

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU001
Address	Land at Plainspot Farm, New Brinsley, Underwood
Gross Developable Area	1.56
Potential Yield	42
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Agricultural grazing / edge of settlement
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Site is within close proximity to Plainspot Farm and livestock.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Poor accessibility to existing open space (not within catchment of any public park/green space)
Access to Utilities	Yes. Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS (New Brinsley Pasture) opposite the south of the site on Main Street. Site located in SPA in Combination Assessment.SPA in combination covers the whole site
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Watercourse and hedgerows on site. Hedgerows and mature trees on boundary with settlement.
Heritage Assets	Plainspot Farm- Locally listed (Site 397) – directly adjacent the site

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Main access should be formed off Main St, Broxtowe with new turning facility provided for Francis St.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse runs along western boundary.
Ground Stability	Likely ground stability issues. Coal Authority development high risk - potential coal shaft at site entrance off Frances Street.
Flood Risk from Surface Water	Part of the site has identified surface water flooding - Western boundary along water course and south-eastern boundary of site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Public footpath ROW 39 runs within site, along southern boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Land slopes towards watercourse and road
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

Part of site falls within NCC Surface Coal Mineral Consultation area. Further investigation is required for ground stability issues and potential harm to the significance of Plainspot Farm - Locally listed (Site 397) – directly adjacent the site.

Development could have issues of compatibility with adjoining uses - close proximity to Plainspot Farm and livestock. A small area of low risk surface water flooding has been identified, which will require mitigation.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

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Site Details

Site Ref	SJU002
Address	Rear of 105 Cordy Lane, Underwood
Gross Developable Area	1.47
Potential Yield	40
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Agricultural grazing to rear of residential properties - ribbon development along road.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Scrapyard and factory depot / farm in close proximity to site.
Existing Buildings & Structures	105 Cordy Lane (bungalow and garage)

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Part of site is within 1000 m of a destination park (off Alfreton Road , Underwood) and within 480m (6mins) of a natural green space
Access to Utilities	Yes. Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS - Selston Grassland (II) borders the site to the west.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerow and mature hedgerow trees
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Should not be developed in isolation -see adjacent sites SJU028 (Rear of 101 Cordy Lane Underwood) & SJU030 (Northwest of Cordy Lane, Brinsley). . This site will require 2 points of access onto Cordy Lane and comprehensive masterplanning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Former ancient Tramway on northwest corner of site.
Ground Stability	No known ground stability issues Coal Authority Low risk area.
Flood Risk from Surface Water	Part of the site has identified surface water flooding - northern boundary of site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Site slopes southwards to Cordy Lane.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

There are potential access constraints but these could be overcome. Highways advice is that the site should not be developed in isolation.

Development could have issues of compatibility with adjoining uses - close proximity to scrapyards and factory depots / farms.

Part of the site falls within the NCC Surface Coal Mineral Consultation area and a small area of low risk surface water flooding has been identified, which will require mitigation.

A Local Wildlife site is located adjacent to the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and achievable.

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Site Details

Site Ref	SJU003
Address	Off Westdale Road, Jacksdale
Gross Developable Area	2.16
Potential Yield	49
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	HG1Ng - Housing
Location	Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Located within settlement boundary of Jacksdale and a residential area.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, and bus stop hourly daytime service
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and retail area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area but not a natural green space. The site is within 1000 m of a destination park (to the rear of St Mary's Walk/ Main Street, Jacksdale)
Access to Utilities	Yes. Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Regenerating scrub and mature hedgerows on the site
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Should not be developed in isolation and should be linked to SJU35 (Westdale Road) for traffic dispersal. Possible access onto Rutland Road.

Land Contamination No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site.

Ground Stability Likely ground stability issues in high risk areas. Parts of site are in Coal authority high /low risk areas.

Flood Risk from Surface Water Part of the site has identified surface water flooding - southern boundary of site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way None identified

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints The site is prominent, gently sloping higher than the houses surrounding it. Slopes west towards road and east towards housing.

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

There are potential access constraints but these could be overcome. Highways advice is that the site should not be developed in isolation.

Further investigation is required for ground stability issues. Site falls within NCC Surface Coal Mineral Consultation area.

An area of low risk surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

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Site Details

Site Ref	SJU004
Address	Land off Barrow Hills Lane, Westwood
Gross Developable Area	24.27
Potential Yield	437
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	No
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t

Particular Policy to be noted:
NP3: Protecting the Landscape Character - 1.a) Development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected.

Setting	Agricultural / Countryside adjacent to village edge of settlement
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary school, supermarket and retail area

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Access to Green Space

Part of the site is within 480m (6mins) of a natural green space. The site is within 480m (6mins) of a neighbourhood park (Westwood Rec) with a play area. Part of the site is within 1000 m of a destination park(Main Road Rec) Jacksdale

Access to Utilities

Generally assumed to be non-constrained. Gas main crosses site west / east .

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS Bents Corner on southern part of the site. Links to Bagthorpe Brook.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows around and through the site, with some mature trees. Semi mature trees overhang southern boundary of site near New Westwood. Bagthorpe Brook runs though southern part of site, with associated tree cover.
Heritage Assets	Locally Listed Barrows Hill Farm ref 705 to north west of the site. Ref 709 Parsonage House to west of site - on Palmerston Street

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Needs comprehensive masterplanning with multiple access points onto Palmerston St & New Westwood. Minimum provision of formal turning facility and additional parking for New Westwood. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Palmerston Street.

Land Contamination No known contamination. Main site area - Historical Ordnance Survey plans show much of this site to be Greenfield subject to the centre/north part of site which has being subject to opencast mine workings. Former ancient Tramway on northern tip of site. Westwood Bents -Historical Ordnance Survey plans show former residential properties on site. Bagthorpe Brook runs along southern boundary. Main Road site - Historical Ordnance Survey plans show this to be a Greenfield Site. Bagthorpe Brook runs along northern boundary.

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Ground Stability	Likely ground stability issues. Main site - within Coal Authority development high risk area. Two fault lines shown in southeast part of site. Also deep made ground in areas of former opencast mine workings. Westwood Bents - Coal High Risk Area. Fault line shown across western tip of site. Main Road site -Coal High Risk Area. Fault line shown across centre of site.
Flood Risk from Surface Water	High risk of surface water flooding along Bagthorpe Brook and up Barrows Hill Lane.Very minor areas adjacent Palmerstone Street
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Rights of Way Selston FP 59 and 64 run along the middle of the site, Selston FP28 running along the southern part of the site.
Flood Risk from Watercourses	<p>Low level of flood risk – Zone 1 on northern part of the site.Flooding incidents have occurred in the locality. Most southern part of the site (Bagthorpe Brook) is subject to Flood zone 2 and 3.</p> <p>NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.</p>
Topographical Constraints	Slightly sloping from North to South. Part of field opposite Barrows Hill Farm is subject to steep gradient.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

The site has potential access constraints but these could be overcome with comprehensive Masterplanning and multiple access points.

Part of site falls within NCC Surface Coal Mineral Consultation area. Further investigation is required for ground stability issues and potential harm to the significance of Locally Listed Barrows Hill Farm and Parsonage House.

LWS Westwood Bents Corner on the southern part of the site. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

An area of high risk surface water flooding has been identified, which will require mitigation. The most southerly part of the site - Bagthorpe Brook - is subject to Flood zone 2 and 3. No built development or highway access within this area - any development layout must take any development layout must take account of this.

Severn Trent have identified that network improvements to the foul sewers is likely to be required.

Site lies with the JUS-t Neighbourhood Plan area - Particular regard should be had to Policy NP3: Protecting the Landscape Character, where development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected.

Achievability

Potential Abnormal Site Costs

Ground stability and flood defence work

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

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Site Details

Site Ref	SJU005
Address	Plot 16 Westwood Gardens, Westwood
Gross Developable Area	0.1
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Allotments and residential properties
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Surrounded by other allotment plots
Existing Buildings & Structures	Greenhouse and shed -Some structures associated with the allotments

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).
Access to Utilities	Unknown -Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification N/A - allotments
Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerow

Heritage Assets No designations on or near site

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments Isolated from public highway. May require 3rd party land to create suitable access

Land Contamination No known contamination. Historical Ordnance Survey plans show Allotment Garden use of this site.

Ground Stability Likely ground stability issues. Fault line shown centre/ southwest of site.

Flood Risk from Surface Water Surface water issues to north of the site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints None identified

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site is isolated from public highway and may require 3rd party land to create suitable access.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt. Ground stability may require further investigation.

An area of low risk surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU006
Address	Westwood Bents, Westwood
Gross Developable Area	0.18
Potential Yield	5
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, no confirmation provided that the site is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Residential Settlement adjacent to Agricultural / Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	Animal housing and sheds

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area but not a natural green space.
Access to Utilities	Yes -Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4.

Locally Designated Natural Assets LWS - Westwood Bents Corner adjacent the site

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Bagthorpe Brook runs through southern part of the site, with semi mature trees

Heritage Assets Locally Listed - Old Mill, Westwood Bents ref 460 adjacent the site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Comments apply to SJU007. Access may be possible from New Westwood but would require widening of existing road and provision of footway to site frontage. Highway in area susceptible to frequent flooding.

Land Contamination No known contamination. Historical Ordnance Survey plans show former residential properties on site. Bagthorpe Brook runs along southern boundary.

Ground Stability Likely ground stability issues - possible remnant foundations on site. Coal High Risk Area. Fault line shown across western tip of site.

Flood Risk from Surface Water Surface water flooding from Bagthorpe Brook covers majority of the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified

Flood Risk from Watercourses Floodzone 2 & 3. Bagthorpe Brook flows through the site.

NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.

Topographical Constraints Flat but sloping sides to brook

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Other Constraints

None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is not suitable for proposed use without mitigation for flooding issues (Bagthorpe Brook- subject to Flood zones 2 & 3 3). An area of surface water flooding has been identified, which will require mitigation.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

Further investigation is required for ground stability issues and potential harm to the significance of Locally Listed Old Mill, Westwood Bents ref 460 located adjacent the site. The site has potential access constraints but these could be overcome.

Achievability

Potential Abnormal Site Costs	Ground stability. Flood defence work
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU007
Address	Main Road, Westwood
Gross Developable Area	0.09
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Residential Settlement adjacent to Agricultural / Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Farm
Existing Buildings & Structures	Animal housing and sheds

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area but not a natural green space.
Access to Utilities	Yes -Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Local Wildlife Site: Westwood Bents Corner adjacent the site
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Bagthorpe Brook runs through northern part of the site, with semi mature trees
Heritage Assets	Locally Listed - Old Mill, Westwood Bents ref 460 adjacent the site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Direct access from Main Rd unlikely to be supported. Would need to be developed in conjunction with adjacent site SJU006 (Westwood Bents) which would require crossing Lower Bagthorpe brook.

Land Contamination No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Bagthorpe Brook runs along northern boundary.

Ground Stability Likely ground stability issues in vicinity of fault line. Coal High Risk Area. Fault line shown across centre of site.

Flood Risk from Surface Water Surface water flooding from Bagthorpe Brook covers majority of the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified

Flood Risk from Watercourses Floodzone 2 & 3. Bagthorpe Brook on northern boundary of site.

NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.

Topographical Constraints Flat but sloping sides to brook

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation for flooding issues – both water course and surface water (Bagthorpe Brook on northern boundary of site is subject to Flood zone 2 and 3).

It is located in the Green Belt and therefore it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

Further investigation is required for ground stability issues and potential harm to the significance of Locally Listed Old Mill, Westwood Bents which is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

The site has potential access constraints but these could be overcome. The site would need to be developed in conjunction with adjacent site SJU006 (Westwood Bents) which would require crossing Lower Bagthorpe Brook.

Achievability

Potential Abnormal Site Costs	Ground stability. Flood defence work
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU008
Address	Oak Tree Farm, Jacksdale
Gross Developable Area	16.87
Potential Yield	304
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Agricultural / Countryside adjacent to Settlement
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Jacksdale Plant Nursery on western boundary of the site. Farm
Existing Buildings & Structures	Oak Tree farmstead is on the site

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Post office, GP/Health Centre, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School , Supermarket, Retail Area
Access to Green Space	Part of site falls within 480m (6mins) of 3 neighbourhood parks with a play area, a natural green space and within 1000m of a destination park.
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS - Jacksdale Meadow East to south of site and Main Road (contains Bagthorpe Brook). TPOS on adjacent site (no 189 Main Road). There is a TPO (98) adjacent SE corner of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Pond on Southern boundary of site. Hedgerows and mature hedgerow trees.
Heritage Assets	Westwood Farm is locally listed. St. Mary's Church on the NW site boundary is also locally listed. 396, Westwood Farm. 863, The Royal Oak Public House. 715 The Corner Pin Public House. 859 St Marys Church. 867 Yew Tree Farm. 714 Jacksdale Primary School

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	Significant improvements will be required to Main Rd to provide a wider highway, reduce frequency of flooding and provide footway facilities both sides. Would require comprehensive masterplanning with multiple access points onto Main Rd, Church Hill and Westmorland. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.
Land Contamination	Likely existence of contamination. Closed landfill located on southwest part of site. Farm buildings and Farmyard located on southeast part of site.
Ground Stability	Likely ground stability issues. Part of the site is Coal High Risk Area runs north to south through the site.
Flood Risk from Surface Water	Surface water flooding from Bagthorpe Brook covers southern boundary of the site, with some identified on eastern and western boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required

ADC SHELAA SITES 2021

Rights of Way	Selston Footpath 24 run north to south through the site and Selston Bridleway 26 runs along the northern boundary of the site.
Flood Risk from Watercourses	The southern boundary of the development is in Floodzones 2 and 3. Bagthorpe Brook adjacent southern boundary of site. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	The site slopes slightly from South up towards the North (From Main Road towards Rutland Road)
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<p><i>The site is not suitable for proposed use without mitigation. The site has significant access constraints and watercourse / surface flooding issues (Bagthorpe Brook adjacent southern boundary is subject to Flood zones 2 and 3).</i></p> <p><i>It is located in the Green Belt and therefore it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.</i></p> <p><i>Part of site falls within NCC Surface Coal Mineral Consultation area. A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.</i></p> <p><i>Further investigation is required for ground stability issues, contamination and potential harm to the significance of a number of Locally Listed properties, all of which may impact on development costs.</i></p>

Achievability

Potential Abnormal Site Costs	Flood defence work
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, but not suitable.</i>
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ADC SHELAA SITES 2021

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU009
Address	Plot 3 Westwood Gardens, Westwood
Gross Developable Area	0.12
Potential Yield	4
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Allotments , residential properties
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Bordered by allotment plots, gardens
Existing Buildings & Structures	Timber shed and greenhouses

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school and Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A - allotments
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Semi mature trees
Heritage Assets	No designations on site .863 The Royal Oak Public House nearby - existing housing between site and Royal oak

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Isolated from public highway. May require 3rd party land to create suitable access
Land Contamination	No known contamination. Historical Ordnance Survey plans show Allotment Garden use of this site.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	Surface water issues to south of site
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	Selston Footpath 27 borders the site to the north
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site is isolated from public highway and requires 3rd party land to create suitable access.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

An area of low risk surface water flooding has been identified, which will require mitigation.

Further investigation is required potential harm to significance of Locally Listed 863 The Royal Oak Public House located nearby.

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU010
Address	Plot 13 Westwood Gardens, Westwood
Gross Developable Area	0.1
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Allotments , residential properties and nursery school
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Bordered by allotment plots , within housing
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school and Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification N/A - allotments

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified - scrub and brambles

Heritage Assets No designations on site. 866 Westwood Infants School nearby

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments Isolated from public highway. May require 3rd party land to create suitable access

Land Contamination No known contamination. Historical Ordnance Survey plans show Allotment Garden use of this site.

Ground Stability Likely ground stability issues. Within Coal High and low Risk Areas.

Flood Risk from Surface Water Surface water issues on site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints None

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site is isolated from public highway and requires 3rd party land to create suitable access.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

An area of low risk surface water flooding has been identified, which will require mitigation.

Further investigation is required for ground stability issues and potential harm to significance of Locally Listed 866 Westwood Infants School located nearby.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU011
Address	North B600 Alfreton Road, Selston
Gross Developable Area	1.46
Potential Yield	0
Proposed Use	Gypsy and Traveller site

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Agricultural / woodland/ train line
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Railway line is in close proximity to the site
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Jubilee Rec) but not a natural green space. The site is not within 1000 m of a destination park.
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows and hedgerow trees. River Erewash is adjacent the site.
Heritage Assets	451 Pye Bridge to west of site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access appears possible from B600. Will require provision of footway to site frontage.
Land Contamination	Likely existence of contamination. Majority of site used for agriculture with exception of eastern part where former railway cutting has been filled in possibly as part of larger opencast mining works.
Ground Stability	Coal High risk area - likely ground stability issues.
Flood Risk from Surface Water	Surface water flooding on north west of site
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None identified
Flood Risk from Watercourses	North west part of the site is Floodzone 2 and 3. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	The site slopes from east to west down towards the River Erewash
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is not suitable for proposed use without mitigation for flooding issues – north west of site is subject to water course flooding - Flood zones 2 and 3.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

Potential access constraints but these could be overcome. Development could have issues of compatibility with adjoining uses - railway line is in close proximity to the site.

Further investigation is required for ground stability, land contamination and potential harm to significance of Locally Listed 451 Pye Bridge to west of site. all of which may impact on development costs. An area of surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs	Ground stability and flood defence work
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Gypsy and Traveller site

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU012
Address	Church Lane, Selston
Gross Developable Area	0.69
Potential Yield	19
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Edge of settlement and agriculture
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Farm in close proximity.
Existing Buildings & Structures	A few sheds and animal shelters

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Valentine Rec) but not a natural green space. The site is within 1000 m of a destination park (Nottingham Road).
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows border the site and frontage onto Church Lane
Heritage Assets	Ref 703 -142 Church Lane and ref 349 The Old Farmhouse, Hall Green Farm are in close proximity to the site

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Access appears possible from Church Lane.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	No surface water issues identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	Selston FP 12 runs through north east boundary of site from Church Lane.
Flood Risk from Watercourses	Low level of flood risk – Zone 1.
Topographical Constraints	Site slopes towards Church Lane
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of Locally Listed buildings (Ref 703 -142 Church Lane and ref 349 The Old Farmhouse). Development could have issues of compatibility with adjoining uses - farm in close proximity to site.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU013
Address	East of Station Road, New Selston
Gross Developable Area	4.23
Potential Yield	95
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	The grazing land is leased on an annual contract renewed in March of each year
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years but the site is leased on an annual contract renewed in March of each year.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Adjoins rear of residential properties, rail line and agricultural areas. M1 within reasonable proximity.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Adjacent railway line
Existing Buildings & Structures	Play equipment

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area
Access to Green Space	Neighbourhood park New Selston Play area on site but not within 480m of a natural green space. The site is not within 1000 m of a destination park).
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS Hall Green Meadow on opposite side of Station Road. Under the Natural Environment & Rural Community Act 2006, Section 41 a Priority Habitat - Good quality semi-improved grassland forms part of the southern area of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows and hedgerow trees.
Heritage Assets	862 The Railway Inn, 858 New Selston Methodist Church, 708 – 1 Station Road
 <u>Physical Constraints</u>	
Highways Access	Access is possible
NCC Highways Comments	Potential access from Station Road
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse runs along northeast boundary. Railway land adjacent to northern boundary.
Ground Stability	Likely ground stability issues. Western part of the site is in Coal High Risk Area.
Flood Risk from Surface Water	Surface water flooding along northern boundary and eastern boundary adjacent watercourse and railway line
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site slopes from South to North (towards the railway line)
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of several Locally Listed buildings (862 - The Railway Inn, 858 - New Selston Methodist Church and 708 – 1 Station Road). Further investigation is required for ground stability issues.

An area of surface water flooding has been identified, which will require mitigation.

Development could have issues of compatibility with adjoining uses - railway line is in close proximity to the site, and would result in the loss of an existing play area.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is potentially available, potentially suitable, and achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU014
Address	Land adj. Bull & Butcher PH, Selston
Gross Developable Area	6.6
Potential Yield	149
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years. It is assumed that the land is tenanted.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Agricultural fields and residential properties with back gardens facing on to site
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, Convenience store, Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Within 480m (6mins) of a natural green space ,neighbourhood park with a play area (Town Green) and within 1000m of a destination park (Greenwells)
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows with some mature trees
Heritage Assets	Part of site falls within NCC archaeological Heritage site ref 2517. Locally listed 808 The Bull and Butcher Public House is on the site boundary.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	Should not be developed in isolation– see adjacent sites SJU023 (Rear of Stoney Lane, Selston and SJU022 (Hall Green Farm, South of Stoney Lane, Selston. Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive masterplanning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRow running through the site.
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Land Contamination No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse encroaches onto southern part of site. No known contamination.

Ground Stability	The site is in a High Risk Coal Area and would require assessment by the Coal Authority. However previous assessment suggests a small section of the site would be unsuitable for development due to historic mine entries. Likely ground stability issues.
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Flood Risk from Surface Water Medium - high risk of surface water flooding on southern boundary of the site. Surface water flooding in centre of site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
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ADC SHELAA SITES 2021

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Network Improvements likely to be required

Rights of Way

Footpaths Selston FP 1 and 4 run north to south across the site

Flood Risk from Watercourses

Low level of flood risk – Flood Zone 1.

Topographical Constraints

Site slopes towards Nottingham Road.

Other Constraints

None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of Locally Listed 808 The Bull and Butcher Public House. Part of site falls within NCC archaeological Heritage site ref 2517. There are potential access constraints but these could be overcome.

Site should not be developed in isolation - needs comprehensive master planning with multiple access points onto existing highway network. May be 3rd party unregistered PRow running through the site.

Further investigation is required for ground stability issues. An area of high risk surface water flooding has been identified, which will require mitigation.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs Time Scale (Commencement of Delivery)

Archaeological investigation and ground stability

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is potentially available, potentially suitable, and potentially achievable.

ADC SHELAA SITES 2021

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Site Details

Site Ref	SJU015
Address	Adj 40 Nottingham Road, Selston
Gross Developable Area	0.08
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	Named settlement
Location	Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Fronts on to Nottingham Road as part of named settlement. Garden area.Agricultural fields to south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Post office, Convenience store, Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Within 480m (6mins) of a natural green space ,neighbourhood park with a play area and 1000m of a destination park (Greenwells)
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	TPO 78 Ash tree on site
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Large tree near property
Heritage Assets	Locally Listed property 410 Congregational Chapel Dove Green on site. The Crown Inn 810 is in close proximity along with the Old Toll Road 911.

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Potential access from Nottingham Road
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	Falls within Coal Authority High Risk area - likely ground stability issues
Flood Risk from Surface Water	None identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None identified
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

There is the potential for substantial harm to or total loss of significance to Locally Listed property 410 Congregational Chapel Dove Green on site.

There is a large TPO on site. Any potential development will need to avoid or mitigate any impacts

Further investigation is required for ground stability.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU016
Address	Adj 149 Stoney Lane, Selston, Selston
Gross Developable Area	0.2
Potential Yield	6
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site has multiple landowners but there is an agreement in place for the land assembly, is available within the next 15 years and there are no legal issues.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Edge of residential area leading on to agricultural area.
Browfield/Greenfield	Brownfield and Greenfield
Neighbouring Use Constraints	Farm buildings and caravan storage in close proximiy
Existing Buildings & Structures	Brick and concrete outbuildngs and two barns

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience store,Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Columbia Close) but not a natural green space. The site is within 1000 m of a destination park (Greenwells Rec)
Access to Utilities	Yes -Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Local Wildlife sites Rosemary Hill Pasture and Selston Meadow in close proximity but not adjacent the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows on the periphery., particularly fronting on to Stoney Lane
Heritage Assets	No known designations on or near site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Ideally should be developed with SJU017 (East/ North Stoney Lane, Selston). Will require 2 points of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.

Land Contamination	Likely existence of contamination. Historical Ordnance Survey plans show this to be a Greenfield Site until fairly recent use as farmyard/buildings. Watercourse formerly across centre of site (diverted or culverted). Former ancient tramway across northwest boundary.
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Ground Stability	Likely ground stability issues - part of the site is in High Risk Coal Area.
Flood Risk from Surface Water	High surface water flood risk on northern boundary of site
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None identified
Flood Risk from Watercourses	Floodzone 1 but some known flooding issues. Adjacent to a stream (opposite side of Stoney Lane), may require further assessment or mitigation.

NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.

Topographical Constraints	Site slopes westwards parallel to Lane
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ADC SHELAA SITES 2021

Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<p><i>The site is potentially suitable.</i></p> <p><i>It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.</i></p> <p><i>There are potential access constraints but these could be overcome. Ideally the site should be developed with SJU017 (East/ North Stoney Lane, Selston).</i></p> <p><i>Further investigation is required for ground stability, surface water flooding and land contamination issues, which will require mitigation and may have an impact on development costs .</i></p> <p><i>Development could have issues of compatibility with adjoining uses - farm buildings and caravan storage in close proximity.</i></p>

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, potentially suitable, and potentially achievable.</i>
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ADC SHELAA SITES 2021

Site Details

Site Ref	SJU017
Address	East/North Stoney Lane, Selston
Gross Developable Area	8.43
Potential Yield	190
Proposed Use	Housing

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes, currently tenanted under a 1 year Farm Business Tenancy

Availability Conclusion *The site has one landowner, is available within the next 15 years and is tenanted.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t

Particular Policy to be noted:
NP3: Protecting the Landscape Character - 1.a) Development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected.

Setting	Agricultural fields and ribbon residential development along adjacent roads
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Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Farm buildings and caravan storage in close proximity
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area (Columbia Close) but not a natural green space. The site is within 1000 m of a destination park (Greenwells Rec)

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Access to Utilities

Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Local Wildlife sites Rosemary Hill Pasture and Selston Meadow. Land adjacent to the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – good quality semi improved grassland Also similar site to north east off Common Side.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	There are several mature trees and hedgerows on site
Heritage Assets	Locally Listed ref 717 – 108 Stoney Lane and 474 Gables Riding School
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Ideally will be developed with SJU016 (Adjacent 149 Stoney lane, Selston). Will require 2 points of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Former ancient tramway across southeast boundary. Possible former farm buildings located at southern boundary of site.
Ground Stability	Likely ground stability issues - much of the site is in a High Risk Coal Area.
Flood Risk from Surface Water	Medium to high surface water flood risk on southern boundary of site
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Selston FP 13 runs to north of the site along the site boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site slopes downwards slightly from North to South
Other Constraints	None identified

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of Locally Listed 717 – 108 Stoney Lane and 474 Gables Riding School. Potential access constraints but these could be overcome – site ideally will be developed with SJU016 (Adjacent 149 Stoney lane, Selston).

Further investigation is required for ground stability issues. An area of high risk surface water flooding has been identified, which will require mitigation.

Development could have issues of compatibility with adjoining uses - farm buildings and caravan storage in close proximity.

A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Site lies with the JUS-t Neighbourhood Plan area - Particular regard should be had to Policy NP3: Protecting the Landscape Character, where development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is potentially available, potentially suitable, and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU018
Address	Land at Kirkby Lane Farm, Park Lane, Selston
Gross Developable Area	3.1
Potential Yield	70
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	None
Setting	Agricultural fields between residential area and M1
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	The site is immediately adjacent to the M1, with approximately 50% being within the buffer zone. Noise and air pollution assessments would likely be required.
Existing Buildings & Structures	Farmhouse and outbuildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Part of site within 480m (6mins) of a neighbourhood park with a play area (Columbia Close) but not a natural green space or destination park
Access to Utilities	Yes Generally assumed to be non-constrained. Telecon mast on site

Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 3.
Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Some Mature trees and hedgerowns on site,
Heritage Assets Locally Listed ref 100 Portland Row, 799 Portland Road

Physical Constraints

Highways Access Access is possible

NCC Highways Comments Should not be developed in isolation and should be linked to SJU020 (Land off Park Lane/ South West M1, Selston). Access appears possible from Park Lane, with links and additional access recommended from Oakham Drive and Bourne Avenue. Will need 2 points of access for yield in excess of 150 dwellings.

Land Contamination Likely existence of contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Farmyard located towards the eastern boundary. Former ancient tramway across northern part of site. Likely filled ground in area of former pond or quarry near centre of site.

Ground Stability Much of the site is in a High Risk Coal Area. Likely ground stability issues.

Flood Risk from Surface Water Minor area of high surface water flood risk on northern boundary of site near Park Lane

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way Kirkby FP 13 runs through the site

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints None identified

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of Locally Listed 100 Portland Row and 799 Portland Road. Access is possible however site should not be developed in isolation and should be linked to SJU020 (Land off Park Lane/ South West M1, Selston).

Further investigation is required for ground stability and land contamination issues which may impact on development costs. An area of high risk surface water flooding has been identified, which will require mitigation.

Development could have issues of compatibility with adjoining uses being immediately adjacent to the M1.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs	Ground stability. Land contamination
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion *The site is available, potentially suitable, and potentially achievable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU019
Address	Rear 29 Inkerman Street, Selston
Gross Developable Area	0.37
Potential Yield	11
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Edge of residential settlement and agricultural fields.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	One old piggery shelter

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Part of site within 480m (6mins) of a natural green space but not a neighbourhood park with a play area. The site is within 1000 m of a destination park (Greenwells).
Access to Utilities	Yes Generally assumed to be non-constrained.

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4.
Locally Designated Natural Assets Site is immediately adjacent LWS Handstubbings Meadows

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Some Mature trees and hedgerowns on site,

Heritage Assets No designations on or near site

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments Not suitable in isolation, would require 3rd party land.

Land Contamination No known contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Stable type buildings located towards the western boundary. Ancient brick kilns and clay pits just beyond western boundary. More recent factory located immediately adjacent to northwest boundary.

Ground Stability Majority of site is within Coal Authority Low Risk area. Eastern boundary of site falls within High risk area., which may have likely ground stability issues.

Flood Risk from Surface Water No surface water issues identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints Site slopes towards Inkermann Road

Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site is isolated from public highway and requires 3rd party land to create suitable access.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for ground stability issues. A Local Wildlife site is located adjacent to the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU020
Address	Land off Park Lane/ South West M1, Selston
Gross Developable Area	9.39
Potential Yield	169
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	None
Setting	Agriculture. Adjacent settlement and M1 to the east of the site.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	The site is immediately adjacent to the M1, with approximately 50% being within the buffer zone. Noise and air pollution assessments would likely be required. Close proximity to HS2 safeguarded route.
Existing Buildings & Structures	Farmhouse and outbuildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Post office, Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space and a neighbourhood park with a play area.
Access to Utilities	Yes. Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	Priority Habitat - Deciduous Woodland on M1 boundary of site. National Forest Inventory - Broad leaved Woodland
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Woodland / hedgerows and Mature trees on the boundary
Heritage Assets	Three Locally listed sites are in close proximity to the site - 100 Portland Row, 799 Portland Road Old School and 800 Portland Row Methodist Church.

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Should not be developed in isolation and should be linked to SJU018 (Land at Kirkby Lane Farm, Park Lane, Selston). Access appears possible from Park Lane, with links and additional access recommended from Oakham Drive and Bourne Avenue. Will need 2 points of access for yield in excess of 150 dwellings.
Land Contamination	No known contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Farmyard located towards the eastern boundary. Former ancient tramway across northern part of site. Likely filled ground in area of former pond or quarry near centre of site. Historical Ordnance Survey plans show southern part of this site to be Greenfield.
Ground Stability	Much of the site is in a High Risk Coal Area. Likely ground stability issues.
Flood Risk from Surface Water	Minor surface water flooding adjacent Park Lane which has a higher risk. Pockets of surface water on site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Footpaths no runs through the site Kirkby F19 Selston FP 20 runs along the southern boundary of the site, and Kirkby FP20 runs under the M1 along the south east boundary of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.

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Topographical Constraints	Site slopes towards Bourne Avenue and Farm
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

There is potential for harm to significance of Locally Listed 100 Portland Row, 799 Portland Road Old School and 800 Portland Row Methodist Church in close proximity to the site. Access is possible, however the site should not be developed in isolation and should be linked to SJU018 (Land at Kirkby Lane Farm, Park Lane, Selston).

An area of low risk surface water flooding has been identified, which will require mitigation. Priority Habitat – Broad leaved Deciduous Woodland is located on M1 boundary of site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Development could have issues of compatibility with adjoining uses being immediately adjacent to the M1. Further investigation is required for ground stability.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, potentially suitable, and potentially achievable.</i>
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ADC SHELAA SITES 2021

Site Details

Site Ref	SJU021
Address	Land off Stoney Lane, Selston
Gross Developable Area	0.72
Potential Yield	19
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Residential to north-west and south-west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Not within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Green Well Park)
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows form some site boundaries.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Possible access onto Stoney Lane which may be National Speed Limit. Will require widening of Stoney Lane and provision of cycleway/footway to site frontage.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	Footpath No.6 abuts west boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU022
Address	Land off Stoney Lane, Selston
Gross Developable Area	6.7
Potential Yield	151
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Particular Policy to be noted: NP3: Protecting the Landscape Character - 1.a) Development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected. Countryside. Residential to west and south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	None - outside core hourly/half hourly public transport network. Potential to deliver a possible bus service if combined with adjoining sites
Access to Green Space	Not within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Green Well Park)

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Access to Utilities

Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3/4.
Locally Designated Natural Assets	LWS (Rosemary Hill Pasture) adj to east boundary. Land adjacent to the site (east & west) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows form site boundaries.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Should not be developed in isolation – see adjacent sites SJU014 (Land adjacent Bull & Butcher PH Selston) and SJU023 (Rear 18 Stoney Lane, Selston). Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive master planning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

Land Contamination No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse shown along southern boundary.

Ground Stability Part of the site is affected by coal mining entries (4 in total) and their zones of influence. These areas are unsuitable for development. No known ground stability issues subject to coal mine entries zone of influence.

Flood Risk from Surface Water Linear area of low risk on west of site. Linear strip of high risk running along southern boundary.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements likely to be required

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Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.5 runs adj to west boundary. Footpath No.10 runs adj to east boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site slopes gently away from Stoney Lane towards Nottingham Road.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for ground stability. An area of low risk surface water flooding has been identified, which will require mitigation. Potential access constraints but these could be overcome.

Site should not be developed in isolation – see adjacent sites SJU014 (Land adjacent Bull & Butcher PH Selston) and SJU023 (Rear 18 Stoney Lane, Selston). A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Site lies with the JUS-t Neighbourhood Plan area - Particular regard should be had to Policy NP3: Protecting the Landscape Character, where development proposals are required to demonstrate that the view corridors (Map 4, Appendix D) that are an important part of the landscape character are protected.

The site currently does not have access to local services via walking or public transport.

Severn Trent have identified that network improvements to the foul sewers is likely to be required.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion *The site is available, potentially suitable, and potentially achievable.*

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Site Details

Site Ref	SJU023
Address	Rear 18 Stoney Lane, Selston
Gross Developable Area	3.75
Potential Yield	84
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available within the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Residential to north, west and south. Area of formal open space adj west boundary.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Stables and Menage

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Portion of site (west boundary) is within 480m of a natural greenspace. Site is adj to a neighbourhood park (inc. playground), and is within 1km of a destination park (Green Well Park).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No local designated natural assets on the site. However the southern portion of the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows form site boundaries. Mature trees also present within southern portion of site.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Should not be developed in isolation – see adjacent sites SJU014 Land adjacent Bull & Butcher PH Selston and SJU022 (Hall Green Farm, South of Stoney Lane, Selston. Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive master planning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd.) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

Land Contamination No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse shown along southern boundary.

Ground Stability Majority of site is within a coal high risk area. Part of the site is also affected by coal mining entries and their zones of influence. These areas are unsuitable for development. Likely ground stability issues.

Flood Risk from Surface Water Southern portion of site affected by low risk (including east and west boundaries). Linear strip of high risk running along southern boundary.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

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Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.5 runs adj to east boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site slopes gently away from Stoney Lane towards Nottingham Road.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Potential access constraints but these could be overcome. Site should not be developed in isolation – see adjacent sites SJU014 Land adjacent Bull & Butcher PH Selston and SJU022 Hall Green Farm, South of Stoney Lane, Selston.

Further investigation is required for ground stability. An area of low risk surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

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Site Details

Site Ref	SJU024
Address	Land rear of 49 Inkerman Street, Selston
Gross Developable Area	1.2
Potential Yield	32
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Residential to west and south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Farm
Existing Buildings & Structures	A block built building with roof

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	GP/Health Centre, Convenience store, Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Northern part of site is within 480m of natural greenspace. Site is within 480m of a neighbourhood park, and within 1km of a destination park (Green Well Park).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS (Handstubbings Meadow) adj east boundary.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow and trees form some site boundaries.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	Should not be developed in isolation and should be linked to SJU025 West of Nottingham Road Selston. Access of Alma Rd, Inkerman Rd or Alam Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that shows multiple access points that is likely to require 3rd party land.
Land Contamination	No known contamination. Southern part of the site - Historical Ordnance Survey plans show much of this site to be Greenfield. Stable type buildings located towards the western boundary. Ancient brick kilns and clay pits just beyond western boundary. More recent factory located immediately adjacent to northwest boundary.
Ground Stability	No known ground stability issues.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site slopes gently from East to West, down towards Inkermann Road.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation. Site has significant access constraints. It should not be developed in isolation and should be linked to SJU025 West of Nottingham Road Selston. Will require detailed access strategy that shows multiple access points that is likely to require 3rd party land.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU025
Address	Land East of Hanstubbin Road, Selston
Gross Developable Area	13.24
Potential Yield	238
Proposed Use	Housing

Availability

Ownership Constraints	Several landowners but not considered to be any constraints to development because of this.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes, but none which present an insurmountable constraint to delivery

Availability Conclusion *The site is potentially available within the next 15 years. It has a multiple landowners and is subject to a lease/tenancy. No other legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Site surrounded by residential.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Several outbuildings and farm buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	None - outside core hourly/half hourly public transport network
Access to Green Space	Majority of site is within 480m of natural greenspace (excluding the south western edge). Within 480m of a neighbourhood park, and within 1km of a destination park (Green Well Park).
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Vast majority of the site is a LWS (Handstubbing's Meadow).
Nationally Designated Natural Assets	SSSI (Bagthorpe Meadows) is approximately 150m from the Southern border of the site.
Natural Features	Mature hedgerows and trees within and adjoining the site.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments	<p>Initial comments - Should not be developed in isolation. Comments apply for SJU024 (Rear of 49 Inkerman Street, Selston). Access off Alma Rd, Inkerman Rd or Ama Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that shows multiple access points that is likely to require 3rd party land.</p> <p>Additional comments - Considering the submitted conceptual drawing, the Highway Authority's (HA) initial concerns still remain. Any additional accesses off Hanstubb Rd are not suitable for a 200-250 dwelling development. Hanstubb Road single point of access already accommodates traffic for circa 120+ properties, facilitating direct access to Inkerman Rd/St/Alma Rd, Salestunes Mews and St Michael's View. The HA will not support intensified use Hanstubb Road and/or its junction with B600. The promoter needs to demonstrate that new independent accesses onto B600 can be provided which appears to require 3rd party land.</p>
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Land Contamination Likely existence of contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Allotment Gardens shown in northwest corner. More recent commercial use in northwest corner. Apparent commercial use in southeast part and eastern corner of site.

Ground Stability	A significant portion of the site is in a Coal High Risk Area and so would require the necessary assessments. A geological fault line is shown across southern tip of the site. Likely ground stability issues.
Flood Risk from Surface Water	Small area of low risk towards centre of site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required

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Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Footpath No.37 runs adj to eastern boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site gently undulates.
Other Constraints	Several landowners but not considered to be any constraints to development because of this.

Suitability Conclusions

The site is not suitable for proposed use without mitigation, as the site has significant access constraints and should not be developed in isolation.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Majority of the site is a LWS (Handstubbings Meadow) and SSSI (Bagthorpe Meadows) is approximately 150m from the southern border of the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Further investigation is required for ground stability and contamination issues.

It has no access to local services and public transport within 800m via walking and no access to services via public transport within 30mins travel time.

Severn Trent have identified that network improvements to the foul sewers is likely to be required.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion ***The site is potentially available, but not suitable.***

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Site Details

Site Ref	SJU026
Address	Off Lea Lane, Selston
Gross Developable Area	1.26
Potential Yield	34
Proposed Use	Mixed Use

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Settlement fringe; residential to north and east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, GP/Health Centre, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Not within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Green Well Park)
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	To the South East of the site (separated via a single track lane) is a LWS (Allen's Green Grassland).
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows and trees form site boundary.
Heritage Assets	Lea Farm is located a short distance to the south, which is a NDHA (Ref.395).

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	To develop this site a 10 metre wide construction corridor would be required to upgrade the private access road to all purpose highway from Lea Lane to the site. May require 3rd party land.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	All of the site is in a Coal High Risk Area and so would require the necessary assessments. Likely ground stability issues.
Flood Risk from Surface Water	Low to high risk on and adj to southern site boundary, in the approximate location of the stream.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.73 runs adj to eastern boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site gently slopes towards the south.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation, as the site isolated from public highway and may require 3rd party land.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for ground stability issues. An area of surface water flooding has been identified, which will require mitigation.

There is potential for harm to significance of Locally Listed 395 Lea Farm. A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Mixed Use

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU027 (Site has PP)
Address	Between 106-132 Main Road, Underwood
Gross Developable Area	0.51
Potential Yield	14
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside /Settlement fringe; residential to east, south and west.Agricultural fields / pasture for horses
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground). Within 1km of a destination park (Church Lane).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	An established hedgerow bounds the whole site onto Main Road.
Heritage Assets	The Hole in the Wall Public House is locally listed (No.792) and is a short distance to the south east of the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Potential access from Main Road but may require footpath improvements to site frontage.
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site apart from the western extremity where a filled pond appears to encroach onto this site.
Ground Stability	No known ground stability issues.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gently sloping away from road
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is suitable.

The site has permission in principle (V/2019/0824) - approved March 2020.

Achievability

Potential Abnormal Site Costs None identified.

Time Scale (Commencement of Delivery) Within 0-5 years

Achievability Conclusion The site is achievable.

The site has permission in principle (V/2019/0824) - approved March 2020.

Overall Conclusion

Housing

Overall Conclusion *The site is available, suitable and achievable.*

The site has permission in principle (V/2019/0824).

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Site Details

Site Ref	SJU028
Address	Rear of 101 Cordy Lane, Underwood
Gross Developable Area	1.98
Potential Yield	53
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Small part of the site is currently rented for storage on a monthly basis

Availability Conclusion *The site has a single landowner, is available within the next 15 years, and no legal issues have been identified. However, the site is subject to a lease/tenancy on a short term basis.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Countryside, residential to south east boundary, with small scale commercial units to the north west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Small scale commercial units/ recycling yard to the north west
Existing Buildings & Structures	Wooden & block built farmbuildings, brick building used for storage. Hardstanding.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m of natural greenspace. Not within 480m of a neighbourhood park or within 1km of a destination park.
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Northern section of site is within a LWS (Selston Grassland). The area to the west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Established hedgerow and trees bound the site.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Should not be developed in isolation. Should not be developed in isolation – see adjacent site SJU002 (Rear of 105 Cordy Lane Underwood). This site will require 2 points of access onto Cordy Lane and comprehensive master planning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.
Land Contamination	Likely existence of contamination in the vicinity of commercial buildings. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Commercial buildings are shown on the southeastern part and adjacent to the northwest boundary. Former ancient tramway shown across northwest part of site.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	Area of low risk on north west boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gently sloping away from road
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Local Wildlife Site (Selston Grassland) forms part of the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Potential access constraints but these could be overcome. Site should not be developed in isolation – see adjacent site SJU002 (Rear of 105 Cordy Lane Underwood) and will require comprehensive master planning.

Further investigation is required for land contamination. An area of surface water flooding has been identified, which will require mitigation. Development could have issues of compatibility with adjoining uses - small scale commercial / recycling yard to the northwest.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is potentially available, potentially suitable, and achievable.

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Site Details

Site Ref	SJU029
Address	Land adjacent 82 Mansfield Road, Underwood
Gross Developable Area	1.43
Potential Yield	39
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside, residential to north east and north west. Open fields to south. Nearby conifer plantation.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground) and within 1km of a destination park (Church Lane Rec Ground).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	LWS (Freizeland Grassland) is adj south western boundary. The area to the south west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	Approximately 50% of the site is within the buffer zone of the adjacent SSSI (Friezeland Grassland). Naural England consultation would be required
Natural Features	Established hedgerow and trees bound the site. Existing pond area near site entrance.
Heritage Assets	South west part of the site may require further archaeological investigations. Nottinghamshire County Council should be consulted.

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Access appears possible off Mansfield Rd
Land Contamination	No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Former Brickworks and Clay Pits located immediately adjacent to southwest boundary of site.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	None identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Relatively level - land crowns in centre, with gentle slope to road.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity. Further investigation is required for archaeological investigations.

Severn Trent have identified that network improvements to accommodate surface water is likely to be required.

Achievability

Potential Abnormal Site Costs

Archaeological investigation

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU030
Address	North-west of Cordy Lane, Brinsley, Underwood
Gross Developable Area	1.83
Potential Yield	49
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None that are restrictive to housing. There is a restriction against any buildings being used for noisy, noxious or offensive trades or businesses.
Tenanted or Leased	Yes, as grazing land
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside, residential to south east boundary, with small scale commercial units to the north.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	There is a dismantling yard sited adjacent to the north-west corner of the site.
Existing Buildings & Structures	There is a 4 bay Pole Barn and two stables on the land

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m of natural greenspace. Not within 480m of a neighbourhood park or within 1km of a destination park.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4.
Locally Designated Natural Assets Whole site is a LWS (Selston Grassland). All the site under the Natural Environment & Rural Community Act 2006, Section 41 is also identified as a Priority Habitat.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Established hedgerow and trees bound the site. Plan shows possible pond.

Heritage Assets No designations on or near site

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Should not be developed in isolation. Should not be developed in isolation – see adjacent site SJU002 (Rear of 105 Cordy Lane Underwood). This site will require 2 points of access onto Cordy Lane and comprehensive master planning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

Land Contamination Likely existence of contamination. Small spoil tip to the south will require investigation. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Former ancient tramway shown across northwest part of site. Mine shaft and tip shown on southern part of site.

Ground Stability Part of the site is in a High Risk Coal Area. Likely ground stability issues.

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Footpath No.47 runs through the site, north to south.

Flood Risk from Watercourses Low level of flood risk – Flood Zone 1.

Topographical Constraints Site slopes gently towards the west.

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Other Constraints None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions *The site is not suitable for proposed use without mitigation. The whole site is a Local Wildlife Site (Selston Grassland) and a Priority Habitat.*

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for land contamination and ground stability.

Potential access constraints but these could be overcome. Site should not be developed in isolation – see adjacent site SJU002 (Rear of 105 Cordy Lane Underwood). Comprehensive master planning will be required.

Development could have issues of compatibility with adjoining uses - adjacent dismantling yard.

Achievability

Potential Abnormal Site Costs Ground stability.

Time Scale (Commencement of Delivery) Not Applicable

Achievability Conclusion The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU031
Address	Land North of Larch Close, Underwood
Gross Developable Area	1.63
Potential Yield	37
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside, residential to southern boundary.
Browfield/Greenfield	Stables brownfield land. May or may not extend to the whole of the land. Appeal decisions on this aspect vary.
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Stables, Menage and van / caravan parking

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground) and within 1km of a destination park (Church Lane Rec Ground).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No local designated natural assets on the site. However the whole site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Established hedgerow and trees bound the site. North west corner of site is heavily wooded.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access appears possible off Mansfield Rd
Land Contamination	Likely existence of contamination. Small spoil tip to the south will require investigation. Historical Ordnance Survey plans show this to be a Greenfield Site. Problems with ground gas are known to have existed adjacent to the southwest corner of the site. The risk of any ground gas migrating onto the site will need to be investigated further.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	Areas of low risk on site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Land falls away westwards. Land significantly higher than adjoining road.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for land contamination. An area of low risk surface water flooding has been identified, which will require mitigation.

The whole site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU032
Address	Rear of 64-82 Church Lane, Underwood
Gross Developable Area	0.62
Potential Yield	10
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST3 - Named Settlement
Location	Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Village setting, well contained by existing development on all sides.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	One dwelling

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	GP/Health Centre, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail
Access to Green Space	Majority of site is within 480m of natural greenspace (excluding western edge of the site where the existing dwelling is situated). Site is adj to a neighbourhood park (inc. playground) & destination park (Church Lane Rec).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No environmental constraints identified. However the majority of the site (excluding the western edge of the site where the existing dwelling is situated) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	The site contains a large number of mature trees due to the sites previous use as an orchard and allotments
Heritage Assets	No designations on or near site
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access appears possible off Church Lane, if dwelling demolished.
Land Contamination	No known contamination. Historical Ordnance Survey plans show northern part of this site to be Greenfield. Southern part shown as used for Allotment Gardens.
Ground Stability	No known ground stability issues
Flood Risk from Surface Water	A linear area of low to medium risk running north to south along west boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site slopes towards the north.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

Potential access constraints have been identified but these could be overcome. Access appears possible off Church Lane, if dwelling is demolished. An area of low risk surface water flooding has been identified, which will require mitigation. The majority of the site (excluding the western edge of the site where the existing dwelling is situated) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU033
Address	Land off Felley Mill Lane North, Underwood
Gross Developable Area	0.69
Potential Yield	19
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes, to Underwood Villa F.C on a short term basis
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Settlement fringe; contained by residential to the north and west. Countryside and woodland to east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Storage container

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground), and within 1km of a destination park (Church Lane Rec Ground).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designation on site. A LWS (underwood Plantation) is to the east, separated from the site by an adopted highway.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow bounds the site.
Heritage Assets	Southern half of the site may require further archaeological investigations. Nottinghamshire County Council should be consulted.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would require access off Felly Mill Lane which would require widening and provision of footway to site frontage. Access off Mansfield Rd would not be supported.
Land Contamination	Likely existence of contamination Historical Ordnance Survey plans show whole of site to be a former Sand Pit. This has been filled in to surrounding ground levels with unknown materials.
Ground Stability	Likely ground stability issues - land filled in to surrounding ground levels with unknown materials.
Flood Risk from Surface Water	None identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for archaeological investigations and land contamination which may impact on development costs.

Achievability

Potential Abnormal Site Costs

Land contamination, ground stability and archaeological.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU034
Address	Selkirk, 221A Main Road, Westwood
Gross Developable Area	0.11
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Allotment gardens, contained by residential to the east, south and west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Dwelling and garage

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Not within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Main Road Rec Ground).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and Hedgerows.
Heritage Assets	No designations on or near site

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Isolated from public highway. May require 3rd party land to create suitable access
Land Contamination	No known contamination. Historical Ordnance Survey plans show Allotment Garden use of this site.
Ground Stability	Coal High Risk Area. Fault line shown on centre/northeast of site. Likely ground stability issues
Flood Risk from Surface Water	Low to high risk identified on and adj to site, particularly along site access.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	Footpath No.27 crosses the site access.
Flood Risk from Watercourses	Low level of flood risk -Flood Zone 1. However Flood Zone 2 is identified along Main Road, adj to the south of the site. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site is isolated from the public highway and may require 3rd party land to create suitable access. An area of low risk surface water flooding has been identified, which will require mitigation.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Further investigation is required for ground stability issues.

Achievability

Potential Abnormal Site Costs	Ground stability
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU035
Address	Westdale Road, Jacksdale
Gross Developable Area	0.81
Potential Yield	22
Proposed Use	Housing

Availability

Ownership Constraints	ADC working towards gaining adverse possession of part of this site after having maintained it for a significant period of time.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>No information provided as part of submission as to whether the garages are still in active use etc. Work to resolve legal issues is currently being undertaken. Further information will be required to allow a conclusion to be reached in respect of availability.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	HG1Nf - Housing
Location	Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Village. Contained by residential.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, Bus stop (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area
Access to Green Space	Not within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Main Road Rec Ground).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Most of the site is covered in mature trees and vegetation.
Heritage Assets	No designations on or near site.

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Should not be developed in isolation - adjacent site SJU003 (Land off Westdale Road) for traffic dispersal
Land Contamination	Likely existence of contamination in vicinity of former garages and associated hardstanding. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Domestic type garages are shown from pre 1961, these have more recently been removed.
Ground Stability	Likely ground stability issues - Coal High Risk Area. Fault line shown across south of site.
Flood Risk from Surface Water	Linear area of low to medium risk identified on western edge of site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	ADC working towards gaining adverse possession of part of this site after having maintained it for a significant period of time.

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable.

Access is possible, however the site should not be developed in isolation - adjacent site SJU003 (Land off Westdale Road) for traffic dispersal.

Further investigation is required for land contamination and ground stability issues, which may impact on development costs.

An area of low risk surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs

Ground stability and land contamination

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU036
Address	Land off Green Crescent, Selston
Gross Developable Area	2.45
Potential Yield	55
Proposed Use	Housing

Availability

Ownership Constraints

None identified

Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion

The site is available within the next 15 years, has a single landowner and there are no identified legal issues.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside. Settlement fringe; residential to north and east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary school, GP/Health Centre, Convenience Store, bus stop (Half hourly AM & PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary school, supermarket, retail area, hospital and employment.
Access to Green Space	Western edge of site is within 480m of natural greenspace. Within 480m of a neighbourhood park, and within 1km of a destination park (Green Well Park).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2021

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature tree and hedgerow coverage within and forming
Heritage Assets	No designations on or near site.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	This would require significant highway improvements and connecting infrastructure to link the site to the existing public highway network. The
Land Contamination	Likely existence of contamination. Former railway line along northern boundary.

Ground Stability	Coal high risk area.
Flood Risk from Surface Water	Linear area of low to medium risk identified within south west portion of site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.73 runs to the south of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Yes - site slopes
Other Constraints	None identified

ADC SHELAA SITES 2021

Suitability Conclusions

***The site is not suitable for proposed use without mitigation.
The site has significant access constraints.***

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Achievability

Potential Abnormal Site Costs	Ground stability
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU037- E
Address	Land south of Alfreton Road, Jubilee
Gross Developable Area	34.35
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Countryside.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space. Part of the site is within a neighbourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Part of the site under the natural Environment & Rural Community Act 2006, Section 41 is identified as a priority habitat - deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature tree and hedgerow coverage within and forming boundary of site.
Heritage Assets	No designations on or near site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Needs comprehensive masterplanning with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Nottingham Road/ Alfreton Road.

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Land Contamination

Known existence of contamination with assessment made, issues identified may prevent development, but depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

Large toxic waste landfill constructed on centre/south part of site. Engineered to safely contain much acid tar waste for many years into the future. Selston Colliery shown on south part of site c.1880. Several Ironstone Pits (shafts) shown across the site. Several areas of spoil (from ironstone mining) shown across the site c.1900. Railway land including filled cutting on NW corner of site. Recent restoration of NW corner including drainage alleviation and slope stability. Shallow excavations shown on east side from associated on site Clay Pipe Works c.1900. Extensive Clay Pipe Works shown on eastern part of site c.1917. Mineral railway lines shown across south of site, Water reservoir shown near centre of site. Deeper excavations shown to extend across south of site, Clay Pipe Works shown to encroach onto SE of site c.1961. Large building to Clay Pipe Works and tanks shown on east part of site c.1972. Majority of site shown to be subject to opencast mine workings. Several coal seams shown outcropping across the site.

Future development over and adjacent to former toxic landfill site may be severely compromised. Specialist advice will be necessary.

Ground Stability	Likely ground stability issues - Coal high risk area. There will be significant Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.
Flood Risk from Surface Water	Small areas of the site are identified as being subject to surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Selston BW19, FP18, FP17 and FP69 run through site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None identified

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Suitability Conclusions

The site is potentially suitable.

Significant land contamination issues - large toxic waste landfill constructed on centre/south part of site. Further investigation is required.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Likely ground stability issues - Coal high risk area. Significant Made Ground, multiple recorded mine shafts and many others nearby. Land stability will need careful attention.

Potential access constraints but these could be overcome - needs comprehensive masterplanning with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network.

No access to identified services. However, the housing yield may generate the provision of local services.

Part of the site is a priority habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs

Ground stability and land contamination

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Employment

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2021

Site Details

Site Ref	SJU037- H
Address	Land south of Alfreton Road, Jubilee
Gross Developable Area	34.35
Potential Yield	618
Proposed Use	Housing

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Countryside.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, the housing yield may generate the provision of local services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network. However, the housing yield may generate the provision of local services.
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space. Part of the site is within a neighbourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	Part of the site under the natural Environment & Rural Community Act 2006, Section 41 is identified as a priority habitat - deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature tree and hedgerow coverage within and forming boundaries of site.
Heritage Assets	No designations on or near site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Needs comprehensive masterplanning with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Nottingham Road/ Alfreton Road.

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Land Contamination

Known existence of contamination with assessment made, issues identified may prevent development, but depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

Large toxic waste landfill constructed on centre/south part of site. Engineered to safely contain much acid tar waste for many years into the future. Selston Colliery shown on south part of site c.1880. Several Ironstone Pits (shafts) shown across the site. Several areas of spoil (from ironstone mining) shown across the site c.1900. Railway land including filled cutting on NW corner of site. Recent restoration of NW corner including drainage alleviation and slope stability. Shallow excavations shown on east side from associated on site Clay Pipe Works c.1900. Extensive Clay Pipe Works shown on eastern part of site c.1917. Mineral railway lines shown across south of site, Water reservoir shown near centre of site. Deeper excavations shown to extend across south of site, Clay Pipe Works shown to encroach onto SE of site c.1961. Large building to Clay Pipe Works and tanks shown on east part of site c.1972. Majority of site shown to be subject to opencast mine workings. Several coal seams shown outcropping across the site.

Future development over and adjacent to former toxic landfill site may be severely compromised. Specialist advice will be necessary.

Ground Stability	Likely ground stability issues - Coal high risk area. There will be significant Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.
Flood Risk from Surface Water	Small areas of the site are identified as being subject to surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Selston BW19, FP18, FP17 and FP69 run through site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None identified

ADC SHELAA SITES 2021

Suitability Conclusions

The site is potentially suitable. However there are significant land contamination issues - large toxic waste landfill constructed on centre/ south part of site. Future development over and adjacent to former toxic landfill site may be severely compromised. Specialist advice will be necessary.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Likely ground stability issues - Coal high risk area. Significant Made Ground, multiple recorded mine shafts and many others nearby. Land stability will need careful attention.

Potential access constraints but these could be overcome - needs comprehensive masterplanning with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network.

No access to identified services. However, the housing yield may generate the provision of local services.

Part of the site is a priority habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs	Ground stability and land contamination
Time Scale (Commencement of Delivery)	Beyond 15 years
Achievability Conclusion	The site is assumed to be not achievable at this point in time.

Overall Conclusion

Housing

Overall Conclusion *The site is available, potentially suitable, but not achievable.*

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Site Details

Site Ref	SJU038
Address	Land to the south of 249 Alfreton Road, Jubilee
Gross Developable Area	2.63
Potential Yield	59
Proposed Use	Housing

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	JUS-t
Setting	Countryside.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Agricultural barn

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary school, Further education college, Supermarket and Retail area.
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space. Part of the site is within a neighbourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road & Jubilee rec ground).
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow and trees on site boundaries.
Heritage Assets	No designations on or near site.

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments Cannot be developed in isolation. Needs comprehensive masterplanning (SJU037) with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Nottingham Road/ Alfreton Road.

Land Contamination Likely existence of contamination - Former Brick Yard shown on SE corner c.1880. Old Ironstone Pit (shaft) shown centre/south of site. Old Ironstone Pit (shaft) shown west side of site. Two old Ironstone Pits shown beyond east and northeast boundary. Shallow excavations shown on SE corner from adjacent Clay Pipe Works c.1917. Deeper excavations shown to extend across south of site, Clay Pipe Works shown to encroach onto SE of site c.1961. Large building to Clay Pipe Works and tanks shown on south of site c.1972. Potential for some contamination across south part of site but this depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

Ground Stability Likely ground stability issues - Coal high risk area. Majority of site shown to be subject to opencast mine workings. Coal seam outcrop shown across SE part of site. Significant Made Ground across much of this site, likely to be deeper areas to the south.

Flood Risk from Surface Water None Identified

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Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Selston BW19 run adjacent to site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None identified

Suitability *The site is not suitable for the proposed use without mitigation due to significant highway constraints.*

Conclusions

The site cannot be developed in isolation. Needs comprehensive masterplanning (SJU037) with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network.

It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Likely land contamination and ground stability issue which will require further investigations.

Achievability

Potential Abnormal Site Costs	Vehicle access works, ground stability and land contamination
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable.*

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Site Details

Site Ref	SJU039
Address	Land at Church Lane, Underwood
Gross Developable Area	0.44
Potential Yield	12
Proposed Use	Housing

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	There is a pub adjacent to the northern site boundary
Existing Buildings & Structures	Two stables and a garage (all contained within one structure)

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop (Half hourly AM & PM peak and hourly daytime service) and primary school.
Access to Local Services Via Public Transport (within 30 mins)	Secondary school, Supermarket and Retail area.
Access to Green Space	No access to natural greenspace. Within 480m of a neighbourhood park with a play area, and within 1km of a destination park (Friezeland Recreation Ground).
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4.
Locally Designated Natural Assets	No designations on site, although a LWS (Bagthorpe Plantation) is adjacent the north east corner.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and a pond.
Heritage Assets	No designations on site, although the Red Lion Public House (adjacent to the North) is locally listed (Ref: 813). Bagthorpe Baptist Chapel, a short distance to the south, is also locally listed (Ref: 790).

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	Access appears possible off Church Lane for a yield of around 5 dwellings, as long as off road turning is provided within the site. In addition, the HA would require the applicant to dedicate some of their land and construct a wider footway facility along the site frontage to make the development acceptable in planning terms.
Land Contamination	Likely existence of contamination - Former coal mining area. Soil contamination testing and ground gas monitoring required prior to any development.
Ground Stability	Over half of the site is within a coal high risk area. High/moderate coal risk (in central area) and low coal risk close to the northern boundary.
Flood Risk from Surface Water	Approx half the site (on the west side) is at risk of low to high levels of surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None identified

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Suitability Conclusions

The site is potentially suitable.

The Red Lion Public House (adjacent to the North) is locally listed (Ref: 813). Bagthorpe Baptist Chapel, a short distance to the south, is also locally listed (Ref: 790).

Further investigation is required for land contamination and ground stability issues, which may impact on development costs.

An area of low to high risk surface water flooding has been identified, which will require mitigation.

Achievability

Potential Abnormal Site Costs

Ground stability, flood defence works.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and achievable.

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Site Details

Site Ref	SJU040
Address	Land South of Annesley Lane, Selston
Gross Developable Area	10
Potential Yield	180
Proposed Use	Housing

Availability

Ownership Constraints	None identified
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes, Agricultural tenants

Availability Conclusion *The site is available within the next 15 years, has a single landowner, but the site is currently subject to a tenancy.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	JUS-t
Setting	Countryside.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	The site surrounds a pumping station, assumed to be for water/ sewage, this may be a problem with night time low frequency noise. The north-east boundary of the site is adjacent to the M1 and therefore it is recommend a noise survey be carried out.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop (Half hourly AM & PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary school, Supermarket and Retail area.
Access to Green Space	Approx half the site is within 480m of natural green space and a neighbourhood park (including playground). Not within 1km of a destination park.
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	ML019 Kirkby Quarry, Portland Park and Rise Hill – The landscape condition varies from POOR to MODERATE within area. The strength of landscape character is POOR. The overall landscape strategy is CREATE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerowns forming field boundaries.
Heritage Assets	No designated heritage assets on or within the vicinity of the site. However the Old Turnpike Toll Road is Locally Listed (Site Ref No.911) runs adjacent to the site along Annesley Road. To the east, Two Dale Farm, across the M1 is Locally Listed (Site Ref No.389).

Physical Constraints

Highways Access	Access is possible
NCC Highways Comments	The site has 2 significant frontage lengths with existing public highway so potentially 2 points of access with appropriate visibility splay envelopes appear to be feasible.

Land Contamination	Likely existence of contamination. There is a historic landfill site 100m to the north west of this site and I would therefore recommend a site investigation report to assess potential ground gas from this source. The site investigation report should also consider potential contamination from the pumping station and the possibility of fly-tipping including asbestos analysis of soil samples
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Ground Stability	Unlikely ground stability issues - The majority of the site is shown to be at low risk of coal mining activities and low radon risk, however there is a coal high risk area in south east section of site. It will be recommended that basic radon protection is incorporated into new housing.
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Flood Risk from Surface Water	Small area of low risk identified on the western portion of the site.
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Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
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Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Network Improvements unlikely to be required

Rights of Way

FP8 run through the north eastern section of the site.

Flood Risk from Watercourses

Low level of flood risk – Flood Zone 1.

Topographical Constraints

None identified.

Other Constraints

None identified

Suitability

The site is potentially suitable.

Conclusions

Further investigation is required for land contamination and ground stability issues, which may impact on development costs.

The north-east boundary of the site is adjacent to the M1 and I would therefore recommend a noise survey be carried out.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.