

Appendix Three: Sustainability Appraisal of Employment Sites

Site Assessment

Site: Butlers Hill, Hucknall.

SELAA Reference: H3

Gross Site Area: 4.3 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	-	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The site is located within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	
6. Biodiversity & Green Infrastructure - To conserve,	N	No issues have been identified.	

enhance and increase 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.	N	The site is located within the existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The development of the site to form the infrastructure for the employment site has already been undertaken. Consequently the site has been given a neutral score.	
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.	--	A small stream runs to the rear of the employment plots which is a tributary of the River Leen. This is reflected in that part of the site being within Flood Zone 2 & 3. The development has been designed to taken into account the flood risk with a SuDS scheme having been put in place.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, this is not anticipated to be	

reducing dependency on non-renewable sources.		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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. The site does have a footpath link to the Butlers Hill NET Station.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is within walking distance of the residential estates to the west of the site.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located approximately 1 mile to the south east of Hucknall town centre, off Wigwan Lane, on an established industrial estate.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.

- The site infrastructure for an employment site has been constructed.
- The sites is in close proximity to residential areas where it is anticipated to have a minor positive effects on poverty and social exclusion.
- It link into alternative forms of travel in the form of the Butlers Hill NET Station.

Negative Impacts

- Part of the site is within Flood Zones 2 & 3. However, a SuDs scheme has been incorporated into the design of the site to minimise the flood risk.
- It is anticipated to have a negative impact on air quality.

Secondary/cumulative/synergistic effects

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Deliverability & Physical Constraints

Physical Constraints

- Within 250m buffer zone of a landfill site. However, works have been undertaken as part of the development to seal off the landfill site.

Ownership

There are no ownership constraints to the development of the sites

Highways / Access

There are no access constraints; the site has the road infrastructure constructed.

Topography

The site gently slopes from the north to the south.

Neighbour

The site is adjacent to an industrial estate to the north and allotments to the west. The former railway line to Calverton Colliery which is on an embankment forms a barrier separating from the River Leen and Country Park beyond.

Conclusion

The site is an allocated employment site within the Ashfield Local Plan Review 2002 with implemented planning permission in relation to the site infrastructure which has been constructed on site. The plots are on the market and although there are flood issues these have been taken into account in the development of the scheme.

Site Assessment

Site: Aerial Way, off Watnall Road, Hucknall.

SELAA Reference: H4

Gross Site Area: 4.3 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	+	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The site is located within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	
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.	

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 existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	It is a brownfield site.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	Site is in Flood Zone 1. Some surface water flood risks are identified.	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. The site is on a bus route along Watnall Road which provides an alternative source of transport.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within close proximity to residential areas.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Situated to the south of Watnall Road forming part of the former Hucknall Number 1 Colliery.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.
- Forms part of a serviced industrial estate.
- The sites is in close proximity to residential areas where it is anticipated to have a minor positive effects on poverty and social exclusion.

- It link into alternative forms of travel in the form of the bus services along Watnall Road.

Negative Impacts

- Part of the site is subject to surface water flooding but this can be mitigated against through a suitable SuDS scheme.
- It is anticipated to have a negative impact on air quality.

Deliverability & Physical Constraints

Physical Constraints

- The site is within a 250m buffer around a landfill site.

Ownership

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

Highways / Access

There are no access constraints.

Topography

At the time of the inspection of the site works were being undertaken as part of the reclamation of the land to the north to create a new football ground for Hucknall Town FC. The site is gently sloping away from Watnall Road.

Neighbour

The site is located on the urban fringe with industrial uses to the east and west of the site. Residential areas are located to the north west of the site but the site is not anticipated to have a negative impact on the amenity of the residential area.

Conclusion

The site is located in an established industrial area of Watnall Road and once works have been completed it is anticipated to form a relatively flat site that would be suitable for employment development.

Site Assessment

Site: A611/Watnall Road, Hucknall.

SELAA Reference: H5

Gross Site Area: 0.6 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	+	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The site is located within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	
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.	

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 existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The development is on a greenfield site currently used for recreational purposes.	
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 in Flood Zone 1. Part of the site is subject to surface water flooding.	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. The site is on a bus route along Watnall Road which provides an alternative source of transport.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within close proximity to residential areas.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located on the junction of the A611 (Hucknall By Pass) and Watnall Road, adjacent to Hucknall Town Football Club ground.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.
- The sites is in close proximity to residential areas where it is anticipated to have a minor positive effects on poverty and social exclusion.
- It link into alternative forms of travel in the form of the bus services along Watnall Road.

Negative Impacts

- It is a greenfield site currently utilised for recreation purposes.
- Part of the site is subject to surface water flooding but this can be mitigated against through a suitable SuDS scheme.
- It is anticipated to have a negative impact on air quality.

Deliverability & Physical Constraints

Physical Constraints

- No physical constraints have been identified.

Ownership

There are no ownership constraints to the development of the site. However, it is dependent on the adjacent site being forward for residential purposes. The site forms part of a mixed use development.

Highways / Access

There are no access constraints.

Topography

The site is gently sloping from east to west.

Neighbour

The site is currently part of a recreation area adjacent to Hucknall Town Football Club's ground. It is located on the corner of the roundabout between Hucknall By-pass and Watnall Road.

Conclusion

The site forms part of what is anticipated to be a mixed used development with the majority of the site being utilised for housing.

Site Assessment

Site: Watnall Road, Hucknall.

SELAA Reference: H6

Gross Site Area: 0.8 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	+	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The site is located within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	N	There are no identified national or local designations on the site.	

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.	N	The site is located within the existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	It is a brownfield site.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	Site is in Flood Zone 1. Significant parts of the site are identified as at risk from surface water flooding.	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, this is not anticipated to be	

reducing dependency on non-renewable sources.		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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. The site is on a bus route along Watnall Road which provides an alternative source of transport.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within close proximity to residential areas.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located off Watnall Road, adjacent to the former Hucknall Colliery site and Christopher Court Industrial Estate.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.
- Forms part of a serviced industrial estate.

- The site is in close proximity to residential areas where it is anticipated to have a minor positive effects on poverty and social exclusion.
- It link into alternative forms of travel in the form of the bus services along Watnall Road.

Negative Impacts

- Part of the site is subject to surface water flooding but this can be mitigated against through a suitable SuDS scheme.
- It is anticipated to have a negative impact on air quality.

Deliverability & Physical Constraints

Physical Constraints

- The site is within a 250m buffer around a landfill site.

Ownership

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

Highways / Access

There are no access constraints.

Topography

The site is relatively flat and no constraints have been identified.

Neighbour

The site is located on the urban fringe with industrial uses to the east and west of the site. Residential areas are located to the north west of the site but the site is not anticipated to have a negative impact on the amenity of the residential area.

Conclusion

The site offers a small scale development off Watnall Road within an established industrial area.

Site Assessment

Site: Pinxton Lane, Kirkby-in-Ashfield.

SELAA Reference: K2

Gross Site Area: 8.4 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. However, the site has not been identified as being adjacent a deprived site based on the areas with the 25% most deprived areas from the Index of Multiple Deprivations	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	No issues identified.	

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 forms part of the South West Oakham employment allocation with the Ashfield Local Plan Review.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The development is on a former greenfield site. It forms part of the Pinxton Lane allocation in the Ashfield Local Plan Review. Part of this allocation in the ALPR has been developed (Castlewood).	
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 in Flood Zone 1. A small area of the site is subject to surface water flooding	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. A number of bus services run along the A38 which raises the opportunity for alternative forms of travel to the site.	
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Located adjacent to the A38 and the McArthur Glen Factory outlet, To the south of an established industrial area (Fulwood Industrial Estate). Junction 28 of the M1 Motorway is approximately 1 mile to the west. (Technically the site in Kirkby-in-Ashfield although its location means that it is often identified as part of the employment area on the opposite side of the A38 at Huthwaite).

Physical Constraints

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Site Assessment against the Sustainability Objectives

Positive Impacts

Negative Impacts

Secondary/cumulative/synergistic effects

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Deliverability & Physical Constraints

Ownership

There are no anticipated to be ownership constraints on the site. However, as set out in the initial information the High Speed Two Railway runs through the land in question.

Highways / Access

There may be issues with access to the site as it is situated at a significantly higher level than the Castlewood Site.

Topography

The site slopes from the A38 towards the south.

Neighbour

The site is adjacent to the Castlewood Park which is currently being developed for employment purposes. MacArthur Glenn Outlet centre is located to the west of the site.

Strategic Objectives

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

Conclusion

The site forms part of the land that is allocated under the Ashfield Local Plan Review 2002 for employment (Pinxton Lane). Part of the Pinxton Lane allocation has been developed (Castlewood). The site is well located off the A38 close to Junction 28 of the M1. There may be future issues with the site as it is on the initially identified route of High Speed 2 rail link from Birmingham to Leeds.

Site Assessment

Site: Mowlands, land west of Kirkby-in-Ashfield, south of A38, Kirkby in Ashfield.

SELAA Reference: K7

Gross Site Area: 6.0 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	No direct issues identified. No direct issues identified with the employment site. However, the site has been scored as part of a mixed use site and reflects the SA of the housing site. The wider mixed use development site lies adjacent to Kirkby Cross Conservation Area, several Listed Buildings and a scheduled ancient monument.	Any future development must be influenced by the need to enhance and protect the character and setting of the heritage assets through appropriate mitigation and high quality design. The Kirkby Cross Conservation Area Character Appraisal, coupled with local and national policy, and pre-application guidance from the Council's Conservation Officer should play an influential role in the design of any future development.
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	+	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	

deprived areas and the rest of Ashfield.		Part of the wider mixed use site is located within the 25% most deprived areas in England in the 2010 Index of Multiple Deprivation (IMD).	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	--	<p>No direct issues identified with the employment site. However, the site has been scored as part of a mixed use site and reflects the SA of the housing site. As part of the wider mixed development site:</p> <ul style="list-style-type: none"> • The southern element of the site lies within the SSSI consultation zone for Kirkby Grives; • Part of the site contains the following local wildlife site of Ashfield District Bypass Meadow and Springfield Cottages Grasslands; • To the west edge of part of the site lies The Dumbles Ancient Woodland. 	<p>The LPA will seek appropriate landscape, biodiversity and /or green infrastructure enhancement as part of any future development proposal.</p> <p>Given the potential size of the development site, there is scope to mitigate any potential impacts on the designated biodiversity assets located within or adjacent to the site. There is also the potential to add to /enhance these assets and green infrastructure across the site, as part of a high quality development.</p>
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 - This landscape was assessed as being Poor - Moderate, with an approach advised to Restore and Create it in the future.</p> <p>Effect of development on the landscape as a resource:</p> <ul style="list-style-type: none"> • Capacity to Accommodate Development – Medium 2 points. • Openness – The site will be open to views from the west and south, particularly the Pinxton Lane area. • Prominence – The development will be prominent adjacent the slope of Boar Hill and for the Pinxton Road section of the development. Associated road infrastructure will be visible at this location. Screening will be required to help the development blend in. • Existing Screening - Looking from the west, the rising landform of Boar Hill will screen some of the areas of development which is located nearest the eastern boundary. Existing housing will screen views from the east. Semi mature plantation woodland planting to the A38 boundary screens some views from the north. 	<p>The impact on the landscape can be mitigated by appropriate design of the development. This includes:</p> <p>Mitigation Pinxton Lane area of the development requires screen planting and retention of existing hedgerows / trees to help blend development onto the landscape. Two storey properties only for this location.</p> <p>Two storey properties near Boar Hill and the eastern boundary. Development to be set back from the Boar Hill ridgeline. Road to be cut into existing slope west of Ashfield School.</p>

8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	<p>The site is Greenfield land. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>Agricultural land quality of the mixed use site includes Grade 2 (very good)</p> <p>The site is within a Minerals Safeguarding Area – Limestone</p>	This development site is on greenfield land that is currently used for agriculture
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the whole mixed use 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 in Flood Zone 1. Very small elements of the site have recorded surface water flooding issues.	<p>The surface water flooding incidents are very minor, given the potential size of the site. This would not impact on any future development.</p> <p>Any future development would be subject to ensuring it meets any SuDs requirements through SuDs approval process.</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.	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of	

travel by car and shorten the length and duration of journeys.		transport. As part of the mixed use site it is anticipated that the employment area will have access to 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.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located close to existing residential areas and will form part of a mixed use development is taken forward.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located to the west of Kirkby in Ashfield and forms part of a 145 ha mixed use planning application at Mowlands. The business park is proposed to the north of the site adjacent to the A38 to the west of Field Place and Raymond Close.

The larger mixed use development site is located off Pinxton Road/ Doles Lane and the A38. It comprises arable / pasture farmland with hedgerows. The main area of the site forms a large plateau in the east of the site. To the west and south, the land slopes down, from a steep escarpment from the top of Boar Hill. The land also slopes north westwards from the edge of the plateau towards the A38. The majority of the boundaries are hedgerows, with some mixed residential garden boundaries to the east and some semi mature plantation woodland screen planting to the A38 boundary.

The landscape surrounding the site comprises farmland with hedgerows / hedgerow trees to the west and south. To the north is the A38 with residential properties along Alfretton Road and farmland / Rookery Park beyond. To the northwest is the Castlewood Business Park and the Common Road Industrial Estate. To the east is the residential settlement of Kirkby.

The topography of the landscape is flat to the east. It slopes northwards until rising up to form the landform of Rookery Park and slopes / gently undulates west and southwards. Boundaries for the residential areas are a mix of fencing, hedges and walls. The industrial areas comprise metal security fencing and the farmland areas have hedgerows and small blocks of deciduous woodland.

Physical Constraints

The site is currently the subject of a planning application, a decision on which has yet to be given. At the time of undertaking this assessment, considerable highway constraints / issues had been raised by the Highway Authority.

- Highway / access constraints identified through the planning process.
- Topography – undulating landscape, with strong ridgelines towards the south of the site.
- Contamination – no known
- No ownership constraints
- Access to utilities – assume from the application submitted, this is not considered a constraint.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Potential to provide an office development as part of a large scale major housing development of approximately 1800 dwellings.
- The site is located in close proximity to residential areas and will form part of a mixed used housing and employment development if approved.
- Development of the employment site will support the local economy and the nature of the development proposed will bring forward an office development rather than a typical general industrial or distribution use.
- From a travel aspect it is anticipated that the development will link to alternative forms of transport in the forms of buses. The Station at Sutton Parkway is approximately 20 minute walk.

Negative Impacts

- Moderate landscape impact.
- Loss of Greenfield land.
- The mixed use development will result in a loss of Grade 2 agricultural land and impacts on a SSI and Local Wildlife Sites.
- As part of the wider mixed use development it is anticipated to have a negative impact on air quality.

- Although the employment site has no impact on heritage assets the wider mixed use site lies adjacent to part of Kirkby Cross Conservation Area.
- There is some surface water flood but this can be mitigated against through a SuDS scheme.

Deliverability & Physical Constraints

Ownership

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

Highways / Access

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

Topography

The site is gently undulating and steeply sloping to the south.

Neighbour

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

Strategic Objectives

Development of the mixed use site would help to achieve the Strategic Objectives of the Local Plan. The site could deliver a significant amount of new housing development and a potentially office business park over the Plan period. The site is located within designated countryside adjacent to Kirkby-in-Ashfield and in close proximity to Sutton in Ashfield. Both towns have a wide range of services and facilities including retail and leisure within the town centres, schools, two railway stations (with regular services to Nottingham, Mansfield and Worksop), a bus station, employment sites, open spaces (including parks, golf courses, allotments, country parks, green infrastructure networks), and medical centres.

Conclusion

The site provides an opportunity to deliver a well integrated urban extension which can provide for the needs of the community. It is well screened by existing development and, apart from the southern section of the site, it is not prominent in the landscape. The proposed new road (from the A38 to Pinxton Lane and Kirkby Cross) would ease congestion in the area by helping to disperse traffic. Taking the site forward will

help to provide a more flexible approach to the delivery of housing development as it allows the Council more choice of smaller sites and the opportunity to increase the number of dwellings delivered. It is also anticipated to bring forward a high quality office based business park.

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Site Assessment

Site: Fulwood Road North, Huthwaite, Sutton in Ashfield.

SELAA Reference: S4

Gross Site Area: 1.6 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure.	N	A Local Wildlife Site is located to the east of the site, Rookery Lane Grassland, Fulwood but does not adjoin the site.	

7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	The site is located within the existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site and forms part of the Fulwood Industrial Estate. The land to the north east is being restored as open space which will ultimately form part of Rookery Park.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	It is a brownfield site	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	The site is located in Flood Zone 1. There are parts of the site which are identified as subject to 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	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	-	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. However, no bus route runs along the southern part of Common Road.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within an 800m walk of the residential area off Common Lane.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Given the size of the site this is likely to have a minor positive effect as opportunities will be more limited.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Located on an established industrial estate to the south west of Sutton in Ashfield. Undeveloped Site. Forms part of larger Industrial Estate which is largely utilized for general industrial uses.

Physical Constraints

- No physical constraints have been identified.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.
- Brownfield Site.
- The sites is in relatively close proximity to residential areas off Common Road.

Negative Impacts

- It is anticipated to have a negative impact on air quality.
- There is some surface water flood to the boundary of the site but its impact is minimal and can be mitigated against through a SuDS scheme.
- It does not link into alternative forms of travel.

Secondary/cumulative/synergistic effects

Deliverability & Physical Constraints

Ownership

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

Highways / Access

There are no access constraints.

Topography

Neighbour

The site is adjacent to an industrial estate and forms part of an existing employment allocation under the Ashfield Local Plan Review 2002.

Conclusion

The site is suitable to take forward as a potential employment allocation under existing policies. It provides an opportunity for a relatively small development on an existing industrial estate. Given the adjacent uses it is unlikely too utilised for any other purposes than an employment use.

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Site Assessment

Site: Land to the north of the A38/West of Export Drive, Huthwaite, Sutton in Ashfield.

SELAA Reference: S9

Gross Site Area: 5.81 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The site is adjacent to a Local Wildlife Site, Hucknall Disused Railways.	

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.			
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is a greenfield site. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The grade of agricultural land is not known and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment.</p>	
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.	-	<p>The site is located in Flood Zone 1. The site is subject to some surface water flooding.</p> <p>Surface water flooding can be mitigated against through a SuDS scheme. The site is located in Flood Zone 1.</p>	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, this is not anticipated to be	

reducing dependency on non-renewable sources.		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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. A number of bus service run along the A38 which raises the opportunity for alternative forms of travel to the site.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The land comprises agricultural land to the west of Export Drive which forms part of an established industrial estate to the south west of Huthwaite.

Site Assessment against the Sustainability Objectives

Secondary/cumulative/synergistic effects

-

Deliverability & Physical Constraints

Physical Constraints

- A gas pipe is identified as running through the site which potentially limits the developable area.
- The site is within a 250m buffer around a landfill site.

Ownership

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

Highways / Access

Access from the highway would need to be investigated if the site is identified as a potential employment site.

Topography

Neighbour

The site is located in the countryside but adjacent to an industrial estate of Export Drive.

Conclusion

Site Assessment

Site: South West Oakham, Hamilton Road, Sutton in Ashfield

SELAA Reference: S2

Gross Site Area: 1.79 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The site is located to the north west corner of the South West Oakham employment allocation in the Ashfield Local Plan Review. The adjacent site is allocated for employment purposes and the size of the units is likely to shield the site from Hamilton Hill. On this basis is not anticipated to have an impact on Hamilton Hill an Ancient Monument which is situated to the south west of the South West Oakham allocation just beyond the MARR..	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. However, the site has not been identified as being adjacent a deprived site based on the areas with the 25% most deprived areas from the Index of Multiple Deprivations 2010.	

6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	No issues identified. However any scheme needs to be designed to avoid any adverse effect on local watercourses and particularly the Cuthill Brook where white clawed crayfish have been identified.	
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 forms part of the South West Oakham employment allocation with the Ashfield Local Plan Review. The majority of the allocation has an implemented planning consent with roads and other services having been constructed on the site. In this context, the site is anticipated to have a low landscape impact.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	This is a greenfield site but is already allocated for employment developments as part of the Ashfield Local Plan Review, 2002. The adjacent site, Summit Park, has been developed to the point of the necessary infrastructure being provided to enable the plots to be developed.	
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 in Flood Zone 1. A small area of the site is subject to surface water flooding	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for	

change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.		incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	-	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. However, no bus route runs along Hamilton Road or Hamilton Way and there is a lack of access to travel choice.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within 800 metres of residential areas to the east of Kings Mill Reservoir via Kings Mill Lane.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in Improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Located immediately to the north west of the South West Oakham Allocation off Hamilton Road/Hamilton Way. The site is bound to the south by Summit Park and fronts onto Hamilton Way. The site has a good access to the MARR and the A38.

Physical Constraints

No physical constraints have been identified.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy

Negative Impacts

- It will result in the loss of greenfield site although in the context of the implemented planning permission on Summit Park the impact is minimal.
- It is anticipated to have a negative impact on air quality.
- There is some surface water flood to the boundary of the site but its impact is minimal and can be mitigated against through a SuDS scheme.
- It does not link into alternative forms of travel.

Secondary/cumulative/synergistic effects

-

Deliverability & Physical Constraints

Ownership

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

Highways / Access

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

Topography

Neighbour

The site is adjacent to an industrial estate to the and forms part of an existing employment allocation under the Ashfield Local Plan Review 2002

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located on an allocated employment site under the Ashfield Local Plan Review.

Conclusion

The site is suitable to take forward as a potential employment allocation under existing policies. It provides an opportunity for a relatively small development forming an extension to the South West Oakham Business Park located adjacent to the site.

Site Assessment

Site: Land off Hamilton Road adjacent to Hermitage Way Industrial Estate, Sutton in Ashfield

SELAA Reference: S6

Gross Site Area: 9.9 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR and overlooks the site. However, in the context of the planning permission and allocation at Summit Park the site has been given a neutral score.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	The site is located close to Kings Mill Reservoir which is designated as a Local Nature Reserve and as a Local Wildlife Site as a valuable water body for fauna and flora. While the active Robin Hood Line separates the site from Kings Mill Reservoir the location is sensitive in this context.	

		However, as it is not directly adjacent to a Local Wildlife Site it has been given a neutral score.	
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.	-	The land around the site undulates. Higher points within the landscape are the prominent local landmark of Hamilton Hill to the south of the site and the ridge along the B6014 Skegby Lane behind Kings Mill Hospital to the north west. Kingsmill Reservoir is located to the west of the site. To the immediate south is the strategic route A617 and the railway line is to the west. Arable land and grazing is located around the road junction of the A617 / Hamilton Road. To the northeast of the site is the Hermitage Lane Industrial Estate and Oakham Business Park. Further east of Hamilton Road are the infrastructure entrance points for the currently undeveloped Summit Business Park. The site is assessed as a moderate landscape impact	Screening would be effective for views towards the site from around Kingsmill Reservoir and along Hamilton Road. Lower rise units at the junction of the A617/Hamilton Road would be preferable to avoid significant visual intrusion as this is the higher area of the site.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	--	The site is a greenfield site which is largely used for agricultural purposes. In terms of agricultural land classification , a small part of the site to the north is identified as Grade 3b, a strip through the middle of the site is Grade 3a and the area to the south of the site is not identified as being graded (Post 1988 Agricultural Land Classification (England)). Although the site has been score negatively on this aspect only a small element of the site is within the best and most versatile agricultural land as set out in the NPPF. An strip of land which is a former railway cutting has been infilled as a former land fill site	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	

12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located in 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	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	-	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. However, no bus route runs along Hamilton Road or Hamilton Way and there is a lack of access to travel choice.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within 800 m of a residential area to the east of Kings Mill Reservoir.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Located immediately to the south west of the established Hermitage Way Industrial Estate. The site is bound to the Industrial Estate to the north east, the MARR to the south and Robin Hood Railway Line/Kings Mill Reservoir to the east.. The site has a good frontage to Hamilton Road and good access to the A38 and in turn Junction 28 of the M1.

Physical Constraints

Part of the site is an infilled former railway cutting.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides an employment opportunity which will integrate with the employment area located of Hermitage Way in Mansfield. The site is also in close proximity to Summit Park. North Sherwood Way which has permission for employment development.
- Development of the employment site will support the local economy.

Negative Impacts

- It will result in the loss of a greenfield site in what is a semi-rural location. Part of the site is identified as Grade 2 & Grade 3a agricultural land. The site is located close to Kings Mill Reservoir which is a Local Nature Reserve and a SINCR but mitigation measures in terms of boundary landscaping will help to minimise the visual impact on the Reservoir.
- It is anticipated to have a negative impact on air quality.
- It does not link into alternative forms of travel.

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 anticipated access constraints.

Topography

The site is gently sloping from east to west.

Neighbour

The site is adjacent to an industrial estate to the north east and Summit Park which permission for employment development is located to the south east of the site. The site is located close to Kings Mill Reservoir which is a Local Nature Reserve and a SINC but mitigation measures in terms of boundary landscaping will help to minimise the visual impact on the Reservoir.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located off the Mansfield Ashfield Regeneration Route which is identified as a priority area for regeneration.

Conclusion

The site is a greenfield site but it is located off the MARR which is identified as an area for growth by the LEP. It provides an employment opportunity which has the capacity to integrate with the employment area located off Hermitage Way in Mansfield. The site is also in close proximity to Summit Park which has permission for employment development. It will result in the loss of a greenfield site in what is a semi-rural location. Part of the site is identified as Grade 2 & Grade 3a agricultural land. The site is identified as a moderate landscape impact with the capacity for mitigation to screen the site if developed Kings Mill Reservoir which is a Local Nature Reserve and a Local Wildlife Site.

Site Assessment

Site: Land adjacent to Cauldwell Wood, North Sherwood Way, Sutton in Ashfield.

SELAA Reference: S7

Gross Site Area: 13.8 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR and overlooks the site. However, in the context of the planning permission and allocation at Summit Park the site has been given a neutral score.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	--	The eastern boundary of the site is formed by the Cauldwell Brook. The Brook is a SINCE and is identified as a length of stream of zoological importance. White Clawed Crayfish have been identified in the Cauldwell Brook which are fully protected under UK and European legislation. (River Idle	If the site was to be considered for allocation, an ecologist report would be required to identify whether white clawed crayfish are within this part of the Cauldwell Brook and what mitigation

		Sub-Catchment Action Plan- Environment Agency, Severn Trent Water & Nottinghamshire Wildlife Trust).	measures are possible to prevent damage to the habitat.
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.	-	The site forms part of a wider coherent arable landscape/ woodland landscape to the east. The site has gently undulating topography and mixed species hedgerows with mature trees to farm tracks. The site has a strong hedgerow/ scrub belt structure and landform and has been assessed as moderate.	The existing topography and existing planting provides screening of the site.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The site is a greenfield site. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value. The grade of agricultural land is not known and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment.	
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 in Flood Zone 1. The site is subject to surface water flooding.	Surface water flooding can be mitigated against through a SuDS scheme.
13. Climate Change and Energy Efficiency - To adapt to climate	N	New development may involve an increase in energy consumption, but it also may offer good	

change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.		opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	-	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. However, no bus route runs along Hamilton Road or Hamilton Way and there is a lack of access to travel choice.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. The size of the site means that it is anticipated to have a significant positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located to between Summit Park which has permission for employment development and Cauldwell Wood off the MARR (North Sherwood Way).

Physical Constraints

None have been identified. However, further information would be necessary to identify where access to the site would be obtained.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides an employment opportunity which will integrate with the employment area at Summit Park, off North Sherwood Way which has permission for employment development.
- Development of the employment site will support the local economy.

Negative Impacts

- The site includes to the boundary the Cauldwell Brook with a small tributary stream running through the site. Cauldwell Brook is a SINC and there is a population of native white-clawed crayfish in the Brook, which are fully protected under UK and European legislation.
- It will result in the loss of a greenfield site in what is a semi-rural location.
- It is anticipated to have a negative impact on air quality.
- There is surface water flood to the site but this can be mitigated against through a SuDS scheme.
- It does not link into alternative forms of travel.

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 may be issues over access to the site which need to be explored if it is considered that the site has the potential to meet future employment land needs.

Topography

The site has gently undulating topography

Neighbour

The site is adjacent to an industrial estate Summit Park which permission for employment development is located to the south east of the site. To the east is Cauldwell Wood. To the north is agricultural land, which has been put forward as part of Mansfield SHLAA for residential uses. However, under Mansfield's Local Plan 1998 the land is identified as a Green Wedge and the SHLAA assesses the site as not considered to be suitable for development.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located off the Mansfield Ashfield Regeneration Route which is identified as a priority area for regeneration.

Conclusion

The site is a greenfield site but it is located off the MARR which is identified as an area for growth by the LEP. It provides a potential employment opportunity which has the capacity to integrate with the employment area located off Hermitage Way in Mansfield. The site is also in close proximity to Summit Park which has permission for employment development. It will result in the loss of a greenfield site in what is a semi-rural location. A Local Wildlife Site is located on part of the site and there is a population of native white-clawed crayfish in the Brook, which are fully protected under UK and European legislation. The site is identified as a moderate landscape impact with the capacity for mitigation as the existing topography and existing planting provides screening of the site.

Site Assessment

Site: Land off Hamilton Road/Coxmoor Road, Sutton in Ashfield
Reference: S8

SELAA

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	--	Hamilton Hill an Ancient Monument is situated immediately to the east of the site. It is anticipated that the site will have a direct impact on the setting of the ancient monument.	If the site was to be considered as an employment allocation to potentially taken forward in the Local Plan, it would be necessary to determine whether the impact on the ancient monument at Hamilton Hill could be mitigated.
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	N	Part of Hamilton Hill is identified as a Local Wildlife Site in relation to a remnant acid grassland on an isolated hill. However, the proposed site is not immediately next to the Local Wildlife Site and has been scored accordingly.	

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.	-	The topography of the site is gently undulating and then it rises steeply to form Hamilton Hill. The land rises to a high point south of Cauldwell Road. The boundaries are mixed with hedgerows, post and rail fencing and industrial fencing. Industrial units / business units border the site to the west and north west. To the north is the A617 strategic route and to the north east is the strong landform of Hamilton Hill. The site is identified as having a moderate landscape impact.	Screening would be effective at the Coxmoor Road / Cauldwell Road and the north eastern boundary of the site to screen views for the A617.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	<p>The site is a greenfield site. As such it has the potential to have a negative impact in terms of agricultural production, habitat/species and amenity/recreation value.</p> <p>The grade of agricultural land is not known and in this context has been given a neutral score on this aspect. This reflects that the quality of the soils cannot be determined without a detailed assessment.</p>	
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 in Flood Zone 1. There is a small element of surface water flooding off Hamilton Road.	Surface water flooding can be mitigated against through a SuDS scheme.

13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	-	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. However, no bus route runs along Hamilton Road or Coxmoor Road	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within 800 m of a residential area off Searby Road.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is located in the countryside on the junction of Hamilton Road and Coxmoor Road, Sutton in Ashfield. Established industrial areas are located to the north and west of the site.

Physical Constraints

No physical constraints have been identified

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides an employment opportunity which will integrate with the employment area located off Hamilton Road and Coxmoor Road.
- Development of the employment site will support the local economy.

Negative Impacts

- The site is located in close proximity to the ancient monument on Hamilton Hill and is anticipated to have a negative impact on the setting of the ancient monument.
- It will result in the loss of a greenfield site in what is a semi-rural location.
- It is anticipated to have a negative impact on air quality.
- There is minor surface water flood to the site but this can be mitigated against through a SuDS scheme.
- It does not link into alternative forms of travel.

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 anticipated access constraints.

Topography

The site slopes significantly from Cauldwell Road towards Hamilton Road.

Neighbour

It is located in the countryside but on the urban fringe. Established industrial areas are located to the north and west of the site.

Strategic Objectives

Development of the site would help to meet the Strategic Economic Objectives of the Local Plan. The site is located in close proximity to the Mansfield Ashfield Regeneration Route which is identified as a priority area for regeneration.

Conclusion

The site is located close to the MARR which is identified as an area for growth by the LEP. It provides a potential employment opportunity. It is a greenfield site which impact on the setting of the heritage asset at Hamilton Hill. The topography of the site is gently undulating and then it rises steeply to form Hamilton Hill and to a high point south of Cauldwell Road. However, screening would be effective at the Coxmoor Road / Cauldwell Road and the north eastern boundary of the site to screen views for the A617.

Site Assessment

Site: Brierley Industrial Park, Sutton in Ashfield.

SELAA Reference: S5

Gross Site Area: 1.2 ha

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	+	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The site is located within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	N	No issues identified.	

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.	N	The site is located within the existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site and forms part of Brierley Industrial Park.	
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	It is a brownfield site.	
9. Air & noise pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	It is anticipated that the site will have a negative impact on air quality.	
10. Water Quality - To conserve and improve water quality and quantity.	N	This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The site is located in Flood Zone 1. No surface water issues have been identified.	
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource,	N	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, this is not anticipated to be	

reducing dependency on non-renewable sources.		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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. Access to bus services is provided on Stoneyford Road.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within close proximity to residential areas at Stanton Hill.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	-	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Given the size of the site this is likely to have a minor positive effect as opportunities will be more limited.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

Form part of an established industrial area constructed on the former Sutton Colliery off Stoneyford Road, Stanton Hill. The site has been substantially developed with modern industrial units.

Physical Constraints

- No physical constraints have been identified.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.
- Brownfield Site.
- There are alternative forms of travel in the form of bus services on Stoneyford Road.
- The sites is in close proximity to residential areas at Stanton Hill and is anticipated to have a minor positive effects on poverty and social exclusion.

Negative Impacts

- It is anticipated to have a negative impact on air quality.

Secondary/cumulative/synergistic effects

-

Deliverability & Physical Constraints

Ownership

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

Highways / Access

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

Topography

The site is a flat and laid out to for plots on an industrial estate.

Neighbour

The site form part of an established industrial estate and forms part of an existing employment allocation under the Ashfield Local Plan Review 2002. However, residential dwellings are located to the north of the site off Brand Lane.

Strategic Objectives

Development of the site would help to meet the Strategic Objectives of the Local Plan. The site is located on an allocated employment site under the Ashfield Local Plan Review 2002.

Conclusion

The site is suitable to take forward as a potential employment allocation under existing policies. It provides an opportunity for a relatively small development on an existing industrial estate.

Site Assessment

Site: Midland Road/Station Road, Sutton in Ashfield.

SELAA Reference: S10

Gross Site Area:

S A Objectives	Assessment	Commentary	Mitigation
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all employment sites will be neutral.	
2. Health - To improve health and wellbeing and reduce health inequalities.	N	The provision of employment can have indirect health benefits. However, none of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be neutral.	
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.	N	There is potential for employment sites to lead to minor positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	No issues have been identified	

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 existing urban area as defined by the Ashfield Local Plan Review 2002 and is an allocated employment site.	
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 which has over time naturalised with extensive tree growth.	
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 River Maun is located to the northern boundary of the site. The site is located in Flood Zone 1. There are parts of the site which are identified as subject to 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	New development may involve an increase in energy consumption, but it also may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency. However, 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.	+	For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. A bus service run along Station Road raising the opportunity for alternative forms of travel to the site.	
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within Ashfield. The site is located within 800 m of a residential area off Station Road.	
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for to improve efficiency and competitiveness. In addition, the development of the site may increase the number and diversity of employment opportunity in Ashfield. Smaller sites will provide more limited opportunities for accommodating investment, and therefore are assumed to have a minor positive effect.	
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The site is not located in or adjacent to the town centre and therefore it will have a neutral impact	

Site Context

The site is off Station Road to the east of Sutton in Ashfield. It is within half a mile of the A38. The site forms part of a well established industrial estate known as Maun Valley. However, the site comprises a number of spoil heaps which are believed to be a residue from the development of the small units to the south of the site which were constructed in the 1980s.

Site Assessment against the Sustainability Objectives

Positive Impacts

- Provides a small scale employment opportunity within an existing allocated employment site.
- Development of the employment site will support the local economy.

- It links to alternative forms of travel.

Negative Impacts

- It is a greenfield site that has been colonised by a number of trees over time.
- It is anticipated to have a negative impact on air quality.
- There is some surface water flood to the site but its impact is minimal and can be mitigated against through a SuDS scheme.

Secondary/cumulative/synergistic effects

Deliverability & Physical Constraints

Physical Constraints

- The site comprises a number of mounds which are believed to be a residue from the development of the small industrial units to the south of the site which were constructed in the 1980s. The mounds would require removing before the site could be developed and this could affect the viability of delivering the site.

Ownership

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

Highways / Access

There are no access constraints.

Topography

The site is gently sloping from south to the east towards the River Maun.

Neighbour

It's northern and eastern boundaries are flanked by residential property including a site developed on rear garden off Station Road after the site was allocated in 2002. Therefore, there is potential conflict in relation to adjacent users.

Conclusion

The site provides a small scale employment opportunity. However, it is a greenfield site and there are substantial questions of the viability of bringing the site forward given that there are a number of mounds which would require removing before the site could be developed.