columbia Avenue and Gill Street. The site is well enclosed by existing development and mature trees / hedgerows. The site has no formal function, with no play equipment or sports pitches. South of the site is a recreation area that S385 links with via an informal footpath. This area provides a small amount of play equipment and mown grassland.

### **Site Assessment against the Sustainability Objectives**

The Main positive and negative impacts of each site are summarised below:

#### *Positive Impacts*

- Potential to accommodate approximately 56 dwellings
- Potential to provide additional affordable housing
- Site is within 800m / 10 mins walk of a bus stop, primary school and a cash machine / Post Office
- Development will help support local economy and Sutton town centre
- Potential for improved recreation facilities at Rookery Park (adjacent to the site)
- Potential for improved play pitch provision within Sutton in Ashfield and Kirkby in Ashfield

#### *Negative Impacts*

- Would result in the loss of a Greenfield site
- Loss of a formal open space
- Increase in air pollution as a result of development

#### *Secondary/cumulative/synergistic effects*

-

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

Access constraints with potential for mitigation.

### **Topography**

The land is relatively flat.

### **Neighbour**

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 within the urban area.

### **Strategic Objectives**

Development of the site would help to deliver the Strategic Objectives of the Local Plan. The site has good access to a range of services and facilities. There is a major employment area to the west at Fulwood, a good range of convenience provision, primary schools, open space (the site is adjacent to Rookery Park), a medical centre and a regular bus service with good connections to facilities and services in Sutton in Ashfield.

**Site:** Land to rear of Green Crescent, Selston

**SHLAA Reference:** V9

**Comprising:** 2.4 Ha

**Estimated housing capacity:** 65 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 65 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 500m of accessible open space	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The site does not contain any designated heritage assets. However, the site lies within the wider hinterland of Ashes Farm (a local heritage asset). As such, any future development would have to consider any potential impact on this heritage asset.	The presence of a heritage asset could help influence the design of future development proposals, helping to create a high quality scheme that acknowledges the local character.
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 GP, Primary School cash machine/post office 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	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.	

		GI Route G-11 runs along the eastern edge of the site. This connects the site to Pinxton to the north and Jacksdale and Underwood. To the south and west of the site is local GI route R7. This connects the site to Selston Golf Course and Somercotes to the north west.	
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: 10 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"> <li>• Capacity to Accommodate Development - 2 points</li> <li>• Openness – Development would be noticeable in the immediate landscape due to its location on the western edge of Selston. Although development would be less prominent in the wider landscape due to existing features and topography.</li> <li>• Prominence – The site is not prominent in the landscape as it adjoins existing dwellings and has strong boundary features.</li> <li>• Existing Screening – Existing field hedgerow and trees are well established and off good screening from adjacent footpaths.</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes:
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 Safeguarded Area – Coal Measures.  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.	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, GP, cash machine 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 <b>zone 4</b> 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**

This is a greenfield site adjacent the settlement of Selston. The northern part of the site adjoins existing residential development, the southern part adjoins site V367.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 65 dwellings.
- Site is within 500m of accessible open space and 800m of a GP, primary school, cash machine, 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**

-

### **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 severe access constraints; the site currently does not have access to the public highway. Third party land would be required to form a suitable access road into the site.

### **Topography**

The site is gently sloping from north to south.

### **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**

<b>Overall Score</b>	10	<b>Sprawl</b>	3	<b>Merging</b>	1	<b>Encroachment</b>	4	<b>Historic</b>	2
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The maximum overall score is 20. The maximum individual score (sprawl, merging, encroachment, historic) is 5.

### **Strategic Objectives**

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

**Site:** Land to the North of Alfreton Road, Selston

**SHLAA Reference:** V010

**Comprising:** 0.54 Ha

**Estimated housing capacity:** 15 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 15 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 500m of accessible open space and G114, a registered footpath. 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.	-	The site is anticipated to have an impact on a locally listed heritage asset; Pinfold Farm is next to the site.  There is also an archaeological site next 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 800m or 10 minutes walking distance of a bus stop and cash machine or post office.  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	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 identified capacity ensures it is outside the Impact Risk Zone for SSSI of 100 dwellings or more.	
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: <b>11 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Medium 2 points</b></li> <li>• Openness – The site is not prominent in the landscape as it adjoins existing dwellings and has strong boundary features.</li> <li>• Prominence – Development would be noticeable in the immediate landscape due to its location at the entrance to the Selston. Although development would be less prominent in the wider landscape due to existing features and topography.</li> <li>• Existing Screening – An existing earth mound (1m high) &amp; hedgerow along southern edge provide good screening from Alfreton Road. As well as the undulating topography and existing copse to the north.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Existing roadside mound and hedgerow along southern edge should be retained and enhanced. Access is restricted to the south off Alfreton Road.</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>The site is identified as Grade 4 Agricultural Land and in this context has been given a neutral score on this aspect.</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.	N	The site is located within Flood Zone 1.	
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 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, 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 <b>Zone 4</b> 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**

The site is located at 122 Alfreton Road (B600) on the western edge of Selston.

The site is rectangular shape and falls gradually away to the north. Currently occupied with residential dwellings and agricultural buildings with a small field directly to the west. Access is restricted from the south off Alfreton Road.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 15 dwellings.
- Site is within 800m or 10 minutes walking distance of a bus stop and cash machine or post office.
- Potential to deliver additional 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**

-

### **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 severe access constraints; the site currently does not have access to the public highway. Third party land would be required to form a suitable access road into the site.

### **Topography**

The site is gently sloping from north to south.

### **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)

<b>Overall Score</b>	11	<b>Sprawl</b>	4	<b>Merging</b>	2	<b>Encroachment</b>	4	<b>Historic</b>	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 Kirkby Woodhouse and in close proximity to Kirkby in Ashfield. This area has a wide range of services and facilities including retail within the town centres, schools, a railway station, a regular bus service, employment, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), and medical centres.

**Site:** Jacksdale Garden Centre, Main Road, Jacksdale

**SHLAA Reference:** V12

**Comprising:** 1.77 Ha

**Estimated housing capacity:** 48 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 48 dwellings and is anticipated deliver an element of affordable housing.	
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.  To the north and west of this development is strategic route GI-12. This continues from Corridor GI-5, running north west through Underwood and Jacksdale and out of the District into Codnor Park reservoir.	
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, GP, cash machine/post office and bus stop.  The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p><b>N</b></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>To the north and west of this development is strategic route GI-12. This continues from Corridor GI-5, running north west through Underwood and Jacksdale and out of the District into Codnor Park reservoir.</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: <b>8 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - The site is <b>Moderate</b> quality, with an Enhance approach suggested to its future management.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Low 1 point.</b> The site's capacity to accommodate development is low given the existing development along Main Road and shallow sloping topography.</li> <li>• Openness – The site is not readily prominent in the landscape given the adjacent dwellings and well defined boundaries.</li> <li>• Prominence – Development would have a minor impact on the site given its adjacent development to the south and strong, well defined boundaries.</li> <li>• Existing Screening – Mature well defined hedgerows provide screening from the north and east.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows to the east. Development should be considerate to the existing properties to the south and west along Main Road. Access restricted from south unless site forms comprehensive development with adjacent land (V365 (Oak Tree Farm) to the west.</p>
<p>8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<p><b>+</b></p>	<p>The majority of the site constitutes brownfield land.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</p> <p>Grade 4 agricultural land - Poor</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 &amp; noise pollution - To reduce air pollution and the proportion of</p>	<p>-</p>	<p>It is anticipated that development of the site will have a negative impact on air quality.</p>	

the local 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 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, cash machine/post office, bus stop and GP.	
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.  Development of this site would result in a loss of employment if the business closes.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	-	Whilst it is consider housing development can have a positive impact on the local economy, this site is currently occupied by a garden centre. As such, if redevelopment for	Relocation of the business could help to mitigate an element of the potential economic impact resulting from redevelopment.

		housing is considered to have a negative impact on the local economy.	
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 is a predominantly brownfield site located adjacent to the existing settlement boundary at Jacksdale. The site currently includes several buildings associated with a garden centre, together with a substantial hard surfaced car park and a tea room. Approximately 20% of the site constitutes a small parcel of greenfield land.

The site well contained by a mature hedgerow. The condition of the surrounding landscape is moderate. Large open fields with intervening hedgerow to the east are used for pasture and contain few noticeable features. There is a strong undulating topography which form part of a wider valley landform.

### **Physical Site Constraints**

- Contamination suspected – Requires a phase 1 desktop survey and potentially further investigation where necessary.
- 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.
- Within 250m buffer zone of a historic landfill site (Westwood Farm).
- Access from existing entrance is substandard. Development would require third party land to resolve this.
- Further investigations relating to surface water flooding of adjacent properties from this site would be required.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 48 dwellings.
- Site is within 200m of accessible open space and 800m of a GP, primary school, bus stop and cash machine/post office.
- Potential to deliver 25% affordable housing.
- Re-development of brownfield land.
- Development would support Ashfield's town centres.

#### *Negative Impacts*

- Within a minerals safeguarded area: coal measures
- Negative impact on air quality
- Potential loss of employment
- Medium landscape impact, but capacity to accommodate development Low (lowest level of impact on landscape)
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#### **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**

There severe access constraints; the site currently does not have access to the public highway. Third party land would be required to form a suitable access road into the site.

#### **Topography**

The site is gently sloping from north to south.

#### **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)

<b>Overall Score</b>	5	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	1	<b>Historic</b>	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 Jacksdale. This area has a range of services and facilities including retail within the centre, schools, a regular bus service, open spaces (including parks, a golf course, allotments, green infrastructure networks), and a medical centre.

**Site:** Land opposite 111 Church Lane, Underwood

**SHLAA Reference:** V18

**Comprising:** 0.44 Ha

**Estimated housing capacity:** 10 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 10 dwellings and is anticipated deliver an element of affordable housing.	
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 500m or 10 minutes walking distance of accessible open space.  The site is nearby to several GI routes including GI5.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The site could potentially impact on a heritage asset, with the Red Lion Public House close 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 800m or 10 minutes walking distance of a GP, Primary School, cash machine/post office 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	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.	

		The site is nearby to strategic routes GI-8 and GI-5. There is also local route R3 within the vicinity 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: <b>11 out of 16 - Medium</b> landscape impact.</p> <p>Policy Zone Assessment - This landscape has been assessed as of <b>Moderate to Good</b> quality, with a Conserve and Enhance approach suggested to its future management.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Medium 2</b> points</li> <li>• Openness – The site is well contained. The wider landscape has distant views to the north along the road corridor.</li> <li>• Prominence – Change would be noticeable immediately along Church Lane due its proximity; however development would not be noticeable in the wider landscape.</li> <li>• Existing Screening – Bagthorpe plantation provides excellent screening from the East and Church Lane filters views from the west. Mature site hedgerows and trees further assimilate the site with the surrounding landscape.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing all boundary hedgerows and mature trees to the east. Access to the development should be considerate to the existing properties along Church Lane in particular 'Sycamore House' which overlooks the site from the south.</p> <p>Restrict development along the northern edge. Further investigation is needed to ascertain the function of the pond &amp; copse. Development is to enhance its ecological merits.</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.	<b>N</b>	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.	<b>-</b>	The site is located within Flood Zone 1 but has a medium risk of surface water issues, as there has been some history of problems on or nearby the site.	Issues with surface water flooding can be mitigated against with SUDs incorporated into the design.
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.	<b>N</b>	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.	<b>++</b>	Site is within 800m or 10 minutes walking distance of a bus stop, cash machine/post office and GP.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>+</b>	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.	<b>+</b>	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.	<b>N</b>	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.	
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### **Site Context**

This is a greenfield site located adjacent to the existing settlement boundary at Underwood.

This small sloping site is surrounded by Bagthorpe plantation to the east and housing along church lane, with open countryside to the west. The general condition of the surrounding landscape is good.

The site is adjoining a locally listed heritage asset – The Red Lion Public House.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 10 dwellings.
- Site is within 500m of accessible open space and 800m of a GP
- Good access to a Bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support local economy/employment.

#### *Negative Impacts*

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

### **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 major highway constraints.

### Topography

The site is relatively level.

### 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)

<b>Overall Score</b>	8	<b>Sprawl</b>	1	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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### Strategic Objectives

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Underwood. Whilst the site is quite rural in nature being located on the periphery of the village, it is within walking distance to a range of services and facilities (a primary school, GP Surgery, bus stop and Post Office). However, it is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 6 km).

**Site:** Land off Felley Mill Lane North, Underwood

**SHLAA Reference:** V19

**Comprising:** 0.68 Ha

**Estimated housing capacity:** 18 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 18 dwellings and is anticipated deliver an element of affordable housing.	
2. Health - To improve health and wellbeing and reduce health inequalities.	++	<p>Site is within 800m or 10 minutes walking distance of a GP.</p> <p>Site is within 500m or 10 minutes walking distance of accessible open space.</p> <p>The site is adjacent to strategic route GI-12. This continues from Corridor GI-5, running north west through Underwood and Jacksdale and out of the District into Codnor Park reservoir</p>	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	<p>The site is not anticipated to impact on any heritage assets.</p> <p>The site is within 500m of Felley Priory.</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>Site is within 800m or 10 minutes walking distance of a GP and bus stop.</p> <p>The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).</p>	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; 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>The site is adjacent to strategic route GI-12. This continues from Corridor GI-5, running north west through Underwood and Jacksdale and out of the District into Codnor Park reservoir</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: <b>8 out of 16 - Medium</b> landscape impact.</p> <p>Policy Zone Assessment - This landscape has been assessed as of <b>Moderate</b> quality, with an Enhance approach suggested to its future management.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Low 1</b> point</li> <li>• Openness – The site is not prominent within the landscape as it is well contained to the west by existing development and large woodland to the east.</li> <li>• Prominence – The development would be noticeable on the site due its proximity to Mansfield Road, However, it would not be prominent in the wider landscape.</li> <li>• Existing Screening – The mature woodland to the east and houses to the west enclose the site. Screening should be considered along the south east boundary edge where the meets open countryside.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows to the south. Development should be considerate to the existing properties along Mansfield Road.</p>
<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 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>	<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 &amp; 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 development of the site will have a negative impact on air quality.</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.	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 bus stop and GP.	
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.	
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### **Site Context**

This is a greenfield site located adjacent to the existing settlement boundary at Underwood.

The site is level and is well contained by existing residential development to the south-west, Mansfield Road to the north-west, Felley Mill North to the north-east, and a short hedgerow to the south-east. Mature hedgerows surround  $\frac{3}{4}$  of the site.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 18 dwellings.
- Site is within 500m of accessible open space and 800m of a GP
- Good access to a Bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support local economy/employment.
- Development would support Ashfield's town centres.

#### *Negative Impacts*

- Development of greenfield land
- Medium overall landscape impact
- Within a minerals safeguarded area: coal measures
- Negative impact on air quality

### **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 major highway constraints.

### Topography

The site is relatively level.

### 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)

<b>Overall Score</b>	10	<b>Sprawl</b>	3	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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### Strategic Objectives

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Underwood. The site has poor access to some services and facilities including a primary school and cash machine. The location, which is quite rural in nature, is located quite a distance from a major public transport node (approximately 4 Km) and a town centre (approximately 6 km).

**Site:** Land adjacent 82 Mansfield Road, Underwood

**SHLAA Reference:** V20

**Comprising:** 1.5 Ha

**Estimated housing capacity:** 41 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 41 dwellings and is anticipated deliver an element of affordable housing.	
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.	
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. The site is within 500m of Felley Priory.	
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 GP, cash machine/post office 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	--	The site lies within the Impact Risk Zone (all development) for Friezeland grassland SSSI. The site lies adjacent to Friezeland grassland SSSI.	

biodiversity levels and Green & Blue Infrastructure			
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: <b>8 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - This landscape has been assessed as of Moderate quality, with an Enhance approach suggested to its future management.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Low 1 point</b></li> <li>• Openness – The site is not prominent in the landscape.</li> <li>• Prominence – Development would be noticeable on the site due to its setting and topography however it would not be prominent in the wider landscape.</li> <li>• Existing Screening – The boundary hedges and intervening hedges to the south provide some screening.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows to the east. Development should be considerate to the existing properties. Strategic landscape buffer planting along the south east edge will soften distant views across valley.</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>	<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 development of 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 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 bus stop and GP.	
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 is a greenfield site located adjacent to the existing settlement boundary at Underwood.

The site is gently undulating with a ridgeline through the centre, and is bounded by existing residential development to the north-east, Mansfield Road to the north-west, Friezeland SSSI to the south-west, and a mature hedgerow to the south-east.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 41 dwellings.
- Site is within 200m of accessible open space and 800m of a GP and cash machine.
- Good access to a Bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support employment/economy.

#### *Negative Impacts*

- The site lies within the Impact Risk Zone for the adjacent Friezeland grassland SSSI.
- Development of greenfield land
- Moderate impact on landscape
- Within a minerals safeguarded area: coal measures
- 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 major highway constraints.

#### **Topography**

The site is relatively level.

### **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)

<b>Overall Score</b>	11	<b>Sprawl</b>	4	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Underwood. The site has poor access to some services and facilities including a primary school and cash machine. The location, which is quite rural in nature, is located quite a distance from a major public transport node (approximately 4 Km) and a town centre (approximately 6 km).

**Site:** Land off Stoney Lane, Selston

**SHLAA Reference:** V85

**Comprising:** 0.76 Ha

**Estimated housing capacity:** 23 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 23 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 500m of accessible open space via the footpath network. Footpath ref 6 runs along the western boundary of the site which links to footpath ref 5, linking the site to Selston village.	
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 a bus stop. The housing site has the potential to contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p><b>N</b></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>This site is within close vicinity to strategic route GI-11. This route connects Selston to Pinxton to the north (and the Erewash Corridor) towards Eastwood to the south.</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><b>--</b></p>	<p>Overall Landscape Assessment: <b>13 out of 16 - High</b> landscape impact.  Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to Enhance.  Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>High 3 point</b></li> <li>• Openness – The site is open within the landscape.</li> <li>• Prominence – Development would be prominent in the landscape due to the sites elevated position and sloping landform.</li> <li>• Existing Screening – The existing development to the west and hedgerow along Stoney Lane provide some existing screening. Distant views across to Commonsides to the east and east Selston to the South.</li> </ul>	<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 the provision of new boundary hedges. The hedgerow along Stoney Lane shall be retained and a key feature to filter longer view to the south.</p>
<p>8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<p><b>--</b></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> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</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>	<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 &amp; noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	<p><b>-</b></p>	<p>It is anticipated that development of the site will have a negative impact on air quality.</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.	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 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 <b>Zone 4</b> which attributes over 47% of the main food market share to	

	<p>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.</p>	
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### **Site Context**

This small greenfield site off Stoney Lane is located on the northern edge of west Selston.

It is a flat, rectangular site with roadside hedgerows and wire fence boundaries to the west & east. The site is vacant and used for pasture. An access track serving the existing properties to the north exists along the eastern edge.

The site sits on the hill top, elevated above the surrounding land and adjoins larger sites V366 Hall Green Farm and V335 Stoney Lane.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site would increase the number of new dwellings (approx. 23).
- It has the potential to increase the number of affordable homes.
- The site lies within 500m of natural open space.
- Site is within walking distance/800 metres of a bus stop and primary school.
- Development would support town centre regeneration.
- Development would support employment growth and the local economy.

#### *Negative Impacts*

- Loss of Greenfield Land.
- Negative impact on air quality.
- High impact on the landscape.

### **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 major highway constraints.

### **Topography**

The site is relatively level.

### **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)

<b>Overall Score</b>	12	<b>Sprawl</b>	2	<b>Merging</b>	4	<b>Encroachment</b>	5	<b>Historic</b>	1
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### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has poor access to some services and facilities including a GP Surgery, open space and cash machine. The location, which is quite rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 6 km). With regard to landscape impact, the site is very prominent and has a low capacity to accommodate development.

## Site Assessment

**Site:** Land adjacent to 77 Commonside, Selston

**SHLAA Reference:** V89

**Comprising:** 0.77 Ha

**Estimated housing capacity:** 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 approximately 10 dwellings and is anticipated to 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 has footpaths GI11 and R3 near it, and this may lead to healthy behaviour.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site doesn't have any heritage assets near by it.	

4. Community Safety - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	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.	<b>++</b>	Site is within 800m or 10 minutes walking distance of a bus stop.  The housing site will contribute towards some funding towards 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	<b>N</b>	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.  The identified capacity ensures that the site is not within the Impact Risk Zone for a SSSI sites of 100 dwellings or more.  There are no clear GI routes to 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.	<b>-</b>	Overall Landscape Assessment: 10 out of 16 - Moderate landscape impact. Policy Zone Assessment - The site is assessed as Moderate to Good with a landscape strategy to Conserve and Enhance. Effect of development on the landscape as a resource: <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - 2 points</li> <li>• Openness – The site is partially open in the landscape. Views from higher ground to the west. The boundaries are well defined offer some screening.</li> <li>• Prominence – The development would be partially prominent in the wider landscape.</li> <li>• Existing Screening – The linear plantation to the east and footpath corridor provides strong screening.</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes:
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land	<b>--</b>	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 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

and the best quality agricultural land.		<p>The site is within a Minerals Safeguarded Area – Coal Measures.</p> <p>The site is identified as Grade 4, which is assessed as poor quality.</p>	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.	N	The site is located within Flood Zone 1. With no areas of surface water flooding identified.	
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 not within 800m or 10 minutes walking distance of a GP Surgery, primary school, cash machine or post office, but does have 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, 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 <b>Zone 4</b> 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 the Green Belt, this ensures that a policy change would be required to allow such a development.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site would increase the number of new dwellings (approx. 10).
- It has the potential to increase the number of affordable homes.
- The site lies within 500m of natural open space.
- Site is within walking distance/800 metres of a bus stop.
- 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.
- High impact on the landscape.

### ***Secondary/cumulative/synergistic effects***

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are no major highway constraints.

#### **Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

#### **Flooding**

Development would increase the risk of surface water flooding on Station Road.

#### **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)

<b>Overall Score</b>	13	<b>Sprawl</b>	4	<b>Merging</b>	4	<b>Encroachment</b>	4	<b>Historic</b>	1
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### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has poor access to a number of services and facilities including a primary school, GP surgery, formal open space and a cash machine. The location, which is very rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 4 km).

**Site:** Land off Crescent Road, Selston

**SHLAA Reference:** V091

**Comprising:** 0.63 Ha

**Estimated housing capacity:** 17 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 17 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 500m of accessible open space and G114, a registered footpath. 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 have an impact on a locally listed heritage asset; Half timbered cottages at Toadhole Farm are next 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 800m or 10 minutes walking distance of a bus stop and cash machine or post office.  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	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 identified capacity ensures it is outside the Impact Risk Zone for SSSI of 100 dwellings or more.	
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: <b>8 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as <b>Poor to Moderate</b> 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"> <li>• Capacity to Accommodate Development - <b>Low 1 point</b></li> <li>• Openness – The site is not open in the landscape.</li> <li>• Prominence – The development would not be prominent in the wider landscape, given the golf course and undulating landform.</li> <li>• Existing Screening – The immediate landscape of the golf-course and undulating landform to the west.</li> </ul>	<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 the enhancement of existing boundary hedges.</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>The site is identified as Grade 4 Agricultural Land and in this context has been given a neutral score on this aspect.</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 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 a low risk of surface water flooding near to the site though.	A well designed scheme with SUDs included can mitigate some 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 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, 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 <b>Zone 4</b> 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 adjoining a pitch and putt golf course.

The site sits higher than the road and is defined by hedges and mature trees. The Golf course provides a fenced boundary along its south and east edges.

Terraced houses and access ways front onto the northern boundary. Access is restricted from the north.

### ***Site Assessment against the Sustainability Objectives***

#### *Positive Impacts*

- Potential to accommodate up to 17 dwellings.
- Site is within 800m or 10 minutes walking distance of a bus stop and cash machine or post office.
- Potential to deliver additional 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***

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are no major highway constraints.

### Topography

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

### 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)

<b>Overall Score</b>	10	<b>Sprawl</b>	4	<b>Merging</b>	3	<b>Encroachment</b>	2	<b>Historic</b>	1
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### Strategic Objectives

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has poor access to a primary school and GP surgery, but has good access to formal open space and a cash machine. The location, which is very rural in nature, is located quite a distance from a major public transport node (approximately 6.5 Km) and a town centre (approximately 6 km).

**Site:** Land to rear of 18 Stoney Lane, Selston

**SHLAA Reference:** V335

**Comprising:** 4.45 Ha

**Estimated housing capacity:** 90 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 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 500m of accessible open space including a recreation ground. 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.	++	Site is within 800m or 10 minutes walking distance of a primary school, cash machine/post office and bus stop.  The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p><b>N</b></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>The identified capacity does bring it close to the Impact Risk Zone for SSSI of 100 dwellings or more. As such, if a future developer achieves a yield of 100+ the Impact Risk Zone consultation would be triggered. However, on the yields projected by the Council the assessment remains a N.</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: <b>11 out of 16 - Moderate</b> landscape impact.  Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to Enhance.  Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Medium 2 point</b></li> <li>• Openness – The site is not open within the landscape as it is well contained to the east by existing development and mature hedgerows to the west.</li> <li>• Prominence – The development would not be prominent in the wider landscape.</li> <li>• Existing Screening – Existing development along the north east and southern edges conatins the site. Mature parkland trees and well defined hedgerow on the east boundary provide some screening to adjacent farmland.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows to the east. Development should be considerate to the existing properties to the north and north east.</p>
<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 agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</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>	<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>

		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 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 to the south of the site along and adjacent to the watercourse.	Surface water 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 primary school, cash machine 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 <b>Zone 4</b> 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 large greenfield site off Stoney Lane is located in Greenbelt on the east edge of west Selston. It is a large rectangular site with undulating topography which slopes southwards towards the watercourse. The site is accessed from the west off Grundy Avenue. The site is distinctly split into two areas:

The northern part is used for equestrian activities and has a formal stable block with gravel surfaced manege and riding arena, there is a large grass areas used as horse paddocks south of this.

The southern half has been layout out to formal parkland with groups of specimen trees and large amenity grass areas. The site is highly maintained and has well defined, mature mixed species hedgerow boundaries along with stock proofed fences.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 90 dwellings.
- Site is within 800m or 10 minutes walking distance of a primary school, cash machine/post office and 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***

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are no major highway constraints.

#### **Topography**

The site gently slopes from north to south.

#### **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)

<b>Overall Score</b>	9	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has poor access to a number of services and facilities including a primary school, GP surgery, formal open space and a cash machine. The location, which is rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 5 km).

**Site:** Cherry Hall Farm, Hanstubbin Road, Selston

**SHLAA Reference:** V342

**Comprising:** 0.92 Ha

**Estimated housing capacity:** 28 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 28 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 500m of accessible open space. Local GI route R6 passes by the west of the site. This route connects Bagthorpe with the community centre of Selston.	
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 GP, Primary School, cash machine/post office 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	<b>N</b>	<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 GI route R6 passes by the west of the site. This route connects Bagthorpe with the community centre of Selston.</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.	<b>-</b>	<p>Overall Landscape Assessment: <b>10 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to Enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>High 3</b> points</li> <li>• Openness – Part of the site is semi open in the landscape. Distant views to north from Nottingham Road (B600) at the entrance to Selston High School.</li> <li>• Prominence – Part of the development on the higher ground would be prominent in the wider landscape.</li> <li>• Existing Screening – N/A</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows to the east. Development should be considerate to the existing properties to the south and west along Main Road.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>--</b>	<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>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.	<b>-</b>	<p>It is anticipated that development of the site will have a negative impact on air quality.</p>	
10. Water Quality - To conserve and improve water quality and quantity.	<b>N</b>	<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.	<b>N</b>	<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	The site is located within Flood Zone 1.	
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, GP, cash machine 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 <b>zone 4</b> 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**

A small greenfield site located off Hanstubbins Road, within Green Belt on the south edge of east Selston. It is rectangular in shape and gently rises south east. Recently planted hedgerow and post & wire fencing define the west boundary. Access is restricted from Hanstubbins Road.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 28 dwellings.
- Site is within 500m of accessible open space and 800m of a GP, primary school, cash machine, 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**

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are highway constraints which could potentially be mitigated.

### **Topography**

The site is gently sloping.

### **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)

<b>Overall Score</b>	7	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	3	<b>Historic</b>	1
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### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has good access to a range of services and facilities including a primary school, secondary school, GP surgery, formal open space and a cash machine. The location, which is semi-rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 5 km).

**Site:** Land to rear of 29 Inkerman Street, Selston

**SHLAA Reference:** V343

**Comprising:** 0.36 Ha

**Estimated housing capacity:** 11 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 11 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 500m of accessible open space. Local GI route R6 passess by the west side of the site, it connects Bagthorpe with the community centre of Selston.	
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 GP, Primary School, cash machine/post office 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>Local GI route R6 pass by the west side of the site, it connects Bagthorpe with the community centre of Selston.</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: <b>9 out of 16 - Moderate</b> landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>Low 1 point</b></li> <li>• Openness – The site is not open in the landscape. The boundaries and development to the west and south along with the undulating topography provide enclosure.</li> <li>• Prominence – The development would not be prominent in the wider landscape.</li> <li>• Existing Screening – Existing boundary hedgerows and trees offer some screening.</li> </ul>	<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 the enhancement of existing boundary hedges &amp; trees.</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>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 development of 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	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.	
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, GP, cash machine 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 <b>zone 4</b> 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**

This small greenfield site is located off Inkerman Road on the south edge of east Selston. It is rectangular in shape and mainly flat with established hedgerows and trees. The site is currently used as a grass paddock with small storage / agricultural style buildings to the west. Access is gained via a driveway between properties off Inkerman Street

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 11 dwellings.
- Site is within 500m of accessible open space and 800m of a GP, primary school, cash machine, 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**

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

### Highways / Access

There are highway constraints which could potentially be mitigated.

### Topography

The site is gently sloping.

### 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)

<b>Overall Score</b>	7	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	3	<b>Historic</b>	1
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### Strategic Objectives

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has good access to a range of services and facilities including a primary school, secondary school, GP surgery, formal open space and a cash machine. The location, which is semi-rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 5 km).

**Site:** Land off Westmorland Way, part of Oak Tree Farm, Jacksdale

**SHLAA Reference:** V365a & V365b

**Comprising:** 4.4 Ha

**Estimated housing capacity:** 99 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 48 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 500m of accessible open space at Jacksdale Miner's Welfare, Main Road and Palmerston Street	
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.	Any negative impacts on the Westwood Farm 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.	++	Site is within 800m or 10 minutes walking distance of a Primary School, GP 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	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.  This site has strategic route GI-12 going along the northern edge. GI-12 continues from Corridor GI-5, running north	Key opportunities: Improving links across the district boundary towards the reservoir and the green spaces to the west. A bridge at Wharf Green is required to cross the canal. Improving accessibility of rural paths.

		west through Underwood and Jacksdale and out of the District into Codnor Park reservoir and further west towards Ripley, Derbyshire.	Local GI route R2 travels through the site, this route links the west of Underwood village with Jacksdale and further west to the River Erewash and Pinxton Canal. Poor links west out of the district which could be improved
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: 10 out of 16 - medium 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"> <li>• Capacity to Accommodate Development - 2 point</li> <li>• Openness – The site is open with in the landscape.</li> <li>• Prominence – Development will be prominent in the adjacent landscape due to sites extend and landform. Less prominent in the context of the wider landscape.</li> <li>• Existing Screening – Screening will have little effect on a development of the size; however existing hedgerow and boundary features should be retained an assimilated into a new landscape.</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes:
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 Safeguarded Area – Coal Measures.  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.	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 GP.	
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 is agricultural land adjacent to the settlement boundary of Jacksdale and adjoins site V12 (Jacksdale Garden Centre). Surrounding the site to the north-west is housing, to the south-west is a church and grave yard, to the south is Jacksdale Garden Centre, and open countryside to the east.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 49 dwellings.
- Site is within 500m of accessible open space and 800m of a GP, primary school, bus stop.
- Potential to deliver 25% affordable housing.
- Development would help support local economy/employment.
- Development would support Ashfield's town centres.
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#### *Negative Impacts*

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

### **Secondary/cumulative/synergistic effects**

N/A

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are no major highway constraints.

#### **Topography**

No major constraints.

### **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)

<b>Overall Score</b>	11	<b>Sprawl</b>	4	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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### **Strategic Objectives**

Development of the site would help to meet some of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Jacksdale. The site has good access to a range of services and facilities including a primary school, GP surgery, formal open space and a cash machine. The location, which is semi-rural in nature, is located quite a distance from a major public transport node (approximately 5 Km) and a town centre (approximately 5 km).

**Site:** Land Part of Hall Green Farm, Stoney Lane, Selston

**SHLAA Reference:** V366

**Comprising:** 21.50 Ha

**Estimated housing capacity:** 480 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 480 dwellings and is anticipated to 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 has footpath GI11 going through it, and this may lead to healthy behaviour.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The site is adjacent to two locally listed heritage assets (142 Church Lane and The Old Farmhouse, Hall Green Farm).	
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 not within 800m or 10 minutes walking distance of a primary school, cash machine/post office and bus stop.  The housing site will contribute towards 25% affordable housing (as set out the Affordable Housing SPD, 2009).	

<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p>--</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>The identified capacity ensures that the site is within the Impact Risk Zone for two SSSI sites of 100 dwellings or more.</p> <p>Along the west side of the site is GI route GI-11. This connects Selston to Pinxton to the north.</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: <b>13 out of 16 – High</b> landscape impact.</p> <p>Policy Zone Assessment - The site is assessed as <b>Moderate</b> with a landscape strategy to enhance.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> <li>• Capacity to Accommodate Development - <b>High 3 points</b></li> <li>• Openness – The site is open within the Landscape with distant views to Pinxton and M1 to the north and south across to Selston High school &amp; Leisure Centre.</li> <li>• Prominence – Development would be readily prominent in the wider landscape. Parts of the site to the south would be less noticeable due to the falling landform and vegetation screening the southern boundary. A wider strategic approach to screening views from the north and east would be needed assessed alongside detailed development proposals.</li> <li>• Existing Screening – Few features exist to assist with screening exist on the higher ground to the north off Stone Lane. However roadside hedges and boundaries should be retained and enhanced to provide greater screening opportunities.</li> </ul>	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Protect and manage existing hedgerows and field trees. Restrict development to low rise given the sites elevated position and distant views across valleys.</p>
<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 agricultural production, habitat/species and amenity/recreation value.</p> <p>The site is within a Minerals Safeguarded Area – Coal Measures.</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>

		The site is identified as Grade 3 and Grade 4, 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.	
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 north of the site.	Surface water 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 not within 800m or 10 minutes walking distance of a GP Surgery, primary school, cash machine, post office or bus stop.	The large number of potential dwellings could lead to some of these services improving as demand rises.

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 <b>Zone 4</b> 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 located between east & west Selston and occupies a large portion of the land between Selston and Hall Green. This extensive greenfield site is located in the greenbelt and split into two separate parcels of land either side of Stoney Lane.

The land use is mainly agricultural with smaller elevated fields being used for pasture. The land is commercially farmed with few noticeable features on the higher ground. The landform is undulating and topography varies greatly across both parcels of land which has a defining characteristic on the existing features and sense of place.

Stoney Lane follows a ridge line between the two parcels of land. (A) The land to the south of Stoney Lane falls steeply southwards to Selston, where a stream exist adjacent to the playing fields of the High School & Leisure Centre. (B) The land to the north of Stoney Lane is elevated varies in landform; it has a rolling character with land falling to the north and east towards Hall Green and Commonsides.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- The site would significantly increase the number of new dwellings (approx. 480).
- It has the potential to increase the number of affordable homes.

- The site lies within 500m of natural open space.
- Development would support town centre regeneration.
- Development would support employment growth and the local economy.

#### *Negative Impacts*

- Loss of Greenfield Land.
- Poor access to services and facilities (GP, schools, shops, bus stop, formal open space)
- Negative impact on air quality.
- High impact on the landscape.
- Within a SSSI impact risk zone

#### ***Secondary/cumulative/synergistic effects***

N/A

#### **Deliverability & Physical Constraints**

##### **Ownership**

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

##### **Highways / Access**

There are major highway constraints. Stoney Lane is very narrow and would need to be upgraded.

##### **Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

##### **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)

<b>Overall Score</b>	12	<b>Sprawl</b>	2	<b>Merging</b>	4	<b>Encroachment</b>	5	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would not help to meet many of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Selston. The site has poor access to services and facilities. The location, which is very rural in nature, is located quite a distance from a major public transport node (approximately 6.5 Km) and a town centre (approximately 6 km). It scores high for landscape value as it is very open and development would have an adverse impact.

**Site:** Land south of Wagstaff Lane/Palmerston Street, Jacksdale

**SHLAA Reference:** V388

**Comprising:** 8.5 Ha

**Estimated housing capacity:** 191 Dwellings

<b>S A Objectives</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation</b>
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 191 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 surrounding an accessible open space at Palmerston Street.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The site may impact upon a locally listed heritage asset; Westwood Infants School.	
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	--	<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 the impact zone for 100 + dwellings for a SSSI 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 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"> <li>• Capacity to Accommodate Development 2 out of 3 points</li> <li>• Openness – The site is readily open in the landscape.</li> <li>• Prominence – Development will be prominent in the landscape, due to the topography and large open field patterns and open countryside to the east.</li> <li>• Existing Screening – Existing hedgerows will offer some screening. Given the extent / scale of the site and openness the existing hedgerows would offer little screening. A wider landscape strategy would be required as part of likely development proposals.</li> </ul>	<p>Mitigation should include:</p> <p>Protect and manage existing hedgerows to the east. Development should be considerate to the existing properties along Palmerston Street.</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>	<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 development of the site will have a negative impact on air quality.</p>	

10. Water Quality - To conserve and improve water quality and quantity.	<b>N</b>	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.	<b>N</b>	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.	<b>N</b>	The site is located within Flood Zone 1. Some very minor issues with surface water flooding appear on site.	An appropriately designed SUDs scheme will mitigate surface water flooding on 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.	<b>N</b>	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.	<b>++</b>	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.	<b>+</b>	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.	<b>+</b>	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.	<b>N</b>	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.	
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### **Site Context**

This large greenfield site is located off Palmerstone Street on the east side of Jacksdale. It is an irregular shape and contains large open agricultural fields, with intervening hedgerows.

The site wraps around a formal recreation ground (Westwood Recreation Ground and Play area) A footpath crosses the southern part of the site linking Palmerstone Street to Barrows Hill Lane.

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

On the west of the site are housing (Westward Gardens) and a formal open space. To the south are allotments, to the east is open countryside.

The site is within the green belt and any development of the site will require a change in the policy by the local council.

### **Site Assessment against the Sustainability Objectives**

#### *Positive Impacts*

- Potential to accommodate up to 191 dwellings.
- Site is within 500m of accessible open space and 800m of a, primary school, bus stop.
- Potential to deliver 25% affordable housing.
- Development will 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.
- Locally listed heritage building next to site.

### **Secondary/cumulative/synergistic effects**

N/A

### **Deliverability & Physical Constraints**

**Ownership**

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

**Highways / Access**

There are major highway constraints.

**Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

**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)

<b>Overall Score</b>	9	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Westwood and Jacksdale. The site has reasonable access to services and facilities. The location, which is very rural in nature, is located quite a distance from a major public transport node (approximately 6.5 Km) and a town centre (approximately 6 km).

Site: Combined Site, Land west of Forest View Drive, Hucknall

SHLAA Reference: H1, H12, H14, H15, H16, H17, H83

Comprising: 7.7 Ha

Estimated dwellings: 173 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 a GI route H5 as well as access to woodlands and another GI route (H10) within 10 minutes walk.  No GP facilities within 800m of site.	A larger residential development could provide funding towards infrastructure such as 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 site is within 800 metres / 10 minutes walking distance of a bus stop, post office and primary school	

the most deprived areas and the rest of Ashfield.		and it could deliver a large element of affordable housing.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The site has no effect upon SSSI or a Local Wildlife Site. The land is mostly defined as grade 2 agricultural land, although this grading is historical and needs to be updated site specifically. There is a Site of importance for Nature Conservation 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.	-	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"> <li>• Capacity to Accommodate Development 2 out of 3 points</li> <li>• Openness – The site is not very open. The A611 forms a barrier and hedgerows compartmentalise the site.</li> <li>• Prominence – The site is not very prominent. Dobbs Park and mature trees form a buffer to the north. Residential properties and the A61 screens to the south.</li> <li>• Existing Screening – As above</li> </ul>	The impact on the landscape can be mitigated by appropriate design of the development. This includes: <ul style="list-style-type: none"> <li>• Maintain and manage the hedgerow and trees on the boundaries of the site.</li> <li>• Maintain existing designs of dwellings and their gardens.</li> </ul>
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 and grade 2 agricultural land. 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	-	It is anticipated that the site will have a negative impact on air quality.	

proportion of the local 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 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	+	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, 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 Green Belt and its use is mixed, but much of the land is currently as a paddock or grazing. It connects to the urban boundary a residential estate to the south. The landscape is generally flat. Access for highways is mixed, with the combining of these sites into one potentially leading to the increased viability for access roads, but at the moment the individual sites have problems with viability associated to access routes for this number of vehicles.

There are many mature trees and hedgerows within and surrounding the site. With several dwellings and farm buildings also, although some of these are in a state of dis-repair.

There is a large SINC site to the north, with access to footpaths from within the site to this area of woodland.

### **Site Assessment against the Sustainability Objectives**

Whilst the site scores well in terms of housing and access to facilities and services, the majority of the categories are neutral.

### **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.
- Supports regeneration of Hucknall Town Centre.

#### *Negative Impacts*

- Loss of Greenfield land and BMV agricultural land.
- Negative impact on air quality.
- The land has mature trees and hedgerows within and surrounding it.
- Highways access to the site could be problematic, although a larger site could potentially help with the viability of a new access route.
- The site's placement within the Green Belt requires policy changes for this site to come forward.

#### *Secondary/cumulative/synergistic effects*

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are major highway constraints.

#### **Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

#### **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)

<b>Overall Score</b>	7	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	3	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Hucknall. The site has reasonable access to services and facilities. All sites have access constraints. Whilst as a combined site there is likely to be more potential to overcome the access constraints, it is considered that this would be very problematic due to the number of land owners involved. It would require major infrastructure improvements. Given the uncertainty with regard to the deliverability of development, it is unknown if the sites could deliver development within the Plan period.

Site: Land Off Common Lane, Hucknall

SHLAA Reference: H2

Comprising: 30 Ha (only 6.5 Ha is potentially suitable)

Estimated housing capacity: 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 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 a GI route H10 (which goes through the site) as well as access to another public footpath to the west of the site.  No GP facilities within 800m of site.	A larger residential development could provide funding towards infrastructure such as 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 site is within 800 metres / 10 minutes walking distance of a bus stop, post office and primary school and it could deliver an element of affordable housing.	

the most deprived areas and the rest of Ashfield.			
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 land is defined as grade 3 agricultural land, although this grading is historical and needs to be updated site specifically.</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: 12 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"> <li>• Capacity to Accommodate Development 1 out of 3 points (applicable to 3 areas of the site)</li> <li>• Openness – Very open</li> <li>• Prominence – As the site is very prominent, on site screening would be of little benefit. Offsite screening would be more beneficial.</li> <li>• Existing Screening – Limited screening on site – remnant hedgerows.</li> </ul>	Minor alteration to key elements due to landform. There are three areas that could accommodate development next to Common Lane ( currently worked agricultural fields) which sit lower in 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 and grade 3 agricultural land. As such it has the potential to have a minor 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.	<b>N</b>	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.	<b>N</b>	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.	<b>N</b>	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.	<b>N</b>	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.	<b>++</b>	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	<b>+</b>	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.	

learn and skills to meet the needs of the District.			
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 Green Belt and its use is currently unknown, but suspected to be a paddock. It connects to the urban boundary via a residential estate to the south. The landscape is severely sloping, with a significant amount of the site within land that would lead to houses that were in a prominent location.

Highways assessment suggests there is sufficient capacity on the local highway networks for this development, but a travel assessment would be required as part of an application.

There are many mature hedgerows surrounding and within the site.

### **Site Assessment against the Sustainability Objectives**

Whilst the site scores well in terms of housing and access to facilities and services, the majority of the categories are neutral.

#### *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.
- Supports regeneration of Hucknall Town Centre.

#### *Negative Impacts*

- Loss of Greenfield land.
- Negative impact on air quality.
- The land has mature hedgerows surrounding and within it.
- The site's placement within the Green Belt requires policy changes for this site to come forward.

#### *Secondary/cumulative/synergistic effects*

### **Deliverability & Physical Constraints**

#### **Ownership**

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

#### **Highways / Access**

There are no highway constraints.

#### **Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

#### **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)

<b>Overall Score</b>	10	<b>Sprawl</b>	3	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Hucknall. The site has reasonable access to services and facilities. The landscape is very prominent on parts of the site.

Site: Off Watnall Road, Hucknall

SHLAA Reference: H4

Comprising: 8.73 Ha

Estimated housing capacity: 197 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 GI routes (H1 and H2) as well as access to other public footpaths surrounding the site.  No GP facilities within 800m of site.	A larger residential development could provide funding towards infrastructure such as 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.	

<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 it would deliver an element of affordable housing, as well as having the potential to partly fund other infrastructure works.</p>	
<p>6. Biodiversity &amp; Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</p>	<p>N</p>	<p>The site has no effect upon SSSI or a Local Wildlife Site. The land is defined as grade 3 agricultural land, although this grading is historical and needs to be updated site specifically. It is currently actively used as grazing land.</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>Policy Zone Assessment - Medium  No landscape assessment has been undertaken for the site, as it lies within the existing urban area.</p>	
<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 and grade 3 agricultural land. As such it has the potential to have a minor negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p>	
<p>9. Air &amp; 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>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	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 south 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, 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.  Not within 10 minutes of a post office, cash machine, GP surgery or 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. 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 Green Belt and its use is currently unknown, but suspected to be a paddock. It connects to the urban boundary via a residential estate to the west. The landscape is relatively flat. Major works required for highways access to the site, which could affect viability of project.

Site judged unsuitable in a previous study due to accessibility, but due to the potential size of this development and the future development of the Rolls Royce site increased services and facilities could be introduced as demand grows.

There are many mature hedgerows surrounding the south of the site and a mature woodland to north west.

### **Site Assessment against the Sustainability Objectives**

Whilst the site scores well in terms of housing and access to facilities and services, the majority of the categories are neutral.

### **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.
- No loss of designated wildlife sites.
- No impact on heritage assets.
- Supports regeneration of Hucknall Town Centre.

### *Negative Impacts*

- Loss of Greenfield land.
- Negative impact on air quality.
- The land has mature hedgerows surrounding and within it.
- The site's placement within the Green Belt requires policy changes for this site to come forward.
- Access for the development could make scheme unviable.
- Service provision in the area is not rated highly.

### *Secondary/cumulative/synergistic effects*

## **Deliverability & Physical Constraints**

### **Ownership**

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

### **Highways / Access**

There are major highway constraints. A highway solution would need to be identified if the site was taken forward.

### **Topography**

The site is sloping and undulating. This may restrict the capacity of the site to accommodate development.

### **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)

<b>Overall Score</b>	9	<b>Sprawl</b>	2	<b>Merging</b>	1	<b>Encroachment</b>	5	<b>Historic</b>	1
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**Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. The site is located within designated Green Belt adjacent to Hucknall. The site has reasonable access to services and facilities.

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Site: Linby Road (former allotments), Hucknall

SHLAA Reference: H24

Comprising: 0.68 Ha

Estimated housing capacity: 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 therefore is anticipated to potentially contribute towards affordable housing and other infrastructure requirements.	Highways access is questionable and could be expensive.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The site is within 800m of GI routes GI-1, GI-3 and H9 as well as access to open space within 10 minutes walk.  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 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 deprived areas and the rest of Ashfield.	++	The site is within 800 metres / 10 minutes walking distance of a bus stop, cash machine/post office and primary school and it would deliver an element of affordable housing.	

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>The land is a mixture of dis-used allotments, in-use allotments and three dwellings.</p> <p>Land is adjacent to open space with footpaths throughout.</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>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>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <ul style="list-style-type: none"> <li>• Maintain and manage the hedgerow and trees on the boundaries and within the site.</li> <li>• Maintain two storey designs of dwellings and their gardens.</li> </ul>
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 and is currently mostly used as allotment land. The use of the land for housing would lead to the loss of growing space for local residents.</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.	<b>N</b>	<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.	<b>N</b>	<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>	

<p>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>	-	<p>The site is located outside of Flood Zones 2 and 3 but many issues with surface water issues have been identified in relation to the site.</p>	<p>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.</p>
<p>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.</p>	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>	
<p>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>	++	<p>The site is within 800 metres / 10mins walking distance of a primary school, bus stop and post office/cash machine.</p>	
<p>15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.</p>	+	<p>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.</p>	
<p>16. Economy – To improve the efficiency, competitiveness and adaptability of employment.</p>	+	<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 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.	
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### **Site Context**

The site is located within the main urban area. It is nearby a large open space site. The landscape is flat. Currently there is not a viable access from the public highway, this could lead to issues with the development. There are many trees, scrub and hedgerows surrounding and within the site, with a Site of Interest for Nature Conservation (SINC) to the north west.

### **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, with a SINC to the north west of the site.
- Improvement in health and social inclusion.
- No loss of designated wildlife sites.
- No impact on heritage assets.
- Supports regeneration of Hucknall Town Centre.

#### *Negative Impacts*

- Loss of Greenfield land and allotment space.
- Negative impact on air quality.
- Highways access to the site could be unviable.
- There is a surface water flooding issue on the site.

#### *Secondary/cumulative/synergistic effects*

## **Deliverability & Physical Constraints**

### **Ownership**

Multiple land owners.

### **Highways / Access**

There are major highway constraints. A highway solution would need to be identified if the site was taken forward.

### **Topography**

No constraints.

### **Neighbour**

There are no neighbouring issues.

### **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.

### **Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. However, there are access constraints which cannot currently be overcome.

Site: Land at Brickyard, Hucknall

SHLAA Reference: H91

Comprising: 0.73 Ha

Estimated housing capacity: 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 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 (GI-1) going past it as well as access to open space within 500m.  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 locally listed buildings surrounding 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 affordable housing, as well as funding other infrastructure works.  The site is partly within an area of multiple deprivation.	

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 but is not used as agricultural land and has no grading.</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 completed for the site.</p> <p>It is greenfield land, but it is also ex-landfill, so likely to have contamination issues on site.</p>	The contamination issues on site can be remediated, although this can affect viability.
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 loss of agricultural land and amenity/recreation value. This site is not high value agricultural land, and its grading is unknown.	
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 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.  No GP surgery within vicinity of 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 has had several applications for housing in the past, all of which have been refused. The most recent application was refused in relation to access.

The site is located next to Brickyard and comprises some scrubland, with hedgerows, meadow / pasture and residential garden space. There are some native and ornamental trees around the site. The land is flat. Boundaries consist of hedgerows and fencing.

Within the area there are several detached properties, with open fields nearby. To the north of the site there are industrial units and then a golf course. To the south of the site there is a large residential housing estate over the railway.

The pasture / meadows are a strong feature of the site along with the hedgerows. It has a flat to gently undulating form. The field pattern is medium to small sized.

### **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 green infrastructure routes.
- Good access to bus routes.
- Improvement in health and social inclusion.
- Supports regeneration of Hucknall Town Centre.
- Supports employment and the local economy.

### *Negative Impacts*

- Loss of Greenfield land.
- Negative impact on air quality.
- Small risk of surface water flooding.
- Poor access to Primary School
- Poor access to a GP Surgery.

### *Secondary/cumulative/synergistic effects*

## **Deliverability & Physical Constraints**

### **Ownership**

No constraints.

### **Highways / Access**

There are major highway constraints (the site can only be accessed via a level crossing on an un-adopted highway. A highway solution would need to be identified if the site was taken forward.

### **Topography**

No constraints.

### **Neighbour**

There are no neighbouring issues.

### **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.

**Strategic Objectives**

Development of the site would help to meet many of the Strategic Objectives of the Local Plan. However, there are access constraints which cannot currently be overcome.

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