

**SHELAA Sites in Kirkby in Ashfield**

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| **KIRKBY IN ASHFIELD SHELAA SITES** | |
| **SHELAA Site Ref.** | **Site Address** |
| KA001 | East of Derby Road, Kirkby-In Ashfield |
| KA002 | Beacon Farm, Derby Road, Kirkby-In Ashfield |
| KA003 | Land off Millers Way, Kirkby-In Ashfield |
| KA004 | Land off Thoresby Avenue, Kirkby-In Ashfield |
| KA005 | Land South of Diamond Avenue / West of Derby Road, Kirkby-In Ashfield |
| KA006 | Land at Ash Farm / South of A38, Kirkby-In Ashfield |
| KA007 | Land at Coxmoor Lodge Farm (13 Acre), Kirkby-In Ashfield |
| KA008 | Land at Coxmoor Lodge Farm (17 Acre), Kirkby-In Ashfield |
| KA009 | Land at Coxmoor Lodge Farm (24 Acre), Kirkby-In Ashfield |
| KA010 | Land at Coxmoor Lodge Farm (Sutton Enclosure), Kirkby-In Ashfield |
| KA011 | Land at Doles Lane, Kirkby-In Ashfield |
| KA012 | Off Walesby Drive, Kirkby-In-Ashfield |
| KA013 | Rear 27-67 Forest Road, Kirkby-In Ashfield |
| KA014 | Green Farm, Kirkby Lane, Kirkby-In Ashfield |
| KA015 | Adj 53 Blidworth Road, Kirkby-In-Ashfield |
| KA016 | West of Derby Road, Kirkby-In Ashfield |
| KA017 | West of Derby Road/ South of Diamond Avenue, Kirkby-In Ashfield |
| KA018 | Off Penny Emma Way, Kirkby Hardwick, Kirkby-In Ashfield |
| KA019 | Land to the rear of 257 - 275 Nuncargate Road, Kirkby-In-Ashfield |
| KA020 | North east of J27, West of Sherwood Business Park, A608, Annesley |
| KA021 | Mowlands, Off Sutton Road, Kirkby-In Ashfield |
| KA022 | The Paddocks, Park Lane, Kirkby-In Ashfield |
| KA023 | North West Derby Road, Kirkby-In-Ashfield |
| KA024 | Land off Abbey Road / Richmond Road, Kirkby-In Ashfield |
| KA025 | South east of M1 Junction 27, Annesley, Kirkby-In-Ashfield |
| KA026 | Land off Diamond Avenue, Kirkby-In-Ashfield |
| KA027 - H | East of Lowmoor Road, Kirkby-In-Ashfield |
| KA027 - E | East of Lowmoor Road, Kirkby-In-Ashfield |
| KA028 - E | East of Mill Lane, Kirkby-In-Ashfield |
| KA028 - H | East of Mill Lane, Kirkby-In-Ashfield |
| KA028 - S | East of Mill Lane, Kirkby-In-Ashfield |
| KA030 | Van Elle, Kirkby Lane, Kirkby-In-Ashfield |
| KA031 | Garage site off Abbey Road, Kirkby-In-Ashfield |
| KA032 | Garage site off Central Avenue, Kirkby-In-Ashfield |
| KA034 | Garage site off Minster Close, Kirkby-In-Ashfield |
| KA035 | Land east of Sutton Parkway Station, Kirkby-In-Ashfield |
| KA036 | Land adjacent No.2 The Promenade, Kirkby-In-Ashfield |
| KA038 | Land behind 126 Skegby Road, Kirkby-In-Ashfield |
| KA039 | Land off Main Road, Nuncargate, Kirkby-In-Ashfield |
| KA040 | Cuttings Farm, Kings Mill Road South (A38), Sutton in Ashfield |
| KA041 | Franderground Farm, Kirkby Lane, Pixton |
| KA042 | Cliff Farm, Cliff Lane, Pinxton |
| KA043 | Cliff Farm, Cliff Lane, Pinxton |
| KA044 | Shire Carr Farm, Kirkby Lane, Pinxton |
| KA045 | Kirkby Cliff Farm, Cliff Lane, Pinxton |
| KA046 | Land Off Hucknall Road, Newstead |

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| **SHELAA Site Ref.** | **Site Address** |
| KA047 (KA007, KA008, KA009, KA010 & KA012) | Land at Coxmoor Lodge Farm/ off Farm View Road/Walesby Drive (larger site), Kirkby-In-Ashfield |
| KA048 (KA004, KA023, KA024) | Land off Thoresby Avenue/Abbey Road, Kirkby in Ashfield |
| KA049 | Former Annesley Miners Welfare Institute, Derby Road, Annesley |
| KA051 (KA041, KA042, KA043 & KA044) | Potential new settlement site located between Kirkby Lane and Pinxton Lane, Pinxton |
| KA052 | Spring Meadow, Park Lane (Phase 3), Kirkby-In-Ashfield |
| KA053 | Land to east of Sherwood Business Park, Derby Road (A611), Kirkby-In-Ashfield |
| KA054 | Land to south of Sherwood Business Park and north of Mansfield Road (A608), Kirkby-In-Ashfield |
| KA055 | Land north of Princess Street, Kirkby In Ashfield |
| KA056 | Land between Derby Road and Kingsway Cemetery, Kirkby In Ashfield |
| KA057 | Land South of Southwell Lane, Kirkby In Ashfield |
| KA058 | Former Kirkland's Care Home, Fairhaven, Kirkby |
| KA059 | Pond Hole, Kirkby |
| KA060 | Former Wyvern Club Site, 1 Lane End, Kirkby |
| KA061 | Ellis Street, Kirkby |
| KA062 | South of Salmon Lane, Annesley Woodhouse |
| KA063 (includes KA012 which has PP) | Land off Farm View Road, Kirkby In Ashfield |

# Site Details

**Site Ref KA001**

**Address** East of Derby Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 6.94

**Potential Yield** 156

**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, 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** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside. Woodland to south.

**Brownfield/Greenfield** Greenfield

**Neighboring 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)**

Currently no access to any identified services.

**Access to Green Space** Not within 480m of a neighborhood park. Is within 480m of a green space

(K28) & natural green space (Kirkby forest). Approx 66% of the site falls within 1km of a destination park (Kingsway park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** LWS (Hollinwell) adjacent to southern boundary. Robin Hood Hills LWS is also

situated adjacent to the site to the south west.

**Nationally Designated Natural**

**Assets**

The site is within 400mof the Sherwood Forest ppSPA - important for breeding

birds.

**Natural Features** Hedgerow and tree planting on boundaries. Woodland plantation adjacent

southern boundary.

**Heritage Assets** Winshaw-well farm building to the west is a NDHA.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

One point of access will limited dwelling numbers to 150. This access will require significant

highway improvements for vehicles/pedestrians/cyclist on the A611 in the form of signalised dedicated right turn lane into the site, which will require road widening into the site and reduce yield. Likely to require a Traffic Regulation Order (TRO) to reduce speed limit.

**Land Contamination** No known contamination. Closed landfill site adjacent to southwest. Some

borehole and trial pit information (for closed landfill) submitted for V/2012/0127.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None identified.

**Other Constraints** Electricity pylons/poles within site boundary, running east to west.

***Suitability Conclusions The site is not suitable for proposed use without mitigation. The site is within***

***400m of the Sherwood Forest ppSPA - important for breeding birds.***

***The site is located within the Green Belt. Under the NPPF, 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 adjacent to the southern boundary. Any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***There are also potential access constraints and there is potential harm to the significance of Winshaw-well farm (Locally Listed).***

***Currently there is no access to any identified services via walking or public transport.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA002**

**Address** Beacon Farm, Derby Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 1.5

**Potential Yield** 41

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside character with residential development to the west and south.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighboring Use Constraints** Railway tunnel runs under the south part of the site.

**Existing Buildings & Structures** Dwelling, several buildings

## 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** Not within 480m of a neighborhood park. Is within 480m of natural

Greenspace, and 1km of a destination park (Kingsway park? And Portland Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

The site lies within 400m of the Sherwood Forest ppSPA.

**Natural Features** Site is bound by a mature hedgerow, with semi-mature / mature trees present

sporadically within the site.

**Heritage Assets** Winshaw-well farm building to the north east is a NDHA.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

One point of access will limited dwelling numbers to 150. This access will require significant

highway improvements on the A611 in the form of signalised dedicated right turn lane into the site, which will require road widening into the site and reduce yield. Likely to require Traffic Regulation Order (TRO) to reduce speed limit. Potential difficulties with topographical levels especially onto Ball La which is one way.

**Land Contamination** Likely existence of contamination. Closed landfill site within 75m to southeast.

Part of the land was formerly used for railway maintenance operations. Majority of site used as poultry farm since c.1960.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None - Flat site.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***Sherwood Forest possible potential Special Protection Area (ppSPA) is within 400m of the site. Mitigation will be necessary to demonstrate that development can be delivered with no adverse impact on the integrity of the ppSPA.***

***Significant highway improvements would need to be implemented on the A611. There is also likely existence of contamination on the site, which will require further investigation.***

***There may also be compatibility issues with a railway tunnel running under the southern portion of the site.***

***Potential harm to the significance of Winshaw-well farm (Locally Listed) would also need to be assessed.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA003**

**Address** Land off Millers Way, Kirkby-In Ashfield

**Gross Developable Area (ha)** 1.63

**Potential Yield** 59

**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 planning permission. Planning application V/2019/0756 granted at appeal***

***for 54 dwellings 28th May 2021.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

RC3 - Formal Open Space

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Residential & commercial development on east, south and west boundaries.

Woodland to the north, railway line to the west.

**Brownfield/Greenfield** Greenfield

**Neighboring Use Constraints** None identified.

**Existing Buildings & Structures** Small moveable changing room.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Post office, GP / health centre, convenience store and 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 a

hospital.

**Access to Green Space** Adj natural greenspace. Within 480m of a neighborhood park and within 1km

of a destination park (West Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** TPO 117 on eastern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Trees overhang on northern boundary. TPO on eastern boundary.

**Heritage Assets** Former railway line (NDHA) runs adjacent to eastern boundary.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Access via Millers Way may be suitable depending on the scale of development. 1 point of access

is suitable for up to 150 dwellings including existing properties and trip attraction to Railway Station. Further increase in numbers may need a 2nd point of access.

**Land Contamination** No Known Contamination. Eastern part of site was historically part of railway

land. Colliery Spoil is located adjacent to north. Former railway land immediately adjacent to east. Filled pond adjacent to southeast corner of site. Site investigation information (for pond) submitted for V/1999/0732.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** A portion of the site to the east has low and high risk of surface water flooding.

A small area of high risk within the strip of woodland.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** No - site is entirely flat.

**Other Constraints** Would require the relocation of a football club who currently use the site.

Ashfield

Playing Pitch Strategy (2008) and Local

Plan (2002) Policy RC3 recommends that the pitches may only be lost if adequate replacements are provided. The site is located within the Mineral Safeguarding and consultation area for Limestone.

***Suitability Conclusions The site has planning permission. Planning application V/2019/0756 granted***

***at appeal for 54 dwellings 28th May 2021.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site has planning permission. Planning application V/2019/0756 granted at appeal for 54 dwellings 28th May 2021.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission. Planning application V/2019/0756 granted**

**at appeal for 54 dwellings 28th May 2021.**

# Site Details

**Site Ref KA004**

**Address** Land off Thoresby Avenue, Kirkby-In Ashfield

**Gross Developable Area (ha)** 3.23

**Potential Yield** 73

**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** Leased for farming

***Availability Conclusion The site is potentially available within the next 15 years. It is in joint ownership, no***

***legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the south and west.

**Brownfield/Greenfield** Greenfield

**Neighboring 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 and retail area.

**Access to Green Space** Not within 480m of a neighborhood park. Vast majority of the site is within

1km of a destination park (Morven Park). Is within 480m of natural greenspace.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & 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** Site bound by hedgerow. Several mature trees overhang into the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Comments apply for KA004/KA023/024. Site requires masterplanning access strategy with 2 major

access junctions onto Thoresby Ave, Abbey Rd or Richmond Rd. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent settlements. Direct access to the A611 will not be supported.

**Land Contamination** No known contamination. Closed landfill site approx. 165m to south.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None.

**Other Constraints** None identified

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***The site would require master planning to deliver two major access junctions.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available within the next 15 years. It is in joint ownership,

no legal issues have been identified., however the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site Ref KA005**

**Address** Land South of Diamond Avenue / West of Derby Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 1.7

**Potential Yield** 46

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the north east.

**Brownfield/Greenfield** Greenfield

**Neighboring Use Constraints**

Adjacent to a busy road (A611) - noise impact assessment may be required at a

later stage in the planning process.

**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 and retail area.

**Access to Green Space** Not within 480m of a neighborhood park or natural greenspace. Site is within 1km of a destination park (Morven Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & 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 hedgerow forms the field boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Should not be developed in isolation. See KA016 but primary access onto A611 is likely to be

restricted due to traffic queues and existing saturation of the nearby Diamond Ave junction. Comments apply to KA005/017. Site requires master planning access strategy with 2 major signalized access junctions onto A611. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent settlements. The primary accesses will require significant highway improvements on the A611 in the form of signalized dedicated right turn lane into the site, which will require road widening into the site and reduce yield. Likely to require a Traffic Regulation Order (TRO) to reduce the speed limit on the A611.

Potential for limited development off Bourne Ave to help with traffic dispersal, form a better turning facility and enhance connectivity.

**Land Contamination** Likely existence of contamination. Whole of site is located on closed landfill.

Comprehensive ground investigation will be required to identify any necessary remediation works and geotechnical issues.

**Ground Stability** Likely ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** A small 'strip' of the site to the east has a high risk of surface water flooding,

adjoining the A611.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None - The site is relatively flat.

**Other Constraints** A pylon / overhead power line terminus adjacent to the site.

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

***The site is located within 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 also the likely existence of contamination which will require investigation.***

***A linear area of high risk surface water flooding will also require mitigation.***

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

# Achievability

**Potential Abnormal Site Costs** Land contamination, ground stability and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA006**

**Address** Land at Ash Farm / South of A38, Kirkby-In Ashfield

**Gross Developable Area (ha)** 15

**Potential Yield** 270

**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

***Availability Conclusion The site is potentially available. It has a single landowner, is available within 15 year***

***and no legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside. The site adjoins the urban area to the north and east.

**Brownfield/Greenfield** Greenfield

**Neighboring Use Constraints** A38 adjoins the site to the north.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Currently no access.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Currently no access, however there is the potential to deliver a bus service due

to the potential yield of 400+ dwellings.

**Access to Green Space** Within 480m of natural greenspace (site forms part of natural green space;

potential loss). Northern half of the site is within 480m of neighborhood park (inc. playground). Within 1km of destination park (Ashfield Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** ML020 Kirkby Plateau - The landscape condition is POOR. The strength of

character of this area is MODERATE. The overall landscape strategy is ENHANCE AND RESTORE.

**Agricultural Land Classification** Indicated to be Grade 2.

**Locally Designated Natural Assets** North west corner of site is a LWS (Ashfield District by-pass Meadows). LWS also

adj south western boundary (Fulwood Meadow). A number of priority sites are within and adj to the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Woodland, trees, mature hedgerows and stream within site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to KA006/011/021 Site requires

master planning access strategy with 3 major signalized access junctions onto Kings Mill Rd East, Pinxton Lane and Sutton Road. Main road corridor should be looped suitable for buses and interconnected throughout. 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Small 'strips' of high risk in corners of site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements unlikely to be required

**Rights of Way** Footpath No.62 adjoins western boundary.

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

**Topographical Constraints** Undulating, some steeper wooded slopes to east.

**Other Constraints** The site is located within the Mineral Safeguarding and consultation area for

Limestone.

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

***A Local Wildlife Site is on and adjacent to the site, therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***Identified area(s) of surface water flooding will require mitigation.***

***Part of the site is identified as natural green space, with areas of woodland and other mature tree/hedge coverage also present on site.***

***There may also be compatibility issues with the adjoining A38 in terms of noise.***

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

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, and is available within 15 years and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA007**

**Address** Land at Coxmoor Lodge Farm (13 Acre), Kirkby-In Ashfield

**Gross Developable Area (ha)** 6.95

**Potential Yield** 177

**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

***Availability Conclusion The site is available within the next 15 years and has multiple landowners (but they***

***are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside setting, agricultural fields adjoining.

**Brownfield/Greenfield** Greenfield

**Neighboring 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 (hourly service daytime).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Currently no access to any identified services.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of a

destination park (Morven Park and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Identified as Grade 2, 3a and 3b.

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees along boundaries.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Impossible to develop this in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** A strip of low risk all along the west boundary.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None.

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

**Topographical Constraints** Yes undulating landscape

**Other Constraints** Electric lines run across the south west corner, and along the west boundary.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to it being***

***impossible to develop the site in isolation. This requires comprehensive masterplanning.***

***Low level risk of surface water flooding identified on site which would require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years and has multiple landowners (but

they are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA008**

**Address** Land at Coxmoor Lodge Farm (17 Acre), Kirkby-In Ashfield

**Gross Developable Area (ha)** 5.57

**Potential Yield** 142

**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

***Availability Conclusion The site is available within the next 15 years and has multiple landowners (but they***

***are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting**

Countryside setting, agricultural fields and designated formal open space

adjoining.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Industrial park a short distance to the west.

**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, and retail area.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of a

destination park (Morven Park and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Identified as Grade 2 and 3a.

**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 hedgerow along boundaries.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Impossible to develop this in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** small area of low risk in north east corner.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None.

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

**Topographical Constraints** Yes undulating landscape

**Other Constraints** Electric lines run along the east boundary.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to it being***

***impossible to develop the site in isolation. This requires comprehensive masterplanning.***

***Low level risk of surface water flooding identified on site which would require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years and has multiple landowners (but

they are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA009**

**Address** Land at Coxmoor Lodge Farm (24 Acre), Kirkby-In Ashfield

**Gross Developable Area (ha)** 9.68

**Potential Yield** 247

**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

***Availability Conclusion The site is available within the next 15 years and has multiple landowners (but they***

***are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside setting with industrial park to the west. Agricultural fields adj other

boundaries.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Part of site is adjacent Lowmoor Road Industrial Estate

**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 the core hourly/half hourly public transport network, however there is

the potential to deliver a bus service if combined with adjoining sites.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of a

destination park (Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification**

Southern part of the site identifies as Grade 3a, remainder of the site 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 hedgerow along boundaries.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Impossible to develop this in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** A strip of low risk all along the east site boundary.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements unlikely to be required

**Rights of Way** None.

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

**Topographical Constraints** Yes undulating landscape

**Other Constraints** Electric lines run along the east boundary.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to it being***

***impossible to develop the site in isolation. This requires comprehensive masterplanning.***

***The site currently has no access to any identified services via walking or public transport, however there is the potential to deliver a bus service if combined with adjoining sites.***

***Low level risk of surface water flooding identified on site which would require mitigation.***

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

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years and has multiple landowners (but

they are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA010**

**Address** Land at Coxmoor Lodge Farm (Sutton Enclosure), Kirkby-In Ashfield

**Gross Developable Area (ha)** 3.82

**Potential Yield** 86

**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

***Availability Conclusion The site is available within the next 15 years and has multiple landowners (but they***

***are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 -Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside setting, agricultural fields and woodland adjoin the site.

**brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Site adjacent woodland and Green Belt

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Convenience store and 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 a

hospital.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of a

destination park (Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Identified as Grade 3a and 3b.

**Locally Designated Natural Assets** No designations on site. The woodland adjacent to the site to the east 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 hedgerow along boundaries. Mature woodland overhangs

eastern boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Impossible to develop this in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None.

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

**Topographical Constraints** Yes undulating landscape

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to it being***

***impossible to develop the site in isolation. This requires comprehensive masterplanning.***

***Mature woodland overhangs eastern boundary, which should be considered during and potential future development.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years and has multiple landowners (but

they are in agreement for site submission). The site is currently tenanted or leased, although no details have been provided. There are no other identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA011**

**Address** Land at Doles Lane, Kirkby-In Ashfield

**Gross Developable Area (ha)** 2.39

**Potential Yield** 54

**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 - tenancy

***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**

EV2 -Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside. The site adjoins the urban area to the west.

**Brownfield/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 and 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 a

hospital.

**Access to Green Space** Not within 480m of natural greenspace. Within 480m on a neighbourhood park

(inc. playground). Within 1km of a Destination Park (Titchfield Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** ML020 Kirkby Plateau - The landscape condition is POOR. The strength of

character of this area is MODERATE. The overall landscape strategy is ENHANCE AND RESTORE.

**Agricultural Land Classification** Indicated to be Grade 2.

**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 and hedgerow form site boundaries.

**Heritage Assets** There is 1 Scheduled Monument, 1 Conservation Area, 12 Listed Buildings (all Grade II) and 1 Locally Listed Building within the study area. There are 3 further non-designated

assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

 Scheduled Monument Market Cross, Kirkby in Ashfield – High Significance

 Grade II Kirkby Cross – Medium Significance

Without mitigation, development will cause less than substantial harm to the asset. If the development has a sensitive design plan and/or suitable tree screening along the southern boundary, it will result in no harm the significance or setting of the asset.

 Conservation Area Kirkby Cross – Medium Significance

Development will cause less than substantial harm to the significance of Kirkby Cross Conservation Area.

 Grade II 20 Chapel Street – Medium Significance

 Grade II Garden boundary wall to west of No 20, Chapel Street – Medium Significance

 Grade II Stable adjoining No 20 to northeast, Chapel Street – Medium Significance

 Grade II Stable range 20m east of No 20, Chapel Street – Medium Significance Development will not harm the setting or significance of the assets associated with 20 Chapel Street.

 Grade II No 2 and No 6 and adjoining stable, Church Street – Medium Significance Without mitigation, development will cause less than substantial harm to the asset. If the development has a sensitive design plan and/or suitable tree screening, it will result in no harm the significance or setting of the asset

 Grade II Church of St Wilfrid – Medium Significance Development will not harm the significance or setting of the asset.

Assessment of Archaeological Potential

It is likely that buried archaeological remains could survive within the site and therefore further evaluation work is required, beginning with a Desk Based Assessment (DBA).

Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to KA006/011/021 Site requires

masterplanning access strategy with 3 major signalised access junctions onto Kings Mill Rd East, Pinxton Lane and Sutton Road. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land Contamination** Likely existence of contamination. Formerly Mowlands County Secondary and

Primary Schools. Land extensively covered in buildings. Reclamation undertaken in 1980. Unknown Tank on site c.1961 (centre/east) and Chimney on site c.1961 indicating a likely Boiler House (centre).

**Ground Stability**

No known ground stability issues, although possible remnant foundations

and/or cavities from former school buildings. Coal low risk area.

**Flood Risk from Surface Water** Area of low risk identified on western boundary.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** Bridleway 1runs adj to north boundary.

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

**Topographical Constraints** None.

**Other Constraints** The site is located within the Mineral Safeguarding and consultation area for

Limestone.

***Suitability Conclusions The site is potentially suitable.***

***The site should not be developed in isolation and requires comprehensive masterplanning.***

***There is also the likely existence of contamination which will require investigation, in addition to an area of low risk from surface water flooding present, both requiring mitigation.***

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

***Development will cause less than substantial harm to the significance of Kirkby Cross Conservation Area, Market Cross Scheduled Monument, and No 2 & 6 Church Street and adjoining stable Grade II Listed Building. If the development has a sensitive design plan and/or suitable tree screening along the southern boundary of the site, it will result in no harm the significance or setting of the asset.***

***It is likely that buried archaeological remains could survive within the site and therefore further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.***

# Achievability

**Potential Abnormal Site Costs** Highway access works and land contamination.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA012**

**Address** Off Walesby Drive, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 7.33

**Potential Yield** 187

**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

***Availability Conclusion The site has planning permission for 196 dwelling (V/2020/0518).***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside, agricultural fields. Constrained by existing residential development

to the south and west, and a mature woodland to the east. Formal open space adj west boundary.

**Brownfield/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, convenience store and 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 and retail area.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of

two destinations parks Morven Park and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification**

The Post 1988 Agricultural Land Classification (England) Maps identify the

southern part of the site as being grade 2 and 3b.

**Locally Designated Natural Assets** No designations on site. The woodland adjacent to the site to the east 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** Trees and hedgerow form site boundaries.

**Heritage Assets** Coxmoor Lodge Farm NDHA (Ref. 959) is located on site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, 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 vicinity of Coxmoor Lodge, its outbuildings

and yard. Historical Ordnance Survey plans show majority of this site to be Greenfield apart from Coxmoor Lodge location in the SW corner of the site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None.

**Other Constraints** Electric cables/pylons run through the middle of the site (north to south).

***Suitability Conclusions The site has planning permission for 196 dwelling (V/2020/0518).***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has planning permission for 196 dwellings (V/2020/0518).

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission for 196 dwelling (V/2020/0518).**

# Site Details

**Site Ref KA013**

**Address** Rear 27-67 Forest Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 2.69

**Potential Yield** 61

**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. The grazing land is let on a periodic basis/license. The allotments are

unlet/disused.

***Availability Conclusion The site is potentially available within the next 15 years. It has a single landowner and***

***no legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

RC5 - Allotments (eastern section of the site)

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

The site is well contained by residential development to the north and east, with

woodland to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

No. The site has housing along its northern and eastern boundaries with ancient

woodland / LWS / Green Belt along the remaining boundaries.

**Existing Buildings & Structures** Potential stables on the area of land used for grazing.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office, GP/Health centre, convenience store and 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 and retail area.

**Access to Green Space** Whole site is within 480m of a park (inc. playground), 1km of a destination park

(Acacia Park), and adjacent to natural green space (Annesley Woods).

**Access to Utilities**

Generally assumed to be non-constrained. Within the main urban area

boundary - There have been reports of sewerage capacity

issues further down Forest Road. This will require further investigation before development could occur.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** Over half the site is a LWS. Little Oak Plantation is covered by a TPO and is a LWS

(also an ancient woodland).

**Nationally Designated Natural Assets**

An ancient woodland (Little Oak Plantation) adj to part of the southern boundary (which is covered by a TPO, and is also a LWS). An ancient hedgerow (NDHA) also forms the southern boundary of the site.

**Natural Features** There are mature hedgerows on the site boundary and the site is adjacent to

Little Oak Plantation.

**Heritage Assets**

No designated assets. NDHA - Little Oak Plantation and an ancient hedgerow form the

southern boundary of the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Would require 10 metre construction/access corridor for up to 150 dwellings with looped road

system. May need 3rd party land to provide access visibility splay.

**Land Contamination** No known contamination. Eastern part of site previously used as Allotment

Gardens. Limited Phase 1 and Phase 2 information submitted for V/2009/0505 and V/2011/0096.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Low risk identified across multiple areas of the site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None.

**Other Constraints** The site is identified by the Ashfield Local Plan Review as allotments. Under

Policy RC5, it is necessary to demonstrate that the allotments are no longer required.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to the site***

***being a Local Wildlife Site. Any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***Ancient hedgerow and ancient woodland forming and adjacent to the southern boundary respectfully, with woodland overhang into site; development should avoid harm to or mitigate impacts against the nationally designated natural asset(s).***

***There are potential access constraints, but these could be overcome, and the site is also designated allotment land.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available within the next 15 years. It has a single

landowner and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA014**

**Address** Green Farm, Kirkby Lane, Kirkby-In Ashfield

**Gross Developable Area (ha)** 2.48

**Potential Yield** 56

**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 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**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside. M1 motorway adj to west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

Next to M1 motorway (western boundary) and within relatively close proximity

to HS2. May require mitigations measures.

**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** Not within 480m of a neighbourhood park, and not within 1km of a destination

park, within ADC area. An area of green space is directly adjacent to Kirkby Lane (Langton Colliery Tip), to the south (within 480m).

**Access to Utilities**

Generally assumed to be non-constrained. Adjacent existing residential

properties.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Eastern boundary is part of a LWS (Maghole Brook) and Ashfield District (nature

conservation Site) EV6. TPO's present along the access route into the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature tree plating on edge / boundary of site.

**Heritage Assets**

Site in proximity (edge to edge approx. 50m) to archaeological site ref 2550. Site entrance

would be within the proximity of a locally listed bridge (Ref: 444).

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments** Requires 3rd party land to gain access from Pinxton Green.

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

Greenfield Site.

**Ground Stability**

No known ground stability issues. Alluvium deposits shown on eastern part of

site. Alluvium may need special consideration for foundations. Coal low risk area.

**Flood Risk from Surface Water** Low to high risk of surface flooding across approx. half the site. High risk is

typically near the brook, with medium and low risk being predominant. Part of the site is within floodzones 2 and 3.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

**Flood Risk from Watercourses** High flood risk on the eastern boundary of site, next to Maghole Brook. Part of the site is within floodzones 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** None - gently slopes to east.

**Other Constraints** Low risk coal area. HS2 safeguarded route abuts the eastern boundary of the

site. The site is located within the Mineral Safeguarding and consultation area for surface coal.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to the site***

***being isolated from the public highway (requiring third party land to gain access) in addition to part of the site being within flood zones 2 & 3.***

***Development should not have a negative effect on the TPO’s present along the access route.***

***Eastern boundary forms part of a local wildlife site, therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***There may also be compatibility issues with the adjoining M1 motorway in terms of noise, with the site also forming part of the safeguarded route for HS2.***

# Achievability

**Potential Abnormal Site Costs** Ground stability, flood defense works and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Mixed Use**

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

# Site Details

**Site Ref KA015**

**Address** Adj 53 Blidworth Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 2.44

**Potential Yield** 55

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

None anticipated. Existing residential to the west, fields adj other boundaries.

**Existing Buildings & Structures** Yes - stables

## 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 the core hourly/half hourly public transport network.

**Access to Green Space** Not within 480m of a neighbourhood park, or a green space/natural green

space, nor is the site within 1km of a destination park.

**Access to Utilities**

Generally assumed to be non-constrained. Adjacent existing residential

properties.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** Southern boundary of site is Blidworth Road Verge, which forms a LWS.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Hedgerows forming field boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments** From high level desk top study it appears feasible to deliver this site.

**Land Contamination** None known contamination. Historical Ordnance Survey plans show this to be a

Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None.

**Other Constraints** Power lines run through the site.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***The site currently has no access to any identified services via walking or public transport.***

***A Local Wildlife Site abuts the southern boundary, so any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity. The site also has poor accessibility to existing open space.***

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

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA016**

**Address** West of Derby Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 12.68

**Potential Yield** 228

**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. There are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## 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 the core hourly/half hourly public transport network.

**Access to Green Space** Not within 480m of a neighbourhood park. Site is within 1k of a destination park

(Kingsway Park and Morven Park). Approx. half the site is within 480m of green space.

**Access to Utilities**

Generally assumed to be non-constrained. Adjacent existing residential

properties.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** Small portion of site in south west corner adjoins a LWS (Halfmoon Plantation).

**Nationally Designated Natural**

**Assets**

The south east corner of the site is within the 400m buffer of the Sherwood

Forest ppSPA for breeding birds.

**Natural Features** Site is open with hedgerow boundaries

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to KA005/016/017. Site requires

masterplanning access strategy with 2 major signalized access junctions onto A611. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent settlements. The primary accesses will require significant highway improvements on the A611 in the form of signalized dedicated right turn lane into the site, which will require road widening into the site and reduce yield. Likely to require a Traffic Regulation Order (TRO) to reduce the speed limit on the A611. Potential for limited development off Bourne Ave to help with traffic dispersal, form a better turning facility and enhance connectivity.

**Land Contamination** None known contamination. Historical Ordnance Survey plans show this to be a

Greenfield Site. Closed landfill site within 140m to north. Aerial photo taken in 2016 shows an area (centre/southwest) being used for tipped materials.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements may be required

**Rights of Way** None.

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

**Topographical Constraints** Relatively flat landscape to the east, sloping down to the west of the site.

**Other Constraints** Power lines run through the site.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within the Green Belt. Under the NPPF, paragraph 136, it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.***

***The site currently has no access to any identified services via walking or public transport.***

***There are also access constraints, but these could be overcome through masterplanning with adjoining sites to deliver the significant highway improvements required.***

***A local wildlife site abuts a small portion of the south western corner of the site and part of the site lies within the 400m buffer of the Sherwood Forest ppSPA. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, there are multiple landowners but

an agreement is in place for land assembly. There are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA017**

**Address** West of Derby Road/ South of Diamond Avenue, Kirkby-In Ashfield

**Gross Developable Area (ha)** 5.96

**Potential Yield** 134

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Adjacent a landfill site and reservoir

**Existing Buildings & Structures** No

## 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** Not within 480m of a neighbourhood park. Site is within 1k of a destination park

(Kingsway Park and Morven Park). Not within 480m of green space.

**Access to Utilities**

Mains utility services run adjacent the site in close proximity. Water is located

on the northern boundary and both gas and electricity supplies are available along the A611 Derby Road boundary.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & 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** Site is open with hedgerow boundaries

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to KA005/016/017. Site requires

masterplanning access strategy with 2 major signalised access junctions onto A611. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The primary accesses will require significant highway improvements on the A611 in the form of signalised dedicated right turn lane into the site, which will require road widening into the site and reduce yield. Likely to require a Traffic Regulation Order (TRO) to reduce the speed limit on the A611. Potential for limited development off Bourne Ave to help with traffic dispersal, form a better turning facility and enhance connectivity.

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

Greenfield Site. Closed landfill site immediately adjacent to north.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None.

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

**Topographical Constraints**

Site does have a topographical change; falling from Derby Road towards the

west.

**Other Constraints** Power lines run through the site.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***The site should not be developed in isolation and requires comprehensive masterplanning to deliver significant highway improvements.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA018**

**Address** Off Penny Emma Way, Kirkby Hardwick, Kirkby-In Ashfield

**Gross Developable Area (ha)** 0.58

**Potential Yield** 21

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

RC2 - Open Area.

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Mixed area character - industrial to north, residential to east, open site.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Large industrial estate opposite

**Existing Buildings & Structures** None stated

## 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** Approx half the site is within 480m of recreation space (no playground). Within

1km of two destination parks (West Park and Sutton Lawn). Site forms park of 'green space'.

**Access to Utilities**

Generally assumed to be non-constrained. Existing residential and commercial

nearby.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** Indicated to be Grade 2.

**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 bound site. Dense woodland adj southern boundary.

**Heritage Assets** No designated assets. Kirkby Hardwick is a NDHA.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

The HA does not encourage the proliferation of access junctions onto important arterial routes.

This is to ensure the safe free flow of traffic in non-urban areas is maintained.

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

Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

**Flood Risk from Watercourses** None identified - Flood Zone 1

**Topographical Constraints** None - Relatively flat but uneven.

**Other Constraints** The site is located within the Mineral Safeguarding and consultation area for

Limestone.

***Suitability Conclusions The site is not suitable without mitigation due to significant access***

***constraints.***

***Development of the site would result in the loss of designated open space.***

***The potential harm to the significance of Kirkby Hardwick (Locally Listed) would need to be assessed. There are also potential compatibility issues with the large industrial estate to the north with respect of noise and disturbance.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA019**

**Address** Land to the rear of 257 - 275 Nuncargate Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 0.49

**Potential Yield** 13

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character and residential to south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Post office and 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 and retail area.

**Access to Green Space** Site is within 480m of two neighbourhood parks (inc. playground). Not within

480m of natural green space. Within 1km of destination parks (Portland Country Park, Acacia Community Park, Annesley Recreation Ground).

**Access to Utilities** Generally assumed to be non-constrained. Existing residential nearby.

## 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 4.

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature / semi-mature trees form site boundary.

**Heritage Assets** The Cricketers Arms is a NDHA (ref 952). Immediately adj to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Would require 10 metre construction/access corridor for up to 150 dwellings. May need 3rd party

land to provide access visibility splay. New parking facilities to rear of terraced properties on Nuncargate Rd would be required.

**Land Contamination** Likely existence of contamination along western boundary and entrance to site.

Western part of site appears to have been used for domestic garages c.1972 otherwise OS plans show this to be a Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Low risk identified across most of the site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None.

**Other Constraints** None identified

***Suitability Conclusions The site is potentially suitable.***

***There are potential access constraints which would need to be overcome. There is also the likely existence of contamination which will require investigation. Low level risk from surface water would also require mitigation. The potential harm to the significance of The Cricketers Arms (Locally Listed) would need to be assessed.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA020**

**Address** North east of J27, West of Sherwood Business Park, A608, Annesley, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 20.47

**Potential Yield** N/A

**Proposed Use** Employment

# 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 outline planning permission (V/2022/0360).***

# 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** N/A

**Setting**

Countryside in character with commercial enterprise to the east, transport

corridor (M1) to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

M1 and HS2. Commercial uses adj (Sherwood Business Park), although possibly

compatible with proposed employment use.

**Existing Buildings & Structures** No.

## 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,

although not applicable to employment sites.

**Access to Green Space** Not within 480m of a neighbourhood park. Not within 1km of a destination

park. Western half of site is within 480m of natural green space.

**Access to Utilities** Generally assumed to be non-constrained. Existing commercial nearby.

## 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** Davis's Bottom Pasture LWS is adj the site boundary to the north. Davis's

Bottom Grassland LWS is adj to eastern site boundary. MAGIC identifies: area to north as 'good quality semi-improved grassland' and 'broadleaved deciduous woodland' to the east and west.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedgerows throughout and forming the boundary of the site.

**Heritage Assets** There are 3 Scheduled Monuments, 1 Registered Park and Garden and 5 Listed Buildings (1 Grade I and 4 Grade II) within the vicinity of the site. There are 9 further non-

designated heritage assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

 Scheduled Monument Fishponds 170m south of Damstead Farm

 Scheduled Monument All Saints Church and graveyard, 150m south of Annesley Hall Lodge

 Scheduled Monument Annesley Motte and Bailey Castle

 Grade I Listed Ruins of Church of All Saints

 Grade II\* Listed Registered Park and Garden Annesley Hall

 Grade II Listed Terrace to southwest of Annesley Hall

 Grade II Listed Gatehouse Range to Annesley Hall

 Grade II Listed Annesley Lodge

 Grade II Annesley Hall

Due to the distance of several of these assets, as well as intervening topography and tree screening, there is a lack of visibility between many of these assets and the study site.

The study site is not considered to form part of the setting of the following: All Saints Church and Graveyard, Ruins of Church of All Saints, All Saints Church and Graveyard, Annesley Hall, Terrace to southwest of Annesley Hall, Annesley Lodge, Gatehouse Range at Annesley Hall.

Fishponds 170m south of Damstead Farm - Highly Significant

Development would potentially be highly visible and dominate the immediate setting of the Scheduled Monument. Development would consequently negatively impact the rural setting of the asset which makes an important contribution to its significance. The development is, therefore, likely to cause less than substantial harm to the asset.

Annesley Hall Registered Park and Garden - Highly Significant

Development may encroach upon the setting of the higher-grade heritage assets associated with Annesley Hall Park and Garden although this impact would likely be less

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Access from A608 not acceptable must be accessed from existing Sherwood Park Road network.

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

Greenfield Site apart from south where Grange Farm/Garfit House was located.

**Ground Stability**

Likely ground stability issues in the vicinity of fault lines. Coal low risk area. A

Corridor of coal 'high risk' area is immediately adj the most northern boundary. Fault line shown along western boundary and across centre of site.

**Flood Risk from Surface Water** Small patches of low risk across the site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way**

Footpaths 8 and 9 cross the site. Footpath 7 abuts the south eastern boundary.

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

**Topographical Constraints** None - gently undulating.

**Other Constraints** High pressure gas pipeline runs adj to most northern boundary. North of site is

within buffer zone. Western section of site is adjacent to the HS2 safeguarded route. Telecom pylons cross the southern part of the site.

***Suitability Conclusions The site has outline planning permission (V/2022/0360).***

# Achievability

**Potential Abnormal Site Costs** Ground stability and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has outline planning permission (V/2022/0360).

# Overall Conclusion

**Employment**

**Overall Conclusion The site has outline planning permission (V/2022/0360).**

# Site Details

**Site Ref KA021**

**Address** Mowlands, Off Sutton Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 100

**Potential Yield** 1800

**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 The site is available within the next 15 years, has multiple landowners but an***

***agreement is in place, and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Open countryside, agricultural, undulating landscape. Urban area fringe with

existing residential all along eastern boundary. Mature natural features (trees and hedgerows).

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A38 adjoins northern boundary. No others identified.

**Existing Buildings & Structures** Limited no. of farm buildings. Commercial / residential around Kirkby Cross.

## 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** Northern section of the site is within 480m of natural greenspace (site forms

part of natural green space; potential loss). Area of site south of Doles Lane is within 480m of a neighbourhood park. Whole site is within 1km of destination parks (Ashfield Park & Titchfield Park). However, the nature of the proposed development would be anticipated to provide its own green space and play areas.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Within two landscape character areas:

ML020 Kirkby Plateau - The landscape condition is POOR. The strength of character of this area is MODERATE. The overall landscape strategy is ENHANCE AND RESTORE.

NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 2, 3 and 4.

**Locally Designated Natural Assets** The site contains and lies adjacent to a number of LWS - Ashfield District by-pass

Meadows, Boar Hill, Pinxton Lane, Springfield Cottage Grasslands and Springfield Grassland Ext. LWS adj the site boundary are; Fulwood Meadow, Maghole Brook & Ashfield District Dumble, Fulwood Grassland III, Dumbles Bungalow Grassland, Pinxton Road Grasslands - Bentinck Town and St Helen's Grassland. TPO's present around Kirkby Cross, overhangs into site on eastern boundary (off Linden Grove). Land within and adj to the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as Priority Habitats.

**Nationally Designated Natural**

**Assets**

Ancient Woodlands adj to north west site boundary (Bloomer Wood & The

Dumbles).

**Natural Features** The Boar Hill escarpment is a prominent feature within the landscape. Multiple

mature trees (inc. woodlands) and hedgerows within and adj to the site.

**Heritage Assets**

Scheduled Ancient Monument, Listed Buildings and part of Kirkby Cross Conservation

Area (also an archaeological site) within a small part of the site to the east. It is considered that there will be some harm to significance. An archaeological site is also present on the south side of Doles Lane, on the western site boundary.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Comments apply to KA006/011/021 Site requires masterplanning access strategy with 3 major

signalised access junctions onto Kings Mill Rd East, Pinxton Lane and Sutton Road. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land Contamination** Likely existence of contamination. In vicinity of farmyard and former railway

line. Historical Ordnance Survey plans show this to be predominantly a Greenfield site. Former Railway land located on southern part of the site. Springs and watercourse issues at several locations. Mowlands Farm buildings and yard near centre of site.

**Ground Stability**

Likely ground stability issues. South west corner of the site has a coal high risk

seam running through it. North west edge of site is also within a coal high risk area. Remaining site area is coal low risk area.

**Flood Risk from Surface Water** Small areas of low risk identified sporadically across the site. Areas of high risk

present along the southern boundary. Area of low to high risk along the watercourse at Bloomer Wood (west boundary). 'Strips' of high risk in north east and north west corners of site.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements unlikely to be required

**Rights of Way**

A right of way runs north to south through the site. A number of additional

rights of way run east to west across the lower southern part of the site.

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

**Topographical Constraints**

Yes - but has informed the approach to the site and its capacity. Boar Hill

escarpment forms part of the site. Flat, undulating, valleys and plateau's.

**Other Constraints** If an access point is taken from the A38 at the existing junction, Local Wildlife

Site EV4nl and the adjacent Green Space of EV5/165 would be negatively impacted. Appropriate mitigation would be required. North area of the site is located within the Mineral Safeguarding and consultation area for Limestone. Powerlines run through the site, in an east to west direction.

***Suitability Conclusions The site is potentially suitable.***

***The site requires masterplanning to provide adequate site access, and the site topography should also inform development design and capacity, considering natural features of significance.***

***Identified areas of low to high surface water flooding should also be mitigated.***

***Areas of ancient woodland are located along part of the western boundary, with multiple Local Wildlife Sites within and adjacent to the site. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***Kirkby Cross Ancient Monument, Listed Buildings and part of Kirkby Cross Conservation Area (also an archaeological site) falls within a relatively small part of the site to the east. An archaeological site is also present on the south side of Doles Lane, on the western site boundary. It is considered there will be some harm to significance, this will need to be assessed further.***

***There is also the likely existence of contamination and ground stability issues, which will require investigation.***

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

# Achievability

**Potential Abnormal Site Costs** Land contamination, ground stability, highway access works and archaeological

investigations.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has multiple landowners but an

agreement is in place, and there are no identified legal issues.

# Overall Conclusion

**Mixed Use**

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

# Site Details

**Site Ref KA022**

**Address** The Paddocks, Park Lane, Kirkby-In Ashfield

**Gross Developable Area (ha)** 1.59

**Potential Yield** N/A

**Proposed Use** Travelling Showman

# 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 planning permission for 7 showmen plots granted 17th Feb 2021.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside with existing development to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## 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 a neighbourhood park. Within 1km of a destination park

(Titchfield Park). Not within 480m of green space.

**Access to Utilities**

Generally assumed to be non-constrained. Submission identified the use of

connections in the existing adjacent Showmen site which has capacity.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** A LWS (Pinxton Road Grasslands) is to the north of the site, but is separated by a

track / public footpath. The same land is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – semi-improved grassland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow and trees bound the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

This appears to be an extension the existing showman’s ground. Access should be gained by

extending the existing private access points.

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

Greenfield Site. Springs in northeast corner feed to small watercourse running along eastern boundary.

**Ground Stability**

Likely ground stability issues. Western half of the site is within a coal high risk

area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Footpath 16 runs along the northern boundary.

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

**Topographical Constraints** None. Gentle slope towards the south west.

**Other Constraints** None identified

***Suitability Conclusions The site has planning permission for 7 showmen plots granted 17th Feb 2021.***

# Achievability

**Potential Abnormal Site Costs** Ground stability.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site has planning permission for 7 showmen plots granted 17th Feb 2021.

# Overall Conclusion

**Travelling Showman**

**Overall Conclusion The site has planning permission for 7 showmen plots granted 17th Feb 2021.**

# Site Details

**Site Ref KA023**

**Address** North West Derby Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 5.11

**Potential Yield** 115

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside with residential to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## 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** Within 480m of natural greenspace. Not within 480m of a playground/park &

rec. Western half of the site is within 1km of two destination parks (Morven Park & Holidays Hill)

**Access to Utilities** Generally assumed to be non-constrained. Existing residential nearby.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & 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** Trees and hedgerow forms the south eastern site boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Should not be developed in isolation. Comments apply for KA004/KA023/024. Site requires

masterplanning access strategy with 2 major access junctions onto Thoresby Ave, Abbey Rd or Richmond Rd. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependent settlements. Direct access to the A611 will not be supported.

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

Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** None identified.

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation. The site***

***cannot be developed in isolation and requires comprehensive masterplanning as direct access to the A611 (Derby Road) will not be supported.***

***The site is located within 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.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA024**

**Address** Land off Abbey Road / Richmond Road, Kirkby-In Ashfield

**Gross Developable Area (ha)** 1.69

**Potential Yield** 46

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside with residential to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, convenience store and 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 and retail area.

**Access to Green Space** Within 480m of natural greenspace and a park & rec. Is within 1km of two

destination parks (Morven Park & Holidays Hill)

**Access to Utilities** Generally assumed to be non-constrained. Existing residential adj.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & 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** Hedgerow forming some boundaries. Small no. of trees within and adj the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply for KA004/KA023/024. Site requires

masterplanning access strategy with 2 major access junctions onto Thoresby Ave, Abbey Rd or Richmond Rd. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependent settlements. Direct access to the A611 will not be supported.

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

Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Small strip of low risk at northern edge of site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements are likely to be required

**Rights of Way** None identified.

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site should not be developed in isolation and requires comprehensive masterplanning as direct access to the A611 (Derby Road) will not be supported.***

***The site is located within 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.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA025**

**Address** South east of M1 Junction 27, Annesley, Kirkby-In-Ashfield

**Gross Developable Area (ha)** Agents suggest approx. 20 ha developable

**Potential Yield** N/A

**Proposed Use** Employment

# 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, has multiple landowners but an***

***agreement is in place, and there are no identified legal issues.***

# 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** N/A

**Setting** Agricultural / Countryside.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

Adjacent M1 and proposed HS2 route. Grade II\* Registered Park & Garden adj

to east.

**Existing Buildings & Structures** Telecom mast and service box.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

No access to a Bus Stop which provides a Half hourly AM, Half hourly PM peak or an hourly daytime service.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Not applicable to employment sites.

**Access to Green Space** Southern half of the site is within 480m of natural greenspace. Not within the

respective buffers of a neighbourhood or destination park.

**Access to Utilities**

Generally assumed to be non-constrained. A short distance south of the

Sherwood Business Park

## Impact on Natural & Built Environment

**Landscape Character** NC04 Moorgreen Rolling Woodland - The condition of the area is MODERATE.

The character of the DPZ is STRONG. The overall landscape strategy is CONSERVE and ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** No local designations on site. Two LWS (Oak Plantation - Annesley & Weavers

Lane Grassland) adj to the south eastern boundary (separated by a bridleway/track). Part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland, broadleaved & conifer forests, with 'mixed mainly conifer' forest adj west boundary, and broadleaved forest adj south eastern boundary.

Woodpasture and Parkland (BAP) is adj to east and south eastern boundaries.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** The site includes an established woodland (Audrey Wood), with another established woodland (William Wood Spinney) immediately adj to the west. Other mature trees and hedgerows are present.

**Heritage Assets** There are 2 Scheduled Monuments, 1 Registered Park and Garden and 5 Listed Buildings

(1 Grade I and 4 Grade II) within the vicinity of the site. There are also 11 further non-

designated assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

 Scheduled Monument All Saints Church and Graveyard – High Significance Development is likely to cause less than substantial harm to the asset.

 Scheduled Monument Annesley Motte and Bailey Castle – High Significance Development is likely to cause less than substantial harm to the asset.

 Grade II\* Listed Registered Park and Garden Annesley Hall – High Significance Development is likely to cause less than substantial harm to the asset (but on the higher end of the scale), but substantial harm to the historic landscape character.

 Grade II Listed Annesley Hall – Medium Significance

Development is likely to cause less than substantial harm to the significance of the asset.

 Grade II Listed Annesley Lodge – Medium Significance

Development would cause less than substantial harm by affecting aspects of the wider setting of the lodge

 Grade II Listed Gatehouse Range – Medium Significance

Development is likely to cause less than substantial harm to the significance of the asset.

 Grade II Listed Terrace to south west of Annesley Hall – Medium Significance Development is likely cause less than substantial harm to the significance of the asset.

 Grade I Listed Ruins of Church of All Saints – High Significance

Development is likely cause less than substantial harm to the significance of the asset.

Assessment of Archaeological Potential

There is a moderate to high potential for buried archaeological remains within the site, particularly for remains associated with post-medieval agricultural activity. Possible archaeological remains of earlier date are also suggested by the LIDAR data. The remains of variations in the historic limits of Annesley Hall estate may also be present. Prior to development further evaluation is required in the form of a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site could be accessed off a 4th arm off the existing Sherwood Park island on the A608. But

this will require the existing island being increased substantially in size with appropriate re- alignment of the dual carriageway/provision of deceleration lanes etc on the A608. This will be a significant cost and reduce the land yield.

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

Greenfield Site.

**Ground Stability**

Likely ground stability issues due to a fault line across the centre/north of site.

Coal low risk area.

**Flood Risk from Surface Water** A strip of low to high risk across the centre of the site. Small areas of low risk

also identified adj Weavers Lane and the M1.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Bridleway 1 runs along Weavers Lane, adj to the south eastern site boundary.

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

**Topographical Constraints** None - gently undulating site.

**Other Constraints** A substantial part of the site is subject to a safeguarding direction in relation to

HS2 Phase 2b. HS2 draft Environmental Statement identifies the site as a main compound and temporary material stockpile.

***Suitability Conclusions The site is potentially suitable.***

***The site has access constraints which could be overcome - accessed off a 4th arm off the existing Sherwood Park island on the A608. This will require the existing island to be increased substantially in size with appropriate re- alignment of the dual carriageway/provision of deceleration lanes etc. on the A608. This will be a significant cost and reduce the land yield. There is no access to any identified services via walking.***

***The site is located within 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 are established woodlands within and adjacent to the site, and likely ground stability issues due to the presence of fault lines. Identified areas of low to high risk from surface water flooding will require mitigation.***

***Additionally, the M1 Motorway borders the site to the west causing potential conflict, with a substantial part of the site being subject to a safeguarding direction in relation to HS2 Phase 2b. There is also the potential for harm to significance of a heritage asset, further assessment will be required.***

***Development would cause less than substantial harm to the Annesley Hall Registered Park and Garden and its associated designated assets to the north (including Annesley Hall, the Terrace to the southwest of Annesley Hall, the Gatehouse Range, the Lodge, Annesley Motte and Bailey, and All Saints Church and Graveyard) by negatively impacting both setting and views.***

***Development would cause substantial harm to the historic landscape***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 11-15 years

**Achievability Conclusion** The site is available within the next 15 years, has multiple landowners but an

agreement is in place, and there are no identified legal issues.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref KA026**

**Address** Land off Diamond Avenue, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 2.11

**Potential Yield** 63

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

HG1 - Housing Land HG1Ki

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office, GP/health centre and 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 and retail area.

**Access to Green Space** Not within 480m of natural greenspace. Within 480m of a neighbourhood park

(inc. playground). Within 1km of a destination park (Morven Park).

**Access to Utilities** Generally assumed to be non-constrained. Adj existing residential.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** TPO 79 on eastern boundary. No other environmental constraints identified.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow bounds the site, with a number of mature trees visible within

and around the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments** From high level desk top study it appears feasible to deliver this site.

**Land Contamination** Unlikely existence of contamination. Whole site comprises former allotment

gardens. Targeted soil testing was carried out in January 2007. Up-to-date review of available information and risk assessment necessary for proposed residential use. May be some information gaps.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** No. Gently sloping site to the west.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***There are TPO(s) on the eastern boundary of the site.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA027 E**

**Address** East of Lowmoor Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 14.81

**Potential Yield** N/A

**Proposed Use** Employment

# 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 details provided.

***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**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside / agricultural. Constrained by existing residential development to

the north, and an established industrial park to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## 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** Western half of the site is within 480m buffer of natural greenspace. Majority of

site is within 480m of a neighbourhood park. Within 1km of a destination park (Sutton Lawn and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained. Adj existing residential.

## Impact on Natural & Built Environment

**Landscape Character** Eastern part of the site is within S PZ 11 (SH 11) Lindhurst Wooded Farmlands –

The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & 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 trees and hedgerows within and forming boundary of the site.

**Heritage Assets** Kirkby Hardwick (a NDHA) is a short distance to the west.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Comments apply to KA007/008/009/010/012/027/036/SA024/059. This development parcel

needs to be considered comprehensively with an overall masterplan and access strategy which includes potential future development land beyond this site, with multiple access points onto existing highway network, linked and interconnected to a 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. Any signalised access will involve significant works to DMRB standards. 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. A closed landfill with known gassing issues is located immediately adjacent to southwest boundary. A Phase 1 Desk study is available along with some preliminary site investigation information.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements may be required

**Rights of Way** Footpath No.64 runs adj northern boundary.

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

**Topographical Constraints** None - undulates and slopes upwards towards the north east.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***This development parcel needs to be considered comprehensively with an overall masterplan and access strategy which includes potential future development land beyond this site.***

***Identified areas of low and high risk surface water flooding should be mitigated. Also there may be potential issues with compatibility with neighbouring uses due to an industrial park being adjacent to southern boundary.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Employment**

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

**Part of site has full planning permission for the construction of automated distribution and manufacturing center - 31st July 2024 (V/2024/0127)**

# Site Details

**Site Ref KA027 H**

**Address** East of Lowmoor Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 14.81

**Potential Yield** 355

**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 details provided.

***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**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside / agricultural. Constrained by existing residential development to

the north, and an established industrial park to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## 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** Western half of the site is within 480m buffer of natural greenspace. Majority of

site is within 480m of a neighbourhood park. Within 1km of a destination park (Sutton Lawn and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained. Adj existing residential.

## Impact on Natural & Built Environment

**Landscape Character** Eastern part of the site is within S PZ 11 (SH 11) Lindhurst Wooded Farmlands –

The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & 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 trees and hedgerows within and forming boundary of the site.

**Heritage Assets** Kirkby Hardwick (a NDHA) is a short distance to the west.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Comments apply to KA007/008/009/010/012/027/036/SA024/059. This development parcel

needs to be considered comprehensively with an overall masterplan and access strategy which includes potential future development land beyond this site, with multiple access points onto existing highway network, linked and interconnected to a 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. Any signalised access will involve significant works to DMRB standards. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land Contamination** No known contamination, although gas protection may be necessary in any

dwellings near to closed landfill. Historical Ordnance Survey plans show this to be a Greenfield Site. A closed landfill with known gassing issues is located immediately adjacent to southwest boundary. A Phase 1 Desk study is available along with some preliminary site investigation information.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements may be required

**Rights of Way** Footpath No.64 runs adj northern boundary.

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

**Topographical Constraints** None - undulates and slopes upwards towards the north east.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***This development parcel needs to be considered comprehensively with an overall masterplan and access strategy which includes potential future development land beyond this site.***

***Identified areas of low and high-risk surface water flooding should be mitigated. Also, there may be potential issues with compatibility with neighbouring uses due to an industrial park being adjacent to southern boundary.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability 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.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA028 - E**

**Address** East of Mill Lane, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 3.34

**Potential Yield** 75

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** Registry information submitted

**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** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside. Woodland / tree coverage. Industrial area to west.

**Brownfield/Greenfield** Greenfield / Brownfield

**Neighbouring Use Constraints** Industrial estate to west.

**Existing Buildings & Structures** No buildings, although approx. 2 ha of the site is a concrete base capable of

sustaining up to 40 tonnes.

## 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)**

Not applicable to employment sites.

**Access to Green Space** Within 480m of natural greenspace buffer. East part of the site within 480m of

neighbourhood park. Within 1km of destination park (Portland Park).

**Access to Utilities** Generally assumed to be non-constrained. Existing commercial to the west.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Site is a LWS (Kirkby Bentinck Colliery Yard), with a two LWS also adj to southern

boundary (Kirkby Grives Grassland & Kirkby Bentinck Dismantled Railway). Priority site adj southern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedgerow bounds site. Sporadic tree planting within the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Mill Lane is a narrow rural substandard access that will require significant highway widening

improvements.

**Land Contamination** Likely existence of contamination. Former Allotment Gardens across centre.

Former Railway land along south and across centre/north. Site believed to have been used for stockpiling coal.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Southern corner of the site has a small area of low to high risk.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None - Generally flat with a gentle slope towards the south.

**Other Constraints** Electric pylon (lattice tower) within the site on western boundary. Lines run

overhead, east to west through corner of site.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to the***

***majority of the site being a Local Wildlife Site. Two other Local Wildlife Sites are immediately adjacent to the south. Any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***There is also the likely existence of contamination on site which will require investigation, and significant highway improvements would also need to be implemented.***

***Identified areas of low-level flood risk would need mitigating, with further mitigation measures possibly needed to alleviate potential conflict with the adjoining industrial area to the west of the site.***

***Furthermore, the site is located within 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** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref KA028 - H**

**Address** East of Mill Lane, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 3.34

**Potential Yield** 75

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** Registry information attached

**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** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside. Woodland / tree coverage. Industrial area to west.

**Brownfield/Greenfield** Greenfield / Brownfield

**Neighbouring Use Constraints** Industrial estate to west.

**Existing Buildings & Structures** No buildings, although approx. 2 ha of the site is a concrete base capable of

sustaining up to 40 tonnes.

## 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 buffer. East part of the site within 480m of

neighbourhood park. Within 1km of destination park (Portland Park).

**Access to Utilities** Generally assumed to be non-constrained. Existing commercial to the west.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Majority of the site is a LWS (Kirkby Bentinck Colliery Yard), with a two LWS also

adj to southern boundary (Kirkby Grives Grassland & Kirkby Bentinck Dismantled Railway). Priority site adj southern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedgerow bounds site. Sporadic tree planting within the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Mill Lane is a narrow rural substandard access that will require significant highway widening

improvements.

**Land Contamination** Likely existence of contamination. Former Allotment Gardens across centre.

Former Railway land along south and across centre/north. Site believed to have been used for stockpiling coal.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Southern corner of the site has a small area of low to high risk.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None - Generally flat with a gentle slope towards the south.

**Other Constraints** Electric pylon (lattice tower) within the site on western boundary. Lines run

overhead, east to west through corner of site.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to the***

***majority of the site being a Local Wildlife Site. Two other Local Wildlife Sites are immediately adjacent to the south. Any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***The site is located within 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 also the likely existence of contamination on site which will require investigation, and significant highway improvements would also need to be implemented.***

***Identified area of low level flood risk would need mitigating, with further mitigation measures possibly needed to alleviate potential conflict with the adjoining industrial area to the west of the site.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA028 - S**

**Address** East of Mill Lane, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 3.34

**Potential Yield** 75

**Proposed Use** Travelling Showman

# Availability

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

**Restrictive Covenant** Registry information submitted

**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** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside. Woodland / tree coverage. Industrial area to west.

**Brownfield/Greenfield** Greenfield / Brownfield

**Neighbouring Use Constraints** Industrial estate to west.

**Existing Buildings & Structures** No buildings, although approx. 2 ha of the site is a concrete base capable of

sustaining up to 40 tonnes.

## 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 buffer. East part of the site within 480m of

neighbourhood park. Within 1km of destination park (Portland Park).

**Access to Utilities** Generally assumed to be non-constrained. Existing commercial to the west.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Site is a LWS (Kirkby Bentinck Colliery Yard), with a two LWS also adj to southern

boundary (Kirkby Grives Grassland & Kirkby Bentinck Dismantled Railway). Priority site adj southern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedgerow bounds site. Sporadic tree planting within the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Mill Lane is a narrow rural substandard access that will require significant highway widening

improvements.

**Land Contamination** Likely existence of contamination. Former Allotment Gardens across centre.

Former Railway land along south and across centre/north. Site believed to have been used for the stockpiling coal.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Southern corner of the site has a small area of low to high risk.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None - Generally flat with a gentle slope towards the south.

**Other Constraints** Electric pylon (lattice tower) within the site on western boundary. Lines run

overhead, east to west through corner of site.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation due to the***

***majority of the site being a Local Wildlife Site.***

***Two other Local Wildlife Sites are immediately adjacent to the south. Any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***Mill Lane is a narrow rural substandard access that will require significant highway widening improvements.***

***The site is located within 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 also the likely existence of contamination on site which will require investigation, and significant highway improvements would also need to be implemented.***

***Identified area of low level flood risk would need mitigating, with further mitigation measures possibly needed to alleviate potential conflict with the adjoining industrial area to the west of the site.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Travelling Showman**

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

# Site Details

**Site Ref KA030**

**Address** Van Elle, Kirkby Lane, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 1.16

**Potential Yield** 31

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside - isolated location.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** Langton Hall Farm to the west?

**Existing Buildings & Structures** Offices & workshop. Vehicle storage/parking/compound.

## 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** Not within the catchment of any public park/green space.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** LWS (Kirkby Bentinck Dismantled Railway Spoil) adj southern boundary. Priority

sites adj eastern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Significant tree coverage bordering the site, with trees also within the site.

**Heritage Assets** Archaeological site on Langton Hall Farm, to the west. Langton Hall is locally listed.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Requires 3rd party land to gain access from Kirkby Lane.

Landowners will need to demonstrate an access strategy - if they have control over existing

access this will need to be included in the plan and be 10m wide.

**Land Contamination** Likely existence of contamination. Historical Ordnance Survey plans show this

site to be part of former colliery site. Site and buildings later used for factory process.

**Ground Stability**

No known ground stability issues, although likely remnant foundations with

cavities or culverts. Coal low risk area.

**Flood Risk from Surface Water** Low to high risk in north east corner. Large areas of high risk immediately adj

site to the east.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** None.

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

**Topographical Constraints** None.

**Other Constraints** The site is located within the Mineral Safeguarding and consultation area for

exposed coalfield.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation as the site***

***requires third party land to gain access.***

***A Local Wildlife site is adjacent to the southern boundary; therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity. There is also tree coverage within the site.***

***An identified area(s) of surface water flooding will require mitigation.***

***There is the likely existence of contamination which will require investigation, and the potential to cause harm to the significance of Langton Hall (Locally Listed) would also need to be assessed.***

# Achievability

**Potential Abnormal Site Costs** Land contamination.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA031**

**Address** Garage site off Abbey Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 0.08

**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** Yes

***Availability Conclusion Site not available - Garages form part of existing properties.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main urban area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban. Contained by residential and school.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Multiple garages on site.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, GP/health centre, convenience store and 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 and retail area.

**Access to Green Space** Within 480m of natural green space & a neighbourhood park (including a playground).

Within 1km of two destination parks (Morven Park & Holidays Hill)

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25

metres wide with provisions made to accommodate any displaced parking.

**Land Contamination** Likely existence of contamination. Historical Ordnance Survey plans show

previous use as residential garages with associated hardstanding.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None.

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

**Topographical Constraints** None - flat site.

**Other Constraints** Potential right of access issues. Existing residential properties access their

gardens / drives / garages from this land.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation as the site is***

***isolated from the public highway.***

***There is also the likely existence of contamination which will require investigation.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** Site not available - Garages form part of existing properties.

# Overall Conclusion

**Housing**

**Overall Conclusion The site is not available and not suitable.**

# Site Details

**Site Ref KA032**

**Address** Garage site off Central Avenue, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 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 The site has planning permission - granted 26th June 2024 (2024/0060). Under***

***construction.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main urban area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban. Contained by residential.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Multiple garages on site in addition to remnant hard standings.

## 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, further education college, supermarket, retail area and

hospital.

**Access to Green Space** Within 480m of a natural greenspace & neighbourhood park. Within the

catchment of three destination parks.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**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 bound the site. Small trees and shrub planting within the

site.

**Heritage Assets**

Cemetery Keepers House and Kingsway School are NDHA. Listed war memorial and

boundary wall (site outside of LB buffer).

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

From high level desk top study it appears feasible to deliver this site. But will require highway

improvements to Central Avenue in the form of a turning facility for public use.

**Land Contamination** Likely existence of contamination. Historical Ordnance Survey plans show

previous use as Allotment Gardens and later as residential garages with associated hardstanding.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None.

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

**Topographical Constraints** None - flat site.

**Other Constraints** Potential right of access issues. Existing residential properties access their

gardens / drives / garages from this land.

***Suitability Conclusions The site has planning permission - granted 26th June 2024 (2024/0060). Under***

***construction.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has planning permission - granted 26th June 2024 (2024/0060). Under

construction.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission - granted 26th June 2024 (2024/0060). Under**

**construction.**

# Site Details

**Site Ref KA034**

**Address** Garage site off Minster Close, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 0.07

**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 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**

ST2 - Main urban area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban. Contained by residential.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Existing garages.

## 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** Within 480m of a natural greenspace & neighbourhood park. Within the

catchment of a destination park (West Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25

metres wide with provisions made to accommodate any displaced parking.

Existing access too narrow.

**Land Contamination** Likely existence of contamination. Historical Ordnance Survey plans show

previous use as residential garages with associated hardstanding.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None.

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

**Topographical Constraints** None - flat.

**Other Constraints** The site is located within the Mineral Safeguarding and consultation area for

Limestone. Potential right of access issues if existing residential properties access their gardens / drives / garages from this land.

***Suitability Conclusions The site is not suitable due to significant access constraints. Insufficient width***

***without acquiring third party land.***

***There is also the likely existence of contamination which will require investigation.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA035**

**Address** Land east of Sutton Parkway Station, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 26.1

**Potential Yield** 532

**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**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside / agricultural. Constrained by existing residential development to

the north, and an established industrial park to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Industrial estate adj to southern boundary.

**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)**

Supermarket and hospital.

**Access to Green Space** Western half of the site is within 480m buffer of natural greenspace. Majority of

site is within 480m of a neighbourhood park. Within 1km of a destination park (Sutton Lawn and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Eastern part of the site is within S PZ 11 (SH 11) Lindhurst Wooded Farmlands –

The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate.The overall landscape strategy is CONSERVE & 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 trees and hedgerows within and forming boundary of the site.

**Heritage Assets** Kirkby Hardwick (a NDHA) is a short distance to the west.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive master planning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent 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. A closed landfill with known gassing issues is located immediately adjacent to southwest boundary. A Phase 1 Desk study is available along with some preliminary site investigation information.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Strip of low to high risk running through the site (north to south). An area of high risk on the north east boundary.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements may be required

**Rights of Way**

Footpath No.64 runs adj northern boundary and through the site to the east.

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

**Topographical Constraints** No - undulates and slopes upwards towards the north east.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site should not be developed in isolation and requires comprehensive masterplanning.***

***Identified areas of low and high risk surface water flooding should be mitigated. Also there may be potential issues with compatibility with neighbouring uses due to an industrial park being adjacent to southern boundary.***

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

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability 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.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA036**

**Address** Land adjacent No.2 The Promenade, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 0.1

**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 The site has planning permission - granted 26th June 2024 (2024/0060). Under***

***construction.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main urban area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban. Contained by residential.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No buildings, although extensive hard surfacing covers the site.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, convenience store and 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 and retail area.

**Access to Green Space** Within 480m of a natural greenspace & neighborhood park. Within the

catchment of two destination parks (Morven Park and Holiday Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**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 adj boundary and hedgerow forming northern boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive master planning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent settlements.

Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land Contamination** No known contamination. Historical Ordnance Survey plans do not show

buildings on this site but a curbed area with hard standing is shown (possibly used as car parking).

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None.

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

**Topographical Constraints** None.

**Other Constraints** None identified.

***Suitability Conclusions The site has planning permission - granted 26th June 2024 (2024/0060). Under***

***construction.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has planning permission - granted 26th June 2024 (2024/0060). Under

construction.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission - granted 26th June 2024 (2024/0060). Under**

**construction.**

# Site Details

**Site Ref KA038**

**Address** Land behind 126 Skegby Road, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 0.55

**Potential Yield** 15

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main urban area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban - Well constrained by residential development on all sides.

**Brownfield/Greenfield** Greenfield

**Neighboring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, GP/health centre, convenience store and 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 and retail area.

**Access to Green Space** Not within 480m of natural greenspace. Within 480m of a neighbourhood park

(inc. playground). Within 1km of a destination park (Acacia Community Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Tree planting and hedgerow around site boundary.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments** From high level desk top study it appears feasible to deliver this site.

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

Greenfield Site.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** Footpath No.25 adj to eastern site boundary.

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

**Topographical Constraints** The site is gently sloping towards the north.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA039**

**Address** Land off Main Road, Nuncargate, Kirkby-In-Ashfield

**Gross Developable Area (ha)** 1.5

**Potential Yield** 41

**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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside in character. Constrained by residential dwellings to the east and

south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Post office and 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 and retail area.

**Access to Green Space** Not within 480m of natural greenspace. Within 480m of a neighbourhood park

(inc. playground). Within 1km of two destination parks (Acacia Community Park & Portland Country Park).

**Access to Utilities** Generally assumed to be non-constrained.

## 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 4.

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Hedgerow on boundary. Mature trees overhang into the site from neighbouring

properties.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Would require 10 metre construction/access corridor for up to 150 dwellings. Potentially requires

property demolition.

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

Greenfield Site. Commercial type buildings with a tank are shown immediately adjacent to the east circa 1917.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None.

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

**Topographical Constraints** Yes - Sloping landscape.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***There are potential access constraints, but these could be overcome.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA040**

**Address** Cuttings Farm, Kings Mill Road South (A38), Sutton in Ashfield

**Gross Developable Area (ha)** 8.6

**Potential Yield** N/A

**Proposed Use** Employment

# 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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2-Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside with the land falling away to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Farmhouse & associated buildings

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

No access to a Bus Stop which provides a Half hourly AM, Half hourly PM peak or an hourly daytime service.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Not applicable to employment sites.

**Access to Green Space** Within 480m (6mins) of a natural green space and a neighbourhood park with a

play area. Part of the site is within 1000 m of a destination park – Ashfield Park but this is located on the opposite side of the A38.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Approximately 60% of the site is identified as a LWS Fullwood Grassland lll and

Maghole Brook. Part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland.

**Nationally Designated Natural Assets**

An ancient woodland, The Dumbles, is located to the south east and south west areas of the site. However, it should be borne in mind that a significant part of the site is also a LWS.

**Natural Features** A number of mature hedgerows and trees within and on the boundaries of the

site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Site requires master planning access strategy with 2 major signalized access junctions onto A38.

The applicant needs to submit a suitable access strategy that accommodates existing signalized junctions and traffic flows on to the A38 so that the Highway Authority can assess whether this is feasible. Should the primary accesses be acceptable, this will require significant highway improvements on the A38 in the form of signalized dedicated right turn lane/deceleration lanes into the site, which will require road widening into the site.

**Land Contamination** No known contamination. Historical Ordnance Survey plans from pre 1880 to

present day show the whole of this site having only been used for agriculture apart from a track (presumably for equestrian purposes) which is shown on the north part of the site from c.1977.

**Ground Stability**

No known ground stability issues. The geological sheet SK45NE shows a fault

line across the north part of the site which may just miss the proposed locations of units A1 and C. Also shown is a coal seam outcropping at the surface across the centre/south part of the site. This feature appears to intersect with the proposed locations of units B3 and D. (This area is identified as a Coal Authority High Risk Area).

**Flood Risk from Surface Water** Small areas of low risk surface water flow to the south western part of the site.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Footpath Sutton in Ashfield FP56 runs from A38 at the edge of the site (near the

farm buildings).

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

**Topographical Constraints** The site slopes away to the south.

**Other Constraints** None identified.

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

***The site requires a masterplanning access strategy with 2 major signalised access junctions onto A38. The applicant needs to submit a suitable access strategy that accommodates existing signalised junctions and traffic flows on to the A38 so that the Highway Authority can assess whether this is feasible.***

***Approximately 60% of the site is identified as a LWS (Fullwood Grassland lll and Maghole Brook), therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref KA041**

**Address** Franderground Farm, Kirkby Lane, Pixton

**Gross Developable Area (ha)** 34.67

**Potential Yield** 624

**Proposed Use** Mixed use site for housing and employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Tenanted

***Availability Conclusion The site is available within the next 15 years, has a single landowner. The site is***

***currently tenanted. There are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Small part of the site is within 480m (6mins) of a neighbourhood park with a

play area. Part of the site is within 1000m of a destination park – Titchfield Park

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** Part of the site is identified as a LWSs Franderground Farm Disused and

Maghole Brook and Ashfield District Dumble. Part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland. TPO Ref 68 runs through the site.

**Nationally Designated Natural**

**Assets**

An ancient woodland, The Dumbles, is located to the north east of the site.

**Natural Features** A number of mature hedgerows and trees within and on the boundaries of the

site. Franderground Farm Disused Railway also runs through the site.

**Heritage Assets** Franderground Farm (403) a Locally Listed Heritage Asset is adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site has been assesses in conjunction with KA042, KA043, KA044 and KA045. As a combined

site, access is possible, although the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** Low to locally moderate risk of ground contamination.

Made ground: potential for made ground based on current and historical land uses including;

* Current farms and farmland;
* Potentially infilled clay pit (in the northern area); and
* Historical railway in the north and east.
* Coal seams: potential for ground gas from coal bearing strata.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Flood Risk from Surface Water** Parts of the site have high risk and low risk surface water

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Footpath Kirkby in Ashfield FP47, FP11

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

**Topographical Constraints** The site is gently undulating.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site has been assessed in conjunction with KA042, KA043, KA044 and KA045. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Beyond 15 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner. The site is

currently tenanted. There are no other identified legal issues.

# Overall Conclusion

**Mixed use site for housing and employment**

**Overall Conclusion The site has been assessed in conjunction with KA042, KA043, KA044 and**

**KA045. As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlement Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA042**

**Address** Cliff Farm, Cliff Lane, Pinxton

**Gross Developable Area (ha)** 21.5

**Potential Yield** 387

**Proposed Use** Mixed use site for housing and employment

# 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, has multiple landowners but there is an***

***agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Not within catchment of any public park/green space

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** LWS Pinxton Lane adjacent to site

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** A number of mature hedgerows and trees within and on the boundaries of the

site.

**Heritage Assets**

Cliff Farmhouse and Cart Shed (402) a Locally Listed Heritage Asset is within the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site has been assessed in conjunction with KA041, KA043, KA044 and KA045. As a combined

site, access is possible, although the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** Low to locally moderate risk of ground contamination.

Made ground: potential for made ground based on current and historical land uses including;

* Current farms and farmland;
* Potentially infilled clay pit (in the northern area); and
* Historical railway in the north and east.
* Coal seams: potential for ground gas from coal bearing strata.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Flood Risk from Surface Water** Small areas of low risk surface water, small area of high risk surface water along

Kirkby Road boundary

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Kirkby in Ashfield BW12, FP47 run adjacent to site

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

**Topographical Constraints** The site is gently undulating.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site has been assessed in conjunction with KA041, KA043, KA044 and KA045. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Beyond 15 years

**Achievability Conclusion** The site is available within the next 15 years, has multiple landowners but

there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.

# Overall Conclusion

**Mixed use site for housing and employment**

**Overall Conclusion The site has been assessed in conjunction with KA041, KA043, KA044 and**

**KA045. As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlement Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA043**

**Address** Cliff Farm, Cliff Lane, Pinxton

**Gross Developable Area (ha)** 1.26

**Potential Yield** 34

**Proposed Use** Mixed use site for housing and employment

# 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, has a multiple landowners but there is an***

***agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Not within catchment of any public park/green space

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** No Designations on or adjacent

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** A number of mature hedgerows and trees on the boundaries of the site.

**Heritage Assets**

Cliff Farmhouse and Cart Shed (402) a Locally Listed Heritage Asset adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site has been assessed in conjunction with KA041, KA042, KA044 and KA045. As a combined

site, access is possible, although the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** Low to locally moderate risk of ground contamination.

Made ground: potential for made ground based on current and historical land uses including;

* Current farms and farmland;
* Potentially infilled clay pit (in the northern area); and
* Historical railway in the north and east.
* Coal seams: potential for ground gas from coal bearing strata.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Flood Risk from Surface Water** None Identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** Kirkby in Ashfield BW12

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

**Topographical Constraints** The site is gently undulating.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site has been assessed in conjunction with KA041, KA042, KA044 and KA045. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Beyond 15 years

**Achievability Conclusion** The site is available within the next 15 years, has multiple landowners but

there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.

# Overall Conclusion

**Mixed use site for housing and employment**

**Overall Conclusion The site has been assesses in conjunction with KA041, KA042,KA044 and**

**KA045. As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlment Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA044**

**Address** Shire Carr Farm, Kirkby Lane, Pinxton

**Gross Developable Area (ha)** 7.07

**Potential Yield** 159

**Proposed Use** Mixed use site for housing and employment, Travelling Showmen

# 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, has multiple landowners but there is an***

***agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Not within catchment of any public park/green space

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 4

**Locally Designated Natural Assets** No Designations on or adjacent

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** A number of mature hedgerows and trees on the boundaries of the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site has been assessed in conjunction with KA041, KA042, KA043 and KA045. As a combined

site, access is possible, although the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** Low to locally moderate risk of ground contamination.

Made ground: potential for made ground based on current and historical land uses including;

* Current farms and farmland;
* Potentially infilled clay pit (in the northern area); and
* Historical railway in the north and east.
* Coal seams: potential for ground gas from coal bearing strata.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Flood Risk from Surface Water** Part of site has low risk surface water

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** The site is gently undulating.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site has been assessed in conjunction with KA041, KA042, KA034 and KA045. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Beyond 15 years

**Achievability Conclusion** The site is available within the next 15 years, and has multiple landowners but

there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.

# Overall Conclusion

**Mixed use site for housing and employment, Travelling Showmen**

**Overall Conclusion The site has been assessed in conjunction with KA041, KA042, KA043 and**

**KA045. As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlement Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA045**

**Address** Kirkby Cliff Farm, Cliff Lane, Pinxton

**Gross Developable Area (ha)** 15.84

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Not known

***Availability Conclusion The site is available within the next 15 years, has multiple landowners but there is an***

***agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Farm House, Agricultural Buildings

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Not within catchment of any public park/green space

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 4

**Locally Designated Natural Assets** Part of the site is identified as a LWS Maghole Brook and Ashfield District

Dumble and Mawkins Lane. Land adjacent to the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – deciduous woodland and Woodpasture and Parkland

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** A number of mature hedgerows, trees and woodland on the boundaries of the

site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** As part of a new settlement there are potential access constraints which could

be overcome. As an employment site on its own without third party land, the site is isolated from the public highway, and it has no direct suitable access onto Kirkby Lane (B6019)

**NCC Highways Comments**

The site has been assessed in conjunction with KA041, KA042, KA043 and KA044. As a combined

site, access is possible, although the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** Low to locally moderate risk of ground contamination.

Made ground: potential for made ground based on current and historical land uses including;

* Current farms and farmland;
* Potentially infilled clay pit (in the northern area); and
* Historical railway in the north and east.
* Coal seams: potential for ground gas from coal bearing strata.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

**Flood Risk from Surface Water** Part of the Site has high risk surface water flooding to the North

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Kirkby in Ashfield FP13, BW12

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

**Topographical Constraints** The site is gently undulating.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site has been assessed in conjunction with KA041, KA042, KA043 and KA044. For further information see the New Settlement Study (March 2021) on the Council's website.***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Beyond 15 years

**Achievability Conclusion** The site is available within the next 15 years, and has multiple landowners but

there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.

# Overall Conclusion

**Employment**

**Overall Conclusion The site has been assessed in conjunction with KA041, KA042, KA043 and**

**KA044. As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlement Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA046**

**Address** Land Off Hucknall Road, Newstead

**Gross Developable Area (ha)** 1.55

**Potential Yield** 47

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV1 - Greenbelt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** N/A

**Setting** Site largely comprised of open space on the edge of Newstead village.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

Industrial Estate adjacent to site to the northeast, but predominantly

surrounded by existing residential and woodland.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office 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.

**Access to Green Space** Part of the site is within 480m (6mins) of a natural green space. The site is

within 1000 m of a destination park - New Annesley Green & Annesley Cutting

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** LWS adjacent to the site identified as Annesley Forest. Part of 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** Extensive tree cover with open grassed areas and play area to the southern

end.Land and slopes steeply in parts (southwards from Hazelford Way) and westwards from Tilford Road. It is likely that levelling may be necessary in order to accommodate a residential development.

**Heritage Assets**

New Annesley Conservation area is north of the site, but the closest part constitutes a

recent housing development.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

One point of access will limit dwelling numbers to 150. This access may will require highway

improvements for vehicles/pedestrians/cyclists on the Hucknall Road & Hazelford Way which may require road widening into the site and reduce yield slightly. Footways/cycle ways will be required along the site frontage where none exist.

**Land Contamination** Likely existence of contamination - Historical Ordnance Survey plans show the

following;

1880 Annesley Forest Plantation on SW half of site. Railway sidings extending into site from north occupying NE and E part of site.

1900 Similar to 1880 with additional railway siding and colliery spoil embankment shown.

1917 Similar to 1900 with additional railway sidings. These now occupy approx. one third of the site (NE part).

1961 Whole of site now appears to be colliery land i.e. Forestry removed from subject site. Additional railway sidings extending onto site from north i.e. from Annesley Colliery. Large embankment symbols shown around railway sidings, likely to consist of colliery spoil.

1976 Very similar to 1960.

The former railway sidings use along with likely colliery spoil Made Ground means there is potential for contamination at this site. For proposed residential with gardens use it will be necessary to first undertake investigations to identify the nature of any such contamination. Subsequent risk assessment will determine what remediation is required to enable the site to be developed suitable for use.

**Ground Stability**

No known ground stability issues.

Geological sheet SK 55SW shows all subject site to have Made Ground over Lower Mottled Sandstone. Coal Authority data indicates site to be Low Risk Area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements may be required

**Rights of Way** None

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

**Topographical Constraints**

Land slopes steeply in parts (southwards from Hazelford Way) and westwards

from Tilford Road.

**Other Constraints** none identified

***Suitability Conclusions The site is potentially suitable.***

***The site 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.***

***Part of the site is identified as Priority Habitat - Deciduous trees.***

***To enable part of the site to be developed it is likely to require leveling. Likely existence of contamination.***

# Achievability

**Potential Abnormal Site Costs** Site leveling is identified as potentially being required to enable the site to be

used for residential development.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA047 (composite site KA007, KA008, KA009, KA010 & KA012)**

**Address** Land at Coxmoor Lodge Farm/ off Farm View Road/Walesby Drive (larger site), Kirkby-In- Ashfield

**Gross Developable Area (ha)** 33.35

**Potential Yield** 680

**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

***Availability Conclusion The site is potentially available within the next 15 years. It is in joint ownership, no***

***legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the south and west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Site adjacent to Lowmoor Road Industrial Estate, Green Belt and Woodland

**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 and retail area.

**Access to Green Space** Within 480m of natural greenspace and a neighbourhood park. Within 1km of a

destination park - Holidays Hill and Morven Park

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated as Grade 2, 3a and 3b

**Locally Designated Natural Assets** No designations on site. The woodland adjacent to the site to the east 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 to the site

**Natural Features** Mature trees and hedgerow along boundaries.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

One point of access will limit dwelling numbers to 150 (only KA012), as the feeder estate roads

are burdened with awkward geometrical layouts that will cause access difficulties, because of the high on-street parking demand.

**Land Contamination** Likely existence of contamination on a small part of the site. Historical

Ordnance Survey plans show that the majority of the site to be a Greenfield Site (KA007, KA008, KA009 & KA010). Small amount of contamination in the vicinity of Coxmoor Lodge, its outbuildings and yard located to the SW corner of the site.

**Ground Stability** No known ground stability. Coal Low risk area

**Flood Risk from Surface Water** A strip of low risk runs through the centre of the site and along the boundary

the eastern boundary at the top of the site

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** Yes undulating landscape

**Other Constraints** None Identified

***Suitability Conclusions The Site is not suitable due to significant access constraints***

***Not possible to develop the site in isolation due to access constraints – would require comprehensive master-planning with adjoining sites to enable multiple access points. Single point of access would limit development to site KA012 only.***

***Low level risk of surface water flooding identified on site which would require mitigation.***

***There is also the likely existence of contamination which will require investigation.***

# Achievability

**Potential Abnormal Site Costs** possible contamination in vicinity of Coxmoor Lodge, its outbuildings and yard.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available within the next 15 years. It is in joint ownership,

no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA048 (Composite Site KA004, KA023, KA024)**

**Address** Land off Thoresby Avenue/Abbey Road, Kirkby in Ashfield

**Gross Developable Area (ha)** 10

**Potential Yield** 225

**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** Part of site leased for farming

***Availability Conclusion The site is potentially available within the next 15 years. It is in joint ownership, no***

***legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV1 - Greenbelt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character. Residential to the south and west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None Identified

**Existing Buildings & Structures** No

## 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** Within 480m of natural greenspace. Not within 480m of a playground/park &

rec. Western half of the site is within 1km of two destination parks (Morven Park & Holidays Hill)

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** None identified

**Nationally Designated Natural**

**Assets**

No designations on or adjacent to the site

**Natural Features** Hedgerows and standard trees are located on the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Comments apply for KA004/KA023/024. Site requires masterplanning access strategy with 2 major

access junctions onto Thoresby Ave, Abbey Rd or Richmond Rd. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependent settlements. Direct access to the A611 will not be supported.

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

Greenfield Site. Closed landfill site approx. 165m to south.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Small area of low risk surface water flooding

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements likely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified

**Other Constraints** A611 to Eastern Boundary

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***The site would require masterplanning to deliver two major access junctions.***

***Severn Trent have identified that network improvements to the foul sewers and to accommodate surface water are likely to be required.***

# Achievability

**Potential Abnormal Site Costs** Highway access works.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available within the next 15 years. It is in joint ownership,

no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site Ref KA049**

**Address** Former Annesley Miners Welfare Institute, Derby Road, Annesley

**Gross Developable Area (ha)** 1.02

**Potential Yield** 28

**Proposed Use** Housing

# Availability

**Ownership Constraints** None identified through submission.

**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**

RC3Ka - Formal Open Space

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban - Well constrained by residential development.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None Identified

**Existing Buildings & Structures** No - currently undeveloped land

## 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, further education college, supermarket and retail area.

**Access to Green Space** Site is adjacent to natural greenspace. Is within 480m of a playground/park &

rec. Is within 1km of two destination parks (Acacia Avenue Recreation Ground & New Annesley Rec).

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** No designations on site, however Local Wildlife Site (Little Oak Plantation) is

adjacent to southern boundary.

**Nationally Designated Natural**

**Assets**

No designations on site, however ancient woodland (Little Oak Plantation) is

adjacent to southern boundary.

**Natural Features** None on site but multiple trees adjacent.

**Heritage Assets**

No designations on site, however Little Oak Plantation (ref.917) and an ancient hedgerow

(ref.912) are on/adjacent to the southern boundary.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

The HA would not support any further development off this site so close to the Badger Box

junction.

**Land Contamination** Likely existence of contamination, but this is not expected to be widespread

across the entire site. There is a sewage works north-east of the site (approx. distance 100m); There are two sites designated as factory works to the north of the site (approx. distance 100m); There is a petrol filling station north of the site (approx. 100m).

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** Low to medium risk areas identified on eastern and central areas of the site.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

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

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA051 (Combined site including KA041, KA042, KA043 & KA044)**

**Address** Potential new settlement site located between Kirkby Lane and Pinxton Lane, Pinxton

**Gross Developable Area (ha)** 76.72

**Potential Yield** 1600

**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 in multiple land ownership and the availability of northern parcels is***

***currently unknown. To be taken forward there are issues relating to that not all parcels of land comprising the proposed new settlement have been submitted to the SHELAA. Further information is set out in the New Settlement Study (March 2021) on the Council's website. Therefore at this time there are issues with the availability of the site which would need to be resolve.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** There are some dwellings and buildings on the site.

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

See the New Settlement Study (March 2021) on the Council's website.

**Access to Green Space** Not within catchment of any public park/green space

**Access to Utilities** Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character** NC05 – Kirkby Coalfield Farmlands/Kirkby Vales. The site area is elevated, with

some long views to the south. It has a low landscape sensitivity yet a medium visual sensitivity owing to the long views available to the south from the eastern edge of the site, as well as from the north west across the site. The areas to the north, east and west of the site are relatively built up, with some industrial and commercial areas present. Therefore, development of the site has the potential to result in perceived sprawl, particularly to the south-east of the site. Kirkby Lane and Pinxton Lane both form defensible boundaries, as does the dismantled railway line. The rest of the site edges are formed by field boundaries.

The site is potentially suitable on landscape grounds, however a landscape buffer is recommended in the far south-eastern corner of the site, where the more open views are located. It would be desirable to retain the green corridor associated with The Dumbles within any new development.

**Agricultural Land Classification** Indicated to be Grade 3

**Locally Designated Natural Assets** Local Willife sites are located:

. Along the course of the Maghole Brook through the site (Maghole Brook and Ashfield District Dumbles).

. Franderground Farm Disused Railway

. Mawkin Lane Grassland

The woodland running through the northern half of the site forms part of a local wildlife site, however there are few other conservation interests within the surrounding context and therefore has a low landscape sensitivity.

**Nationally Designated Natural**

**Assets**

Ancient woodland is identified to the east of the site along the Maghole Brook

**Natural Features** Maghole Brook and adjacent woodland running through the site.

**Heritage Assets**

No designated heritage assets within the site, however, there is a Locally Listed building -

Cliff Farmhouse and Cart shed, (402).

There are two Grade II Listed Buildings within a 500m study area of the Site boundary; Brookhill Hall and the associated Stable block at Brookhill Hall but it is not considered that development on the Site would undermine their significance.

The nearest Scheduled Monuments are those of Pinxton Castle motte and fortified manor 800m north-west of the Site boundary, Castle Hill fortified manor 1.1km east of the site boundary, and Fishponds 220m east of St Wilfrid's Church 1.3km east of the site boundary.

The nearest is Conservation Area is Kirkby Cross. Development to the north of the B6019

Kirkby Lane will change the setting of Kirkby Cross Conservation Area as it is approached from the west however, it is not considered that the change in setting will diminish the area’s significance.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

The site has been assessed in conjunction with KA041, KA043, KA044 and KA045. The New

Settlement Study identifies that at least two access points would be required to serve 1,611 dwellings. Two access opportunities have been identified: Pinxton Lane to the north, and Kirkby Lane to the south. Pinxton Lane and Kirkby Road are both two-way single carriageway minor routes and are narrow in places. However, the likely impact on the A38 corridor is a significant concern and the applicant is likely to be required to contribute financially to schemes to upgrade the A38 to dual carriageway i.e. where it is not already this standard. There is a requirement for a bridge over the watercourse with a clear span to minimize the impact on surface water flood routes. The location may be constrained by the existing utilities and whether they are relocated or can be accommodated in the design of the structure. For further information see the New Settlement Study (March 2021) on the Council's website.

**Land Contamination** There is considered to be a generally low to locally moderate potential risk of

ground contamination. The moderate risk is limited to the location of the potentially infilled clay pit to the north of the site, historical railway north and east of the site and also the area in close proximity to mapped made ground and landfill (located adjacent to the site to the south and north, respectively). Potential on-site sources are limited but there may be made ground present which may not have originated from the site, as well as localized point sources associated with the site’s agricultural use, potentially infilled clay pit and historical railway use.

Historical landfills, infilled ground and shallow coal seams (on-site and off-site) may pose a potential ground gas risk.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Ground Stability**

Coal outcrops in various directions across the site are identified as

‘Development High Risk Areas’. This indicates that these features have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. There are no recorded mine entries located on-site, the closest is located approximately 50m east and is identified as a ‘Development High Risk Area’ and there are no past shallow coal mine workings, probable shallow coal mine workings or past and current surface mining mapped on-site or within 250m, although unrecorded workings may exist.

For further information see the New Settlement Study (March 2021) on the Council's website.

**Flood Risk from Surface Water** Very limited low risk surface water flooding identified on site. Small area of

high risk surface water along Kirkby Road boundary

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way**

Various rights of way cross the site. Kirkby-in-Ashfield BW12, FP13, FP11, & FP47. Sutton in Ashfield BW60, FP59, & FP61.

**Flood Risk from Watercourses** Low level of flood risk – Flood Zone 1. Maghole Brook is identified as Flood

Zone 2 and Flood Zone 3 to the east of the site.

**Topographical Constraints** The site is gently undulating.

**Other Constraints** The site is within a mineral’s consultation area - exposed coalfield. The major

risks to the development from utilities are:

Existing overhead power lines (132kV) which would pose a significant constraint on the layout of the development and are likely to be a significant cost to divert.

Existing below ground intermediate pressure (IP) gas main which would pose significant constraint on the layout of the development, not on the same line as the O/H power line. Again, it is likely to be significant cost to divert.

Unknown off-site reinforcement for new supplies. While all major services are present in the area, new supplies may need off-site reinforcement to provide sufficient supply such as water supply.

Sustainable energy strategy is difficult to assess given the unknown future demand for power due to changing energy supply models.

In addition, there are a number of less major risks to development such as the presence of lower voltage power lines crossing the site, it is unknown whether the existing dwellings have mains gas supply, there is a three-inch cast iron potable water main within the site boundary and there are some overhead telecoms lines serving existing properties.

***Suitability Conclusions The majority of the site is made up of a patchwork of agricultural fields in***

***multiple ownership, primarily arable uses, which are defined by well- established hedgerows, tree lines, watercourses. There are some local wildlife sites, including the Maghole Brook. A locally listed heritage asset is identified as being within the site boundary. It is not anticipated that there will be a significant effect on any designated heritage assets or ancient monuments outside the boundary of the site.***

***The site has the potential to deliver new homes, although it has significant constraints that will require investigations and mitigation (if developed). It would also be necessary to demonstrate that the site is deliverable at the Examination, if taken forward. The site characteristics result in our estimate of housing capacity to be around 1,611 homes. Opportunities and constraints on the site include:***

***. Several employment areas and Kirkby-in-Ashfield town centre in close proximity to the site. These locations would be within a short commuting/cycling distance with improved/additional cycle lanes and adequate public transport serving the site.***

***. Relative proximity to Kirkby-in-Ashfield rail station and close proximity to the M1 and A38.***

***. Scope for a new settlement/garden village64 to form an umbilical/co- dependent relationship with Kirkby-in-Ashfield. As such there would be potential to share services and social infrastructure for existing and new residents.***

***. Opportunities to create new Local Green Infrastructure Corridor links identified in the ADC Green Infrastructure and Biodiversity - Technical Paper (September 2013).***

***. The presence of adjacent Ancient Woodland and designations of Nature***

# Achievability

**Potential Abnormal Site Costs** See the New Settlement Study (March 2021) on the Council's website.

**Time Scale (Commencement of**

**Delivery)**

Not applicable

**Achievability Conclusion** The site is in multiple land ownership and the availability of northern parcels is

currently unknown. To be taken forward there are issues relating to that not all parcels of land comprising the proposed new settlement have been submitted to the SHELAA. Further information is set out in the New Settlement Study (March 2021) on the Council's website. Therefore, at this time there are issues with the availability of the site which would need to be resolve.

# Overall Conclusion

**Housing**

**Overall Conclusion The whole of the site is not available, it is not suitable and not achievable. For**

**further information see the New Settlement Study (March 2021) on the Council's website.**

# Site Details

**Site Ref KA052**

**Address** Spring Meadow, Park Lane (Phase 3), Kirkby-In-Ashfield

**Gross Developable Area (ha)** 1.7

**Potential Yield** 7 plots

**Proposed Use** Travelling Showman

# 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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area** N/A

**Setting**

Countryside in character. Bounded to east by an existing and proposed

Travelling Showperson's site.

**Brownfield/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 a neighbourhood park. Within 1km of a destination park

(Titchfield Park). Not within 480m of green space.

**Access to Utilities**

Generally assumed to be non-constrained. Submission identified the use of

connections in the existing adjacent Showmen site which has capacity.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** A LWS (Pinxton Road Grasslands) is to the north of the site, but is separated by a

track / public footpath. The same land is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – semi-improved grassland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow and trees bound the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

This would form an additional extension to the existing showman’s yard. Access should be gained

by extending the existing private access points.

**Land Contamination** No known contamination - Historical Ordnance Survey plans show this to be a

Greenfield Site. Former Railway land immediately adjacent to south.

**Ground Stability**

Likely ground stability issues. Central part of the site is within a coal high risk

area.

**Flood Risk from Surface Water** Area of low/medium/high risk follow the western and southern site boundaries

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Footpath Kirkby FP16 forms the northern boundary of the site

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

**Topographical Constraints** None. Gentle slope towards the south west.

**Other Constraints** None identified

***Suitability Conclusions The site is potentially suitable.***

***Pinxton Road Grasslands Local Wildlife site is located to the north but is separated from the site by a track/footpath. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity. There are also areas of surface water flooding which may require mitigation.***

***The central part of the site is within a coal high risk area, but due to the proposed use of the site it is unlikely that ground stability will be an issue.***

# Achievability

**Potential Abnormal Site Costs** Ground stability.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Travelling Showman**

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

# Site Details

**Site Ref KA053**

**Address** Land to east of Sherwood Business Park, Derby Road (A611), Kirkby-In-Ashfield

**Gross Developable Area (ha)** 8.97

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Tenanted - lease due for renewal 1 September 2023

***Availability Conclusion The site is potentially available. It has a single landowner; the site is available for 15***

***year and no legal issues have been identified. However, the site is subject to a lease/tenancy.***

# 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** N/A

**Setting**

Countryside in character. Contained by A611 to the west, and Annesley Forest

to the north, east and south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Bus Stop (Half hourly AM, Half hourly 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** Within 480m of natural greenspace and a neighbourhood park (inc. a

playground) and within 1km of a destination park (Acacia Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 16 ( SH16) Annesley Wooded Estate lands - The Landscape Condition is

defined as Good. The Landscape Sensitivity is defined as Low. The overall landscape strategy is REINFORCE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** No locally designated natural assets on the site. A Local Wildlife Site, Annesley

Forest, is adjacent to the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature woodland on northern, southern and eastern boundary. Mature trees along much of the western boundary.

**Heritage Assets**

Grade II\* Registered Park and Garden (RPG) of Annesley Park adjoins the site's southern

boundary.

Employment development may be harmful to significance derived from rural setting & also to setting of other heritage assets associated with the Park: the Grade II Annesley Hall, Grade II Gatehouse Range & Grade II Terrace; All Saints Church and graveyard Scheduled Monument; Grade I Listed Building Ruins of Church of All Saints; and Annesley motte & bailey castle Scheduled Monument.

Should the site be considered suitable for development, a Heritage Impact Assessment

should be undertaken and consideration given to cumulative impact of this and other proposed sites that may affect the significance derived from its setting of Annesley Hall Grade II\* RPG.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

This is a potentially significant employment site off the Strategic Road Network (SRN) - core movement route - A611 Derby Road. It would require an agreed access/egress masterplan with 2 primary connections onto the A611 to offer route choice and dilute traffic concentration. This will require significant/costly flaring/deceleration lanes/widening & signalized junction works (Design Manual for Road & Bridges standards) onto the A611 which will need to incorporate improved all round segregated crossing facilities in line with LTN1/20 with signalized parallel sparrow crossing facilities for non-motorized users on appropriate desire lines to facilities/PRoW and bus stops.

These are required to meet inclusivity and multi-modal active movement policy/environmental and health objectives. The internal main road corridor should be looped and suitable for bus use (7.3 m wide, with a design speed of 30 mph) and interconnected throughout.

It is expected the supporting area wide Transport Study will identify that the A611 is a critical link to Hucknall-Nottingham and the M1 corridor; Furthermore, the cumulative highway impact of all allocated sites being delivered over the LP period will be considerable, therefore the link is likely to require substantial junction improvements/widening works accommodate overall growth. As the Transport Study is incomplete, the HA would advise a 15m wide corridor of land to the west of the site along the A611 frontage should be safeguarded to provide for future network improvements, this will reduce the available developable area.

Developers’ strategic contribution to deal with the overall cumulative growth & impact on existing infrastructure will apply in addition to local mitigation requirements.

Employment parking provision will be crucial to the success and safe operation of this development. These are likely to reduce the aspirational scale of development as they must be fit for purpose. Parking standards are based on minimum standards and parking spaces/service areas provided must be robustly justified/evidence based on surveys of comparable sites and located to the rear of buildings to the furthest east part of the site. This will help to prevent displacement/overspill parking onto the existing highway network.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** A high pressure gas main runs east to west through southern part of the site.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within 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.***

***Mitigation to address access constraints will be costly. Adjacent to a Local Wildlife Site.***

***The Southern boundary adjoins the Grade II\* Registered Park and Garden at Annesley Park.***

***High pressure gas line route likely to impact on developable area.***

# Achievability

**Potential Abnormal Site Costs** Gas main - lower yield due to buffer zone?

Mitigation to address access constraints

**Time Scale (Commencement of**

**Delivery)**

Within 5 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Employment**

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

**achievable.**

# Site Details

**Site Ref KA054**

**Address** Land to south of Sherwood Business Park and north of Mansfield Road (A608), Kirkby-In- Ashfield

**Gross Developable Area (ha)** 17.58

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Tenanted - lease due for renewal 1 September 2023

***Availability Conclusion The site is potentially available. It has a single landowner, the site is available for 15***

***year and no legal issues have been identified. However, the site is subject to a lease/tenancy.***

# 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** N/A

**Setting** Countryside in character with commercial enterprise to the north.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Bus Stop (Half hourly AM, Half hourly 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** Not within the catchment of any public park/green space.

**Access to Utilities** Generally assumed to be non-constrained.

## 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 locally designated natural assets on the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Significant tree cover on site

**Heritage Assets**

North eastern part of site falls within Grade II\* RPG of Annesley Park and development here would be harmful to the integrity of the Park. This part of the site is also opposite the Grade II Listed Annesley Hall and Grade I Listed Building Ruins of Church of All Saints and would therefore cause harm to the setting of theses heritage assets.

Employment development on the site will be harmful to the RPG, due to the significance derived from the Park's rural setting & also to the setting of other heritage assets associated with the Park: the Grade II Annesley Hall, Grade II Gatehouse Range & Grade II Terrace; All Saints Church and graveyard Scheduled Monument; Grade I Listed Building Ruins of Church of All Saints; and Annesley motte & bailey castle Scheduled Monument.

Should the site be considered suitable for development, a Heritage Impact Assessment should be undertaken and consideration given to cumulative impact of this and other proposed sites that may affect the significance derived from its setting of the Grade II\* RPG of Annesley Park.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments** This is a significant potential employment site off the Strategic Road Network (SRN) - core

movement route national speed limit road - A608 Mansfield Rd. This would require an agreed access/egress masterplan with 2 primary connections onto the A608 to offer route choice and dilute traffic concentration. This will require significant/costly flaring/deceleration lanes/widening & signalized junction works (Design Manual for Road & Bridges standards) onto the A608 which will need to incorporate improved all round segregated crossing facilities in line with LTN1/20 with signalized parallel sparrow crossing facilities for non-motorized users on appropriate desire lines to facilities/PRoW and bus stops. These are required to meet inclusivity and multi-modal active movement policy/environmental and health objectives. The internal main road corridor should be looped and suitable for bus use (7.3 m wide, with a design speed of 30 mph) and interconnected throughout, with connections provided onto Willow Drive and the existing Sherwood Business Park side road infrastructure.

It is expected the supporting area wide Transport Study will identify that the A608 is a critical link to Kirkby-Hucknall-Nottingham and the M1 corridor; Furthermore, the cumulative highway impact of all allocated sites being delivered over the LP period will be considerable, therefore the link is likely to require substantial junction improvements/widening works accommodate overall growth. As the Transport Study is incomplete, the HA would advise a 15m wide corridor of land to the south of the site along the A608 frontage should be safeguarded to provide for future network improvements, this will reduce the available developable area.

Developers’ strategic contribution to deal with the overall cumulative growth & impact on existing infrastructure will apply in addition to local mitigation requirements.

Employment parking provision will be crucial to the success and safe operation of this development. These are likely to reduce the aspirational scale of development as they must be fit for purpose. Parking standards are based on minimum standards and parking spaces/service areas provided must be robustly justified/evidence based on surveys of comparable sites and located to the rear of buildings to the furthest away from the public highway. This will help to prevent displacement/overspill parking onto the existing highway network.

**Land Contamination** Likely existence of contamination. Intrusive investigation required. Factory to N

and fuel station.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Right of way Annesley FP7 crosses the site.

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

***Suitability Conclusions Not Suitable for proposed use without mitigation. Not Suitable for proposed***

***use without mitigation as part of the site forms part of the Grade II\* Registered Park & Gardens of Annesley Park***

***The site is located within 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** Mitigation to address access constraints

**Time Scale (Commencement of**

**Delivery)**

Not applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref KA055**

**Address** Land north of Princess Street, Kirkby In Ashfield

**Gross Developable Area (ha)** 1.05

**Potential Yield** 28

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Field within the countryside on the urban fringe.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Haulers yard to the north.

**Existing Buildings & Structures** Stable/open fronted shelter

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, 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 (Mayfield Rec Ground).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is

MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification** Indicated to be Grade 4.

**Locally Designated Natural Assets** No locally designated natural assets on the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Trees and hedgerows on site boundaries. Several trees within the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Land is isolated from the public highway

**NCC Highways Comments** This appears to require 3rd party land for access.

**Land Contamination** Likely existence of contamination. Intrusive investigation required. Former

railway land on site and a depot adjacent to the northern boundary.

**Ground Stability** Likely ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable for the proposed use without mitigation as it is isolated from the public highway.***

***There is also the likely existence of contamination on site which will require investigation, and significant highway improvements would also need to be implemented.***

# Achievability

**Potential Abnormal Site Costs** 0

**Time Scale (Commencement of**

**Delivery)**

Not applicable

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA056**

**Address** Land between Derby Road and Kingsway Cemetery, Kirkby In Ashfield

**Potential Yield** 93

**Proposed Use** Housing

**Gross Developable Area (ha)** 4.124

# 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, 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** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside in character.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Telephone mast and compound in south west corner.

**Existing Buildings & Structures** Cattle sheds on the southern boundary

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

The site is located in a comparatively isolated location with few facilities within recommended walking and cycling thresholds.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Currently no access.

**Access to Green Space** Not within 480m of a neighbourhood park. Site is within 1k of a destination park

(Kingsway Park and Morven Park). Approx. half the site is within 480m of green space.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE.

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** No locally designated natural assets on the site. A Local Wildlife Site (EV4wcz -

Halfmoon Plantation) adjoins the site to the south west.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Trees and hedgerows on site boundaries. Several trees within the site.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** potential access constraints which could be overcome

**NCC Highways Comments**

This site has a highway frontage onto the classified A611 Derby Road, Kirkby-in-Ashfield. The A611

is subject to a 50mph speed limit in the vicinity of the site. The site appears to be served by an existing dropped kerb crossing at the western end of the site frontage.

A residential development of this scale could be served by a single point of access. Given the speed limit on the A611, the access must be designed to DMRB standards.

The A611 has an alignment which could encourage traffic speeds which are higher than the 50mph speed limit. Traffic speed surveys will therefore be needed to confirm the necessary site access visibility splays and form of access onto the A611.

The A611 has hazard warning lines with central hatched “ladder markings”. The highway verge on the southern side of the A611 is relatively wide. The site frontage is bound by a relatively wide verge/footway/verge and has a frontage length of circa 145m along the A611. Access would likely be required by means of a ghost island priority junction, designed to DMRB standards, which would appear to be feasible.

Substantial improvements will be required to ensure that the site is properly assimilated into the pedestrian/cycle network in Kirkby-in-Ashfield. This is likely to include provision of, at least, a shared footway/cycleway along the site frontage and beyond along the A611 to connect into existing routes, such as Balls Lane and Diamond Avenue, which link to wider areas of Kirkby-in- Ashfield.

The site access and off-site works, whilst likely to be technically feasible, will give rise to significant and disproportionate costs for a development of this scale.

A transport statement will be required to accompany a planning application. A travel plan would

not be required.

**Land Contamination** There is considered to be a generally low to locally moderate potential risk of

ground contamination. The moderate risk is limited to the location of the potentially infilled clay pit to the north of the site, historical railway north and east of the site

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

Network Improvements unlikely to 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 flat landscape to the east, sloping down to the west of the site.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***The site is located within the Green Belt. Under the NPPF, paragraph 136, it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.***

***The site currently has no access to any identified services via walking or public transport.***

***There are potential access constraints, but these could be overcome through masterplanning with adjoining sites to deliver the significant highway improvements required.***

***A local wildlife site abuts the sites south western corner, and part of the site lies within the 400m buffer of the Sherwood Forest ppSPA. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.***

***Severn Trent have identified that network improvements to the foul sewers and to accommodate surface water are likely to be required.***

# Achievability

**Potential Abnormal Site Costs** Contamination

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA057**

**Address** Land South of Southwell Lane, Kirkby In Ashfield

**Gross Developable Area (ha)** 2

**Potential Yield** 41

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Urban - Industrial land to the north and east. Robinhood Railway link to the

west. Local Wildlife Site to the south and forms part of the site.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** Railway line runs along the western boundary

**Existing Buildings & Structures** None identified

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Convenience Store, and a bus stop (Half hourly AM, Half hourly 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, including a

playground, (West Park (Forester Street)).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** Local Wildlife Site - Kirkby Wasteland, located on site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Trees and grassland (with notable species)

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access is possible

**NCC Highways Comments**

This site has a highway frontage and access onto Southwell Lane, Kirkby-in-Ashfield, which is

subject to a 30mph speed limit in the vicinity of the site.

The previous applications on this site proposed access via the existing bell mouth access onto Southwell Lane. That was acceptable, in principle, to the highway authority though matters of detail (including the provision of a 2m wide footway along the whole of the site frontage to Southwell Lane), remain to be addressed. A residential development of this scale could therefore be served by a single point of access designed to HDG standards with appropriate improvements to accommodate pedestrians.

An updated transport statement would be required to accompany any new planning application.

A travel plan would not be required.

**Land Contamination** Likely existence of contamination - Complex site: Fuel, possible colliery spoil,

former railway land, Former factory - Tarmac speediwall. Possibly unsuitable for housing.

**Ground Stability** Likely ground stability issues. Low risk coal area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements unlikely to be required Network Improvements unlikely to be required

**Rights of Way** Town Fund cycling and walking route S10 crosses the site north to south.

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***A Local Wildlife Site occupies approximately 40% of the site.***

***Likely existence of contamination and ground stability issues (former employment site). Further investigations with be required.***

***Town Fund cycling and walking route S10 crosses the site north to south. This will need to be considered as part of any future planning application.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA058**

**Address** Former Kirkland's Care Home, Fairhaven, Kirkby

**Gross Developable Area (ha)** 0.55

**Potential Yield** 20

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban - Residential development on all sides.

**Brownfield/Greenfield** Brownfield

**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, further education college, supermarket, retail area and

hospital.

**Access to Green Space** Within 480m of a natural greenspace & neighbourhood park. Within the

catchment of three destination parks.

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access is possible

**NCC Highways Comments**

Direct access onto Central Avenue and Fairhaven would be acceptable since neither road is a

classified road or bus route.

**Land Contamination** Contamination possible. Contaminated land site investigation recommended.

**Ground Stability**

No known ground stability issues.

Low risk coal area.

**Flood Risk from Surface Water** None on site.

Area of low / medium / high risk surface water flooding on Fairhaven Road.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements likely to be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***Area of low / medium / high risk surface water flooding on Fairhaven Road. Contaminated land site investigation recommended.***

***Severn Trent have identified that network improvements are likely to be required for foul sewage.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA059**

**Address** Pond Hole, Kirkby

**Gross Developable Area (ha)** 0.48

**Potential Yield** 54

**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. It is in joint ownership and no legal issues***

***have been identified.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban - with Kirkby Town Centre

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** 0

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office, GP/health centre, convenience store and 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 a neighbourhood park (Morven Park) and a destination park

(Kingsway Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

This is a one-way street. This may need assessment, along with Ellis Street, in the initial scope of

the area, dependent on the scale of development, i.e. where there is potential increase of more than 30 no. 2-way traffic movements, however, the Highway Authority reserves the right to extend any study area further depending on initial findings.

**Land Contamination** Within landfill buffer zones, former brickyard on site. Contaminated land Site

investigation required. Contamination is likely.

**Ground Stability**

No known ground stability issues.

Low risk coal area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***Within landfill buffer zones, former brickyard on site. Contaminated land Site investigation required.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is available within the next 15 years. It is in joint ownership and no legal

issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA060**

**Address** Former Wyvern Club Site, 1 Lane End, Kirkby

**Gross Developable Area (ha)** 0.16

**Potential Yield** 12

**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, has a single landowner and there are no***

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

ST2 - Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Urban

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office, GP/health centre, convenience store and 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 a neighborhood park (Forster Street) and a destination park

(Kingsway Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access is possible

**NCC Highways Comments**

The site abuts existing adopted public highway with current access in place. Site access

arrangements/improvements must accord with current Notts Highway Design Guide.

**Land Contamination** In an industrial area and infilled quarries. Contaminated land site investigation

required. Contamination is likely.

A remediation plan is being developed with the neighboring development site.

**Ground Stability**

No known ground stability issues.

Low risk coal area.

**Flood Risk from Surface Water** Areas of surface water flooding along Urban Road.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Small site no STW comment Small site no STW comment

**Rights of Way** None

**Flood Risk from Watercourses** Low level of flood risk – Flood Zone 1. An area of Flood Zone 3 adjoins the south

east corner of the site.

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***In an industrial area and infilled quarries. Contaminated land site investigation required.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA061**

**Address** Ellis Street, Kirkby

**Gross Developable Area (ha)** 0.4

**Potential Yield** 24

**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 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**

ST2 - Main Urban Area

**Location** 0

**Neighbourhood Plan Area** N/A

**Setting** Urban - with Kirkby Town Centre

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** Yes - former light industrial unit

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Primary school, post office, GP/health centre, convenience store and 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 and retail area.

**Access to Green Space** Within 480m of a neighborhood park (Morven Park) and a destination park

(Kingsway Park).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** Not applicable within the Urban Area

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** No designations on or adjacent site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

This is a one-way street. This may need assessment, along with Ellis Street, in the initial scope of

the area, dependent on the scale of development, i.e. where there is potential increase of more than 30 no. 2-way traffic movements, however, the Highway Authority reserves the right to extend any study area further depending on initial findings.

**Land Contamination** Within landfill buffer zones, factory on site. Contaminated land Site

investigation required. Contamination is likely.

A remediation plan is being developed with the neighboring development site.

**Ground Stability**

No known ground stability issues.

Low risk coal area.

**Flood Risk from Surface Water** None identified.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***Within landfill buffer zones, factory on site. Contaminated land Site investigation required.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is available within the next 15 years, has a single landowner and there

are no identified legal issues.

# Overall Conclusion

**Mixed Use**

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

# Site Details

**Site Ref KA062**

**Address** South of Salmon Lane, Annesley Woodhouse

**Gross Developable Area (ha)** 22

**Potential Yield** 330

**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** Unknown

***Availability Conclusion The available site is available within the next 15 years, has multiple landowners, and there are no other identified legal issues.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** 0

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None identified

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via Walking (800m/10mins**

Post office, GP/health centre, convenience store 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.

**Access to Green Space** A small part of the site is within 480m of a park (inc. playground) and a natural

green space (Annesley Woods).

**Access to Utilities** Unknown

## 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** A number of mature hedgerows and trees within and on the boundaries of the

site.

**Heritage Assets**

Archaeological site ref. no. 2539 located in the north west corner of the site.

Nominated Locally Listed site - Ref: 913 Limestone Quarries and Site of old Lime Kilns.

Registered Scheduled Ancient Monument - Fishponds 170m south of Damstead Farm

(Ref.008) adjoins the site to the south west.

## Physical Constraints

**Highways Access** potential access constraints which could be overcome

**NCC Highways Comments**

Significant highway improvements are required, including removal of the hedgerow fronting the

site, to provide adequate visibility splays and to incorporate a footway/cycleway to LTN1/20 standards along the site frontage to connect to the urban area to the east to promote active travel.

Suitable bus service along Salmon Lane with associated facilities to connect to the site will need to be provided. This may require carriageway widening of Salmon Lane to accommodate suitable bus travel.

The site is located within a ‘national speed limit’ section – the 30mph speed limit from the east (Annesley Woodhouse) will need to be extended to include this development.

The proposed site layout will need to be designed to have a looped arrangement with multiple accesses to dissipate traffic to/from the site.

**Land Contamination** Infilled former quarries and lime kilns to west. Contaminated land site

investigation required. Contamination is possible.

**Ground Stability**

No known ground stability issues. Majority of the site is a Coal low risk area.

The south of the site has a band of High-risk coal area.

**Flood Risk from Surface Water** Small area of high-risk surface water flooding along the southern boundary.

Salmon Lane is also at high risk from surface water flooding.

**Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Footpath Annesley FP9 runs along the eastern boundary of the site and through

the southern part of the site.

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

**Topographical Constraints** None identified

**Other Constraints** High pressure gas line runs along the southern part of the site.

Parts of the site are at risk from Radon.

***Suitability Conclusions The site is potentially suitable.***

***Significant highway improvements are required, including removal of the hedgerow fronting the site, to provide adequate visibility splays and to incorporate a footway/cycleway to LTN1/20 standards along the site frontage to connect to the urban area to the east to promote active travel.***

***Contaminated land site investigation required, and parts of the site are at risk from Radon.***

***The south of the site has a band of High risk coal area and a high pressure gas line.***

***Archaeological site ref. no. 2539 located in the north west corner of the site. Nominated Locally Listed site - Ref: 913 Limestone Quarries and Site of old Lime Kilns. Registered Scheduled Ancient Monument - Fishponds 170m south of Damstead Farm (Ref.008) adjoins the site to the south west.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The available site is available within the next 15 years, has multiple landowners,

and there are no other identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref KA063 (including KA012 which has PP)**

**Address** Land off Farm View Road, Kirkby In Ashfield

**Gross Developable Area (ha)** 8.79

**Potential Yield** 224

**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 - short term tenancy agreement in place.

***Availability Conclusion The site is potentially available. It has a single landowner, it is available within the***

***next 15 years and no legal issues have been identified. However, the site is subject to a short term lease/tenancy.***

# Suitability

## Location, Setting & Land Use

**2002 Ashfield Local Plan Review Policy/Allocation**

EV2 - Countryside

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Countryside, agricultural fields to the north. Coxmoor plantation to the east.

Protected green space to the west. Land to the south has planning permission for 196 dwellings.

**Brownfield/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**

Convenience store, and 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, and retail area.

**Access to Green Space** Within 480m of natural greenspace and a neighborhood park. Within 1km of a

destination park (Morven Park and Holidays Hill).

**Access to Utilities** Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character** S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is

defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE

**Agricultural Land Classification** Indicated to be Grade 3.

**Locally Designated Natural Assets** No designations on site. The woodland adjacent to the site to the east 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** Trees and hedgerow on the site boundaries.

**Heritage Assets** No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Potential access constraints which could be overcome

**NCC Highways Comments**

Should not be developed in isolation. Comments apply to

KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive master planning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximize opportunities to provide new sustainable transport options which create less-car dependent 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.

**Ground Stability** No known ground stability issues. Coal low risk area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

**Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None crossing/within or adjacent to the site.

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

**Topographical Constraints** None identified

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable.***

***Should not be developed in isolation. Comments apply to KA007/008/009/010/012/027/036 and SA024/059. Needs comprehensive master planning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access.***

# Achievability

**Potential Abnormal Site Costs** 0

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, it is available within

the next 15 years and no legal issues have been identified. However, the site is subject to a short-term lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**