

**SHELAA Sites in Selston, Jacksdale and Underwood**

**SJU**

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| **RURAL SHELAA SITES (Selston, Jacksdale & Underwood)** | |
| **SHELAA Site Ref.** | **Site Address** |
| SJU001 | Land at Plainspot Farm, New Brinsley, Underwood |
| SJU002 | Rear of 105 Cordy Lane, Underwood |
| SJU003 | Off Westdale Road, Jacksdale |
| SJU004 | Land off Barrow Hills Lane, Westwood |
| SJU005 | Plot 16 Westwood Gardens, Westwood |
| SJU006 | Westwood Bents, New Westwood |
| SJU007 | Main Road, Westwood |
| SJU008 | Oak Tree Farm, Main Road, Jacksdale |
| SJU009 | Plot 3 Westwood Gardens, Main Road, Westwood |
| SJU010 | Plot 13 Westwood Gardens, Main Road, Westwood |
| SJU011 | North B600 Alfreton Road, Selston |
| SJU012 | Church Lane, Selston |
| SJU013 | East of Station Road, New Selston |
| SJU014 | Land adj. Bull & Butcher PH, Alfreton Road, Selston |
| SJU015 | Adj. 40 Nottingham Road, Selston |
| SJU016 | Adj. 149 Stoney Lane, Selston, Selston |
| SJU017 | East/North Stoney Lane, Selston |
| SJU018 | Land at Kirkby Lane Farm, Park Lane, Selston |
| SJU019 | Rear 29 Inkerman Street, Selston |
| SJU020 | Land off Park Lane/ South-West M1, Selston |
| SJU021 | Land off Stoney Lane, Selston |
| SJU022 | Land off Stoney Lane, Selston |
| SJU023 | Rear 18 Stoney Lane, Selston |
| SJU024 | Land rear of 49 Inkerman Street, Selston |
| SJU025 | Land East of Hanstubbin Road, Selston |
| SJU026 | Off Lea Lane, Selston |
| SJU027 | Between 106-132 Main Road, Underwood |
| SJU028 | Rear of 101 Cordy Lane, Underwood |
| SJU029 | Land adjacent 82 Mansfield Road, Underwood |
| SJU030 | North-west of Cordy Lane, Brinsley, Underwood |
| SJU031 | Land North of Larch Close, Underwood |
| SJU032 | Rear of 64-82 Church Lane, Underwood |
| SJU033 | Land off Felley Mill Lane North, Underwood |
| SJU034 | Selkirk, 221A Main Road, Westwood |
| SJU035 | Westdale Road, Jacksdale |
| SJU036 | Land off Green Crescent, Selston |
| SJU037 - E | Land south of Alfreton Road, Jubilee |
| SJU037 - H | Land south of Alfreton Road, Jubilee |
| SJU038 | Land to the south of 249 Alfreton Road, Jubilee |
| SJU039 | Land at Church Lane, Underwood |
| SJU040 | Land South of Annesley Lane, Selston |
| SJU041 | Land to the rear of 48 Plainspot Road, New Brinsley |
| SJU042 | Land North of Melbourne Farm, between Inkerman Road & Lea Lane, Selston |
| SJU043 | 99 Mansfield Road, Underwood |
| SJU044 | Land West of Selston Road, Jacksdale |
| SJU045 | Land at Toll Bar Farm, Annesley Road, Selston |
| SJU046 | Land at Shipton Hill, East of Nottingham Road, Bagthorpe |
| SJU047 | Land between 191 & 243 Nottingham Road, Selston |

# Site Details

**Site** **Ref** **SJU001**

**Address** Land at Plainspot Farm, New Brinsley, Underwood

**Gross** **Developable** **Area** **(ha)** 1.56

**Potential** **Yield** 42

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Agricultural grazing / edge of settlement

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Site is within close proximity to Plainspot Farm and livestock.

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Poor accessibility to existing open space

(not within catchment of any public park/green space)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS (New Brinsley Pasture) opposite the south of the site on Main Street. Site

located in SPA in Combination Assessment.SPA in combination covers the whole site

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Watercourse and hedgerows on site. Hedgerows and mature trees on boundary

with settlement.

**Heritage** **Assets** Plainspot Farm - Locally listed (Site 397) – directly adjacent the site

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Main access should be formed off Main St, Broxtowe with new turning facility provided for

Francis St.

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

Greenfield Site.Watercourse runs along western boundary.

**Ground** **Stability**

Likely ground stability issues. Coal Authority development high risk - potential

coal shaft at site entrance off Frances Street.

**Flood** **Risk** **from** **Surface** **Water** Part of the site has identified surface water flooding - Western boundary along

water course and south-eastern boundary of site.

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

**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** Public footpath ROW 39 runs within site, along southern boundary.

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

**Topographical** **Constraints** Land slopes towards watercourse and road

**Other** **Constraints** Part of site falls within NCC Surface Coal Mineral Consultation area.

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU002**

**Address** Rear of 105 Cordy Lane, Underwood

**Gross** **Developable** **Area** **(ha)** 1.47

**Potential** **Yield** 40

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Agricultural grazing to rear of residential properties - ribbon development along

road.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Scrapyard and factory depot / farm in close proximity to site.

**Existing** **Buildings** **&** **Structures** 105 Cordy Lane ( bungalow and garage)

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

**Access** **to** **Green** **Space** Part of site is within 1000 m of a destination park ( off Alfreton Road ,

Underwood) and within 480m (6mins) of a natural green space

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS - Selston Grassland (II) borders the site to the west.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerow and mature hedgerow trees

**Heritage** **Assets** No 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 -see adjacent sites SJU028 (Rear of 101 Cordy Lane

Underwood) & SJU030 (Northwest of Cordy Lane, Brinsley). . This site will require 2 points of access onto Cordy Lane and comprehensive masterplanning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

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

Greenfield Site. Former ancient Tramway on northwest corner of site.

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

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

site.

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

**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 identified

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

**Topographical** **Constraints** None identified. Site slopes southwards to Cordy Lane.

**Other** **Constraints** Site falls within NCC Surface Coal Mineral Consultation area.

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

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

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

***Development*** ***could*** ***have*** ***issues*** ***of*** ***compatibility*** ***with*** ***adjoining*** ***uses*** ***-*** ***close*** ***proximity*** ***to*** ***scrapyard*** ***and*** ***factory*** ***depot*** ***/*** ***farm.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU003**

**Address** Off Westdale Road, Jacksdale

**Gross** **Developable** **Area** **(ha)** 2.16

**Potential** **Yield** 49

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

HG1Ng - Housing

**Location** Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Located within settlement boundary of Jacksdale and a residential area.

**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 hourly daytime service

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Supermarket and retail area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area but not a

natural green space. The site is within 1000 m of a destination park (to the rear of St Mary’s Walk/ Main Street, Jacksdale)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Regenerating scrub and mature hedgerows on the site

**Heritage** **Assets** No 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 and should be linked to SJU35 ( Westdale Road) for traffic

dispersal. Possible access onto Rutland Road.

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

Greenfield Site.

**Ground** **Stability**

Likely ground stability issues in high risk areas. Parts of site are in Coal authority

high /low risk areas.

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

site.

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

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

Network Improvements may be required Network Improvements may be required

**Rights** **of** **Way** None identified

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

**Topographical** **Constraints**

The site is prominent, gently sloping higher than the houses surrounding it.

Slopes west towards road and east towards housing.

**Other** **Constraints** Site falls within NCC Surface Coal Mineral Consultation area.

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU004**

**Address** Land off Barrow Hills Lane, Westwood

**Gross** **Developable** **Area** **(ha)** 24.27

**Potential** **Yield** 437

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** No

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

Particular Policy to be noted:

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

**Setting** Agricultural / Countryside adjacent to village edge of settlement

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

**Access** **to** **Utilities**

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS Bents Corner on southern part of the site. Links to Bagthorpe Brook.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerows around and through the site, with some mature trees. Semi

mature trees overhang southern boundary of site near New Westwood. Bagthorpe Brook runs though southern part of site, with associated tree cover.

**Heritage** **Assets**

Locally Listed Barrows Hill Farm (Ref 705) to north west of the site. Ref 709 Parsonage

House (Ref.709) to west of site, off Palmerston Street. Westwood Infants School (Ref.866) to the south east, off Palmerston Street.

## Physical Constraints

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

**NCC** **Highways** **Comments**

Needs comprehensive masterplanning with multiple access points onto Palmerston St & New

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

**Land** **Contamination** No known contamination. Main site area - Historical Ordnance Survey plans

show much of this site to be Greenfield subject to the centre/north part of site which has being subject to opencast mine workings. Former ancient Tramway on northern tip of site. Westwood Bents -Historical Ordnance Survey plans show former residential properties on site. Bagthorpe Brook runs along southern boundary. Main Road site - Historical Ordnance Survey plans show this to be a Greenfield Site. Bagthorpe Brook runs along northern boundary.

**Ground** **Stability**

Likely ground stability issues. Main site - within Coal Authority development

high risk area. Two fault lines shown in southeast part of site. Also deep made ground in areas of former opencast mine workings. Westwood Bents - Coal High Risk Area. Fault line shown across western tip of site. Main Road site -Coal High Risk Area. Fault line shown across centre of site.

**Flood** **Risk** **from** **Surface** **Water** High risk of surface water flooding along Bagthorpe Brook and up Barrows Hill

Lane.Very minor areas adjacent Palmerstone Street

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

**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**

Rights of Way Selston FP 59 and 64 run along the middle of the site, Selston

FP28 running along the southern part of the site.

**Flood** **Risk** **from** **Watercourses** Low level of flood risk – Zone 1 on northern part of the site.Flooding incidents

have occurred in the locality. Most southern part of the site ( Bagthorpe Brook) is subject to Flood zone 2 and 3.

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

**Topographical** **Constraints**

Slightly sloping from North to South. Part of field opposite Barrows Hill Farm is

subject to steep gradient.

**Other** **Constraints** Site falls within NCC Surface Coal Mineral Consultation area.

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

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

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

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

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

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

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

***Site*** ***lies*** ***with*** ***the*** ***JUS-t*** ***Neighbourhood*** ***Plan*** ***area*** ***-*** ***Particular*** ***regard*** ***should*** ***be*** ***had*** ***to*** ***Policy*** ***NP3:*** ***Protecting*** ***the*** ***Landscape*** ***Character,*** ***where*** ***development***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and flood defence work

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU005**

**Address** Plot 16 Westwood Gardens, Westwood

**Gross** **Developable** **Area** **(ha)** 0.1

**Potential** **Yield** 3

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Allotments and residential properties

**Browfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Surrounded by other allotment plots

**Existing** **Buildings** **&** **Structures** Greenhouse and shed -Some structures associated with the allotments

## Access to Services, Green Spaces & Utilities

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

Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Westwood

Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

**Agricultural** **Land** **Classification** N/A - allotments

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerow

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

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

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show Allotment

Garden use of this site.

**Ground** **Stability**

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

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

**Topographical** **Constraints** None identified

**Other** **Constraints** Access constraints

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

***from*** ***public*** ***highway*** ***and*** ***may*** ***require*** ***3rd*** ***party*** ***land*** ***to*** ***create*** ***suitable*** ***access.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU006**

**Address** Westwood Bents, New Westwood

**Gross** **Developable** **Area** **(ha)** 0.18

**Potential** **Yield** 5

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***no*** ***confirmation*** ***provided*** ***that*** ***the*** ***site*** ***is*** ***available*** ***within***

***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Residential Settlement adjacent to Agricultural / Countryside

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Animal housing and sheds

## Access to Services, Green Spaces & Utilities

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

Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area but not a

natural green space.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

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

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

Comments apply to SJU007. Access may be possible from New Westwood but would require

widening of existing road and provision of footway to site frontage. Highway in area susceptible to frequent flooding.

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show former

residential properties on site. Bagthorpe Brook runs along southern boundary.

**Ground** **Stability**

Likely ground stability issues - possible remnant foundations on site. Coal High

Risk Area. Fault line shown across western tip of site.

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

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

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

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

**Topographical** **Constraints** Flat but sloping sides to brook

**Other** **Constraints** None identified

***Suitability*** ***Conclusions*** ***The*** ***site*** ***is*** ***not*** ***suitable*** ***for*** ***proposed*** ***use*** ***without*** ***mitigation*** ***for*** ***flooding*** ***issues***

***(Bagthorpe*** ***Brook-*** ***subject*** ***to*** ***Flood*** ***zones*** ***2*** ***&*** ***3*** ***3).*** ***An*** ***area*** ***of*** ***surface*** ***water*** ***flooding*** ***has*** ***been*** ***identified,*** ***which*** ***will*** ***require*** ***mitigation.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability. Flood defence work

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site has one landowner, no confirmation provided that the site is available

within the next 15 years and there are no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU007**

**Address** Main Road, Westwood

**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*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Residential Settlement adjacent to Agricultural / Countryside

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Farm

**Existing** **Buildings** **&** **Structures** Animal housing and sheds

## Access to Services, Green Spaces & Utilities

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

Primary School and Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area but not a

natural green space.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Local Wildlife Site: Westwood Bents Corner adjacent the site

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

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

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

Direct access from Main Rd unlikely to be supported. Would need to be developed inconjuction

with adjacent site SJU006 ( Westwood Bents) which would require crossing Lower Bagthorpe brook.

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

Greenfield Site. Bagthorpe Brook runs along northern boundary.

**Ground** **Stability**

Likely ground stability issues in vicinity of fault line. Coal High Risk Area. Fault

line shown across centre of site.

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

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

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

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

**Topographical** **Constraints** Flat but sloping sides to brook

**Other** **Constraints** None identified

***Suitability*** ***Conclusions*** ***The*** ***site*** ***is*** ***not*** ***suitable*** ***for*** ***proposed*** ***use*** ***without*** ***mitigation*** ***for*** ***flooding*** ***issues***

***–*** ***both*** ***water*** ***course*** ***and*** ***surface*** ***water*** ***(Bagthorpe*** ***Brook*** ***on*** ***northern*** ***boundary*** ***of*** ***site*** ***is*** ***subject*** ***to*** ***Flood*** ***zone*** ***2*** ***and*** ***3).***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability. Flood defence work

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU008**

**Address** Oak Tree Farm, Main Road, Jacksdale

**Gross** **Developable** **Area** **(ha)** 16.87

**Potential** **Yield** 304

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Agricultural / Countryside adjacent to Settlement

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Jacksdale Plant Nursery on western boundary of the site. Farm

**Existing** **Buildings** **&** **Structures** Oak Tree farmstead is on the site

## Access to Services, Green Spaces & Utilities

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

Primary school, Post office, GP/Health Centre, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School , Supermarket, Retail Area

**Access** **to** **Green** **Space** Part of site falls within 480m (6mins) of 3 neighbourhood parks with a play

area, a natural green space and within 1000m of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS - Jacksdale Meadow East to south of site and Main Road (contains

Bagthorpe Brook). TPOS on adjacent site (no 189 Main Road). There is a TPO

(98) adjacent SE corner of the site.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Pond on Southern boundary of site. Hedgerows and mature hedgerow trees.

**Heritage** **Assets**

Westwood Farm is locally listed. St. Mary's Church on the NW site boundary is also

locally listed.396, Westwood Farm. 863, The Royal Oak Public House. 715 The Corner Pin Public House.859 St Marys Church. 867 Yew Tree Farm. 714 Jacksdale Primary School

## Physical Constraints

**Highways** **Access** Significant access constraints

**NCC** **Highways** **Comments**

Significant improvements will be required to Main Rd to provide a wider highway, reduce

frequency of flooding and provide footway facilities both sides. Would require comprehensive masterplanning with multiple access points onto Main Rd, Church Hill and Westmorland. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land** **Contamination** Likely existence of contamination. Closed landfill located on southwest part of

site. Farm buildings and Farmyard located on southeast part of site.

**Ground** **Stability**

Likely ground stability issues. Part of the site is Coal High Risk Area runs north

to south through the site.

**Flood** **Risk** **from** **Surface** **Water** Surface water flooding from Bagthorpe Brook covers southern boundary of the

site, with some identified on eastern and western boundary.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights** **of** **Way**

Selston Footpath 24 run north to south through the site and Selston Bridleway

26 runs along the northern boundary of the site.

**Flood** **Risk** **from** **Watercourses** The southern boundary of the development is in Floodzones 2 and 3. Bagthorpe Brook adjacent southern boundary of site.

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

**Topographical** **Constraints**

The site slopes slightly from South up towards the North (From Main Road

towards Rutland Road)

**Other** **Constraints** None identified

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

***significant*** ***access*** ***constraints*** ***and*** ***watercourse*** ***/*** ***surface*** ***flooding*** ***issues*** ***(Bagthorpe*** ***Brook*** ***adjacent*** ***southern*** ***boundary*** ***is*** ***subject*** ***to*** ***Flood*** ***zones*** ***2*** ***and*** ***3).***

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

***Part*** ***of*** ***site*** ***falls*** ***within*** ***NCC*** ***Surface*** ***Coal*** ***Mineral*** ***Consultation*** ***area.*** ***A*** ***Local*** ***Wildlife*** ***site*** ***is*** ***located*** ***adjacent*** ***the*** ***site.*** ***Any*** ***potential*** ***development*** ***will*** ***need*** ***to*** ***avoid*** ***or*** ***mitigate*** ***any*** ***impacts*** ***on*** ***biodiversity.***

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***ground*** ***stability*** ***issues,*** ***contamination*** ***and*** ***potential*** ***harm*** ***to*** ***the*** ***significance*** ***of*** ***a*** ***number*** ***of*** ***Locally*** ***Listed*** ***properties,*** ***all*** ***of*** ***which*** ***may*** ***impact*** ***on*** ***development*** ***costs.***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Flood defence work

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU009**

**Address** Plot 3 Westwood Gardens, Main Road, Westwood

**Gross** **Developable** **Area** **(ha)** 0.12

**Potential** **Yield** 4

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Allotments , residential properties

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Bordered by allotment plots, gardens

**Existing** **Buildings** **&** **Structures** Timber shed and greenhouses

## Access to Services, Green Spaces & Utilities

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

Primary school and Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Westwood

Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

**Agricultural** **Land** **Classification** N/A - allotments

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Semi mature trees

**Heritage** **Assets**

No designations on site .

The Royal Oak Public House locally listed building is nearby, however there are existing

housing between site and Royal Oak PH.

## Physical Constraints

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

**NCC** **Highways** **Comments**

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

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show Allotment

Garden use of this site.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** Surface water issues to south of site

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** Selston Footpath 27 borders the site to the north

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

**Topographical** **Constraints** None

**Other** **Constraints** Access constraints - Access from an unadopted track through allotments

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

***from*** ***public*** ***highway*** ***and*** ***require*** ***3rd*** ***party*** ***land*** ***to*** ***create*** ***suitable*** ***access.***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU010**

**Address** Plot 13 Westwood Gardens, Main Road, Westwood

**Gross** **Developable** **Area** **(ha)** 0.1

**Potential** **Yield** 3

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Allotments , residential properties and nursery school

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Bordered by allotment plots , within housing

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Primary school and Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Westwood

Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

**Agricultural** **Land** **Classification** N/A - allotments

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** None identified - scrub and brambles

**Heritage** **Assets**

No designations on site.

Locally Listed Building - 866 Westwood Infants School nearby

## Physical Constraints

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

**NCC** **Highways** **Comments**

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

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show Allotment

Garden use of this site.

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

**Flood** **Risk** **from** **Surface** **Water** Surface water issues on site

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

**Topographical** **Constraints** None

**Other** **Constraints** Access constraints - Access from an unadopted track through allotments

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

***from*** ***public*** ***highway*** ***and*** ***require*** ***3rd*** ***party*** ***land*** ***to*** ***create*** ***suitable*** ***access.***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU011**

**Address** North B600 Alfreton Road, Selston

**Gross** **Developable** **Area** **(ha)** 1.46

**Potential** **Yield** 0

**Proposed** **Use** Gypsy and Traveller site

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Agricultural / woodland/ train line

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Railway line is in close proximity to the site

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Jubilee Rec)

but not a natural green space. The site is not within 1000 m of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerows and hedgerow trees. River Erewash is adjacent the site.

**Heritage** **Assets** Locally Listed Building - Ref. 451 Pye Bridge to west of site

## Physical Constraints

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

**NCC** **Highways** **Comments**

Access appears possible from B600. Will require provision of footway to site frontage.

**Land** **Contamination** Likely existance of contamination. Majority of site used for agriculture with

exception of eastern part where former railway cutting has been filled in possibly as part of larger opencast mining works.

**Ground** **Stability** Coal High risk area - likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** Surface water flooding on north west of site

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

**Flood** **Risk** **from** **Watercourses** North west part of the site is Floodzone 2 and 3.

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

**Topographical** **Constraints** The site slopes from east to west down towards the River Erewash

**Other** **Constraints** 0

***Suitability*** ***Conclusions*** ***The*** ***site*** ***is*** ***not*** ***suitable*** ***for*** ***proposed*** ***use*** ***without*** ***mitigation*** ***for*** ***flooding*** ***issues***

***–*** ***north*** ***west*** ***of*** ***site*** ***is*** ***subject*** ***to*** ***water*** ***course*** ***flooding*** ***-*** ***Flood*** ***zones*** ***2*** ***and*** ***3.***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and flood defence work

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Gypsy** **and** **Traveller** **site**

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

# Site Details

**Site** **Ref** **SJU012**

**Address** Church Lane, Selston

**Gross** **Developable** **Area** **(ha)** 0.69

**Potential** **Yield** 19

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Edge of settlement and agriculture

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Farm in close proximity.

**Existing** **Buildings** **&** **Structures** A few sheds and animal shelters

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Further Education College, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Valentine Rec)

but not a natural green space. The site is within 1000 m of a destination park (Nottingham Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature trees and hedgerows border the site and frontage onto Church Lane

**Heritage** **Assets**

Locally Listed Building - Ref 703: 142 Church Lane and Ref 349: The Old Farmhouse, Hall

Green Farm are in close proximity to the site

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments** Access appears possible from Church Lane.

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

Greenfield Site.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** No surface water issues identified

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way**

Selston FP 12 runs through north east boundary of site from Church Lane.

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

**Topographical** **Constraints** Site slopes towards Church Lane

**Other** **Constraints** None identified

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU013**

**Address** East of Station Road, New Selston

**Gross** **Developable** **Area** **(ha)** 4.23

**Potential** **Yield** 95

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** The grazing land is leased on an annual contract renewed in March of each year

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***but*** ***the*** ***site*** ***is*** ***leased***

***on*** ***an*** ***annual*** ***contract*** ***renewed*** ***in*** ***March*** ***of*** ***each*** ***year.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Adjoins rear of residential properties, rail line and agricultural areas. M1 within

reasonable proximity.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Adjacent railway line

**Existing** **Buildings** **&** **Structures** Play equipment

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Further Education College, Supermarket, Retail Area

**Access** **to** **Green** **Space** Neighbourhood park New Selston Play area on site but not within 480m of a

natural green space. The site is not within 1000 m of a destination park ).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS Hall Green Meadow on opposite side of Station Road. Under the Natural

Environment & Rural Community Act 2006, Section 41 a Priority Habitat - Good quality semi-improved grassland forms part of the southern area of the site.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerows and hedgerow trees.

**Heritage** **Assets**

Locally Listed Building Ref. 862: The Railway Inn, Ref. 858 New Selston Methodist

Church, and Ref. 708 1 Station Road are in close proximity to the site.

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments** Potential access from Station Road

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

Greenfield Site. Watercourse runs along northeast boundary. Railway land adjacent to northern boundary.

**Ground** **Stability**

Likely ground stability issues. Western part of the site is in Coal High Risk Area.

**Flood** **Risk** **from** **Surface** **Water** Surface water flooding along northern boundary and eastern boundary

adjacent watercourse and railway line

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

**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 identified

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

**Topographical** **Constraints** Site slopes from South to North ( towards the railway line)

**Other** **Constraints** Railway level crossing on Station Road by the northern most section of the site.

Southern part of site is significantly higher than Station Road.

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available within the next 15 years but the site is

leased on an annual contract renewed in March of each year.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU014**

**Address** Land adj. Bull & Butcher PH, Alfreton Road, Selston

**Gross** **Developable** **Area** **(ha)** 6.6

**Potential** **Yield** 149

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years.*** ***It*** ***is*** ***assumed*** ***that***

***the*** ***land*** ***is*** ***tenanted.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Agricultural fields and residential properties with back gardens facing on to 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**

Post office, Convenience store,Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Within 480m (6mins) of a natural green space, neighbourhood park with a play

area (Town Green) and within 1000m of a destination park (Greenwells)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerows with some mature trees

**Heritage** **Assets**

Part of site falls within NCC archaeological Heritage site ref 2517.

Locally listed building Ref. 808: The Bull and Butcher Public House is on the site

boundary.

## Physical Constraints

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

**NCC** **Highways** **Comments**

Should not be developed in isolation– see adjacent sites SJU023 (Rear of Stoney Lane, Selston and SJU022 (Hall Green Farm, South of Stoney Lane, Selston. Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive masterplanning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

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

Greenfield Site. Watercourse encroaches onto southern part of site. No known contamination.

**Ground** **Stability**

The site is in a High Risk Coal Area and would require assessment by the Coal

Authority. However previous assessment suggests a small section of the site would be unsuitable for development due to historic mine entries. Likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** Medium - high risk of surface water flooding on southern boundary of the

site.Surface water flooding in centre of site.

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

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

Network Improvements may be required Network Improvements likely to be required

**Rights** **of** **Way** Footpaths Selston FP 1 and 4 run north to south across the site

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

**Topographical** **Constraints** Site slopes towards Nottingham Road.

**Other** **Constraints** None identified

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

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Archaeological investigation and ground stability

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available within the next 15 years. It is assumed

that the land is tenanted.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site** **Ref** **SJU015**

**Address** Adj 40 Nottingham Road, Selston

**Gross** **Developable** **Area** **(ha)** 0.08

**Potential** **Yield** 2

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

Named settlement

**Location** Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Fronts on to Nottingham Road as part of named settlement. Garden

area.Agricultural fields to south.

**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, Post office, Convenience store,Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Within 480m (6mins) of a natural green space, neighbourhood park with a play

area and 1000m of a destination park (Greenwells)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** TPO 78 Ash tree on site

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Large tree near property

**Heritage** **Assets**

Locally Listed building Ref. 410: Congregational Chapel Dove Green on site. The Crown

Inn Ref. 810 is in close proximity along with the Old Toll Road Ref. 911.

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments** Potential access from Nottingham Road

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

Greenfield Site.

**Ground** **Stability**

Falls within Coal Authority High Risk area - likely ground stability issues

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

**Topographical** **Constraints** None identified

**Other** **Constraints** None identified

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

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

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

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***ground*** ***stability.***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU016**

**Address** Adj 149 Stoney Lane, Selston, Selston

**Gross** **Developable** **Area** **(ha)** 0.2

**Potential** **Yield** 6

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***multiple*** ***landowners*** ***but*** ***there*** ***is*** ***an*** ***agreement*** ***in*** ***place*** ***for*** ***the*** ***land***

***assembly,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Edge of residential area leading on to agricultural area.

**Brownfield/Greenfield** Brownfield and Greenfield

**Neighbouring** **Use** **Constraints** Farm buildings and caravan storage in close proximiy

**Existing** **Buildings** **&** **Structures** Brick and concrete outbuildngs and two barns

## Access to Services, Green Spaces & Utilities

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

Convenience store, Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Further Education College, Supermarket, Retail Area

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Columbia

Close) but not a natural green space. The site is within 1000 m of a destination park (Greenwells Rec)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Local Wildlife sites Rosemary Hill Pasture and Selston Meadow in close

proximity but not adjacent the site.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature trees and hedgerows on the periphery., particularly fronting on to

Stoney Lane

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

Ideally should be developed with SJU017 ( East/ North Stoney Lane, Selston). Will require 2

points of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.

**Land** **Contamination** Likely existance of contamination. Historical Ordnance Survey plans show this

to be a Greenfield Site until fairly recent use as farmyard/buildings. Watercourse formerly across centre of site (diverted or culverted). Former ancient tramway across northwest boundary.

**Ground** **Stability** Likely ground stability issues - part of the site is in High Risk Coal Area.

**Flood** **Risk** **from** **Surface** **Water** High surface water flood risk on northern boundary of site

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

**Flood** **Risk** **from** **Watercourses** Floodzone 1 but some known flooding issues. Adjacent to a stream (opposite

side of Stoney Lane), may require further assessment or mitigation.

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

**Topographical** **Constraints** Site slopes westwards parallel to Lane

**Other** **Constraints** None identified

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

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

***There*** ***are*** ***potential*** ***access*** ***constraints*** ***but*** ***these*** ***could*** ***be*** ***overcome.*** ***Ideally*** ***the*** ***site*** ***should*** ***be*** ***developed*** ***with*** ***SJU017*** ***(East/*** ***North*** ***Stoney*** ***Lane,*** ***Selston).***

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***ground*** ***stability,*** ***surface*** ***water*** ***flooding*** ***and*** ***land*** ***contamination*** ***issues,*** ***which*** ***will*** ***require*** ***mitigation*** ***and*** ***may*** ***have*** ***an*** ***impact*** ***on*** ***development*** ***costs*** ***.***

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has multiple landowners but there is an agreement in place for the

land assembly, is available within the next 15 years and there are no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU017**

**Address** East/North Stoney Lane, Selston

**Gross** **Developable** **Area** **(ha)** 8.43

**Potential** **Yield** 190

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Yes, currently tenanted under a 1 year Farm Business Tenancy

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

Particular Policy to be noted:

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

**Setting**

Agricultural fields and ribbon residental development along adjacent roads

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Farm buildings and caravan storage in close proximity

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Within 480m (6mins) of a neighbourhood park with a play area (Columbia

Close) but not a natural green space. The site is within 1000 m of a destination park (Greenwells Rec)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Local Wildlife sites Rosemary Hill Pasture and Selston Meadow. Land adjacent

to the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – good quality semi improved grassland Also similar site to north east off Common Side.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** There are several mature trees and hedgerows on site

**Heritage** **Assets** Locally Listed Building Ref 717 – 108 Stoney Lane and 474 Gables Riding School

## Physical Constraints

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

**NCC** **Highways** **Comments**

Ideally will be developed with SJU016 ( Adjacent 149 Stoney lane, Selston). Will require 2 points

of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.

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

Greenfield Site. Former ancient tramway across southeast boundary. Possible former farm buildings located at southern boundary of site.

**Ground** **Stability**

Likely ground stability issues - much of the site is in a High Risk Coal Area.

**Flood** **Risk** **from** **Surface** **Water** Medium to high surface water flood risk on southern boundary of site

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Network Improvements may be required Network Improvements likely to be required

**Rights** **of** **Way** Selston FP 13 runs to north of the site along the site boundary

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

**Topographical** **Constraints** The site slopes downwards slightly from North to South

**Other** **Constraints** None identified

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

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

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

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

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

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

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

***Severn*** ***Trent*** ***have*** ***identified*** ***that*** ***network*** ***improvements*** ***to*** ***accommodate***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

tenanted.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site** **Ref** **SJU018**

**Address** Land at Kirkby Lane Farm, Park Lane, Selston

**Gross** **Developable** **Area** **(ha)** 3.1

**Potential** **Yield** 70

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** None

**Setting** Agricultural fields between residential area and M1

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints**

The site is immediately adjacent to the M1, with approximately 50% being

within the buffer zone. Noise and air pollution assessments would likely be required.

**Existing** **Buildings** **&** **Structures** Farmhouse and outbuildings

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Part of site within 480m (6mins) of a neighbourhood park with a play area

(Columbia Close) but not a natural green space or destination park

**Access** **to** **Utilities** Yes Generally assumed to be non-constrained. Telecon mast on site

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Some Mature trees and hedgerowns on site,

**Heritage** **Assets** Locally Listed Building Ref. 100 Portland Row, and Ref. 799 Portland Road

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Should not be developed in isolation and should be linked to SJU020 (Land off Park Lane/ South

West M1, Selston). Access appears possible from Park Lane, with links and additional access recommended from Oakham Drive and Bourne Avenue. Will need 2 points of access for yield in excess of 150 dwellings.

**Land** **Contamination** Likely existance of contamination. Historical Ordnance Survey plans show much

of this site to be Greenfield. Farmyard located towards the eastern boundary. Former ancient tramway across northern part of site. Likely filled ground in area of former pond or quarry near centre of site.

**Ground** **Stability**

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

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

Park Lane

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

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

Network Improvements may be required Network Improvements likely to be required

**Rights** **of** **Way** Kirkby FP 13 runs through the site

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

**Topographical** **Constraints** None identified

**Other** **Constraints** None identified

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

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability. Land contamination

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU019**

**Address** Rear 29 Inkerman Street, Selston

**Gross** **Developable** **Area** **(ha)** 0.37

**Potential** **Yield** 11

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Edge of residential settlement and agricultural fields.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** One old piggery shelter

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Part of site within 480m (6mins) of a natural green space but not a

neighbourhood park with a play area. The site is within 1000 m of a destination park ( Greenwells).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Site is immediately adjacent LWS Handstubbings Meadows

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Some Mature trees and hedgerowns on site,

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

## Physical Constraints

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

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

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show much of this

site to be Greenfield. Stable type buildings located towards the western boundary. Ancient brick kilns and clay pits just beyond western boundary. More recent factory located immediately adjacent to northwest boundary.

**Ground** **Stability**

Majority of site is within Coal Authority Low Risk area. Eastern boundary of site

falls within High risk area., which may have likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** No surface water issues identified

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights** **of** **Way** None identified

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

**Topographical** **Constraints** Site slopes towards Inkermann Road

**Other** **Constraints** None identified

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

***from*** ***public*** ***highway*** ***and*** ***require*** ***3rd*** ***party*** ***land*** ***to*** ***create*** ***suitable*** ***access.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU020**

**Address** Land off Park Lane/ South West M1, Selston

**Gross** **Developable** **Area** **(ha)** 9.39

**Potential** **Yield** 169

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** None

**Setting** Agriculture. Adjacent settlement and M1 to the east of the site.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints**

The site is immediately adjacent to the M1, with approximately 50% being

within the buffer zone. Noise and air pollution assements would likely be required.Close proximity to HS2 safeguarded route.

**Existing** **Buildings** **&** **Structures** Farmhouse and outbuildings

## Access to Services, Green Spaces & Utilities

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

Primary school, Post office, Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Part of the site is within 480m (6mins) of a natural green space and a

neighbourhood park with a play area.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Priority Habitat - Deciduous Woodland on M1 boundary of site. National Forest

Inventory - Broad leaved Woodland

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Woodland / hedgerows and Mature trees on the boundary

**Heritage** **Assets**

Three Locally listed sites are in close proximity to the site - Ref.100: Portland Row, Ref.

799: Portland Road Old School and Ref. 800: Portland Row Methodist Church.

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Should not be developed in isolation and should be linked to SJU018 (Land at Kirkby Lane Farm,

Park Lane, Selston). Access appears possible from Park Lane, with links and additional access recommended from Oakham Drive and Bourne Avenue. Will need 2 points of access for yield in excess of 150 dwellings.

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show much of this

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

**Ground** **Stability**

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

**Flood** **Risk** **from** **Surface** **Water** Minor surface water flooding adjacent Park Lane which has a higher risk.

Pockets of surface water on site.

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

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

Network Improvements may be required Network Improvements likely to be required

**Rights** **of** **Way**

Footpaths no runs through the site Kirkby F19 Selston FP 20 runs along the

southern boundary of the site, and Kirkby FP20 runs under the M1 aling the south east boundary of the site.

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

**Topographical** **Constraints** Site slopes towards Bourne Avenue and Farm

**Other** **Constraints** Local access to public open space in the area is quite limited but could be

mitigated through development of the site. Telecom mast in nothern part of site.

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

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

***There*** ***is*** ***potential*** ***for*** ***harm*** ***to*** ***significance*** ***of*** ***Locally*** ***Listed100*** ***Portland*** ***Row,*** ***799*** ***Portland*** ***Road*** ***Old*** ***School*** ***and*** ***800*** ***Portland*** ***Row*** ***Methodist*** ***Church*** ***in*** ***close*** ***proximity*** ***to*** ***the*** ***site.*** ***Access*** ***is*** ***possible,*** ***however*** ***the*** ***site*** ***should*** ***not*** ***be*** ***developed*** ***in*** ***isolation*** ***and*** ***should*** ***be*** ***linked*** ***to*** ***SJU018*** ***(Land*** ***at*** ***Kirkby*** ***Lane*** ***Farm,*** ***Park*** ***Lane,*** ***Selston).***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU021**

**Address** Land off Stoney Lane, Selston

**Gross** **Developable** **Area** **(ha)** 0.72

**Potential** **Yield** 19

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside. Residential to north-west and south-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**

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerows form some 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**

Possible access onto Stoney Lane which may be National Speed Limit. Will require widening of

Stoney Lane and provision of cycleway/footway to site frontage.

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

Greenfield Site.

**Ground** **Stability** No known ground stability issues

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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.6 abuts west boundary.

**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.***

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU022**

**Address** Land off Stoney Lane, Selston

**Gross** **Developable** **Area** **(ha)** 6.7

**Potential** **Yield** 151

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***with*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no*** ***legal***

***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

Particular Policy to be noted:

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

**Setting** Countryside. Residential to west and south.

**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**

Currently no access to any identified services.

**Access** **to** **Local** **Services** **Via** **Public** None - outside core hourly/half hourly public transport network.Potential to

**Transport** **(within** **30** **mins)** deliver a possible bus service if combined with adjoining sites

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

**Agricultural** **Land** **Classification** Indicated to be Grade 3/4.

**Locally** **Designated** **Natural** **Assets** LWS (Rosemary Hill Pasture) adj to east boundary. Land adjacent to the site

(east & west) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature trees and hedgerows form site boundaries.

**Heritage** **Assets** No 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 – see adjacent sites SJU014 (Land adjacent Bull & Butcher PH Selston) and SJU023 (Rear 18 Stoney Lane, Selston). Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive master planning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

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

Greenfield Site. Watercourse shown along southern boundary.

**Ground** **Stability**

Part of the site is affected by coal mining entries (4 in total) and their zones of

influence. These areas are unsuitable for development. No known ground stability issues subject to coal mine entries zone of influence.

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

southern boundary.

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

**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.5 runs adj to west boundary. Footpath No.10 runs adj to east

boundary.

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

**Topographical** **Constraints** Site slopes gently away from Stoney Lane towards Nottingham Road.

**Other** **Constraints** None identified

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

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

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has one landowner, is available with the next 15 years and there are no

legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU023**

**Address** Rear 18 Stoney Lane, Selston

**Gross** **Developable** **Area** **(ha)** 3.75

**Potential** **Yield** 84

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***one*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years*** ***and*** ***there*** ***are*** ***no***

***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Countryside. Residential to north, west and south. Area of formal open space

adj west boundary.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Stables and Menage

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Portion of site (west boundary) is within 480m of a natural greenspace. Site is

adj to a neighbourhood park (inc. playground) and is within 1km of a destination park (Green Well Park).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** No local designated natural assets on the site. However, the southern portion of

the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature trees and hedgerows form site boundaries. Mature trees also present

within southern portion of site.

**Heritage** **Assets** No 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 – see adjacent sites SJU014 Land adjacent Bull & Butcher PH Selston and SJU022 (Hall Green Farm, South of Stoney Lane, Selston. Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive master planning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

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

Greenfield Site. Watercourse shown along southern boundary.

**Ground** **Stability**

Majority of site is within a coal high risk area. Part of the site is also affected by

coal mining entries and their zones of influence. These areas are unsuitable for development. Likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** Southern portion of site affected by low risk (including east and west

boundaries). Linear strip of high risk running along southern boundary.

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

**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 No.5 runs adj to east boundary.

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

**Topographical** **Constraints** Site slopes gently away from Stoney Lane towards Nottingham Road.

**Other** **Constraints** None identified

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

no legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU024**

**Address** Land rear of 49 Inkerman Street, Selston

**Gross** **Developable** **Area** **(ha)** 1.2

**Potential** **Yield** 32

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly.*** ***No*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside. Residential to west and south.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Farm

**Existing** **Buildings** **&** **Structures** A block built building with roof

## Access to Services, Green Spaces & Utilities

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

GP/Health Centre, Convenience store, Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Northern part of site is within 480m of natural greenspace. Site is within 480m

of a neighbourhood park, and within 1km of a destination park (Green Well Park).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS (Handstubbings Meadow) adj east boundary.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerow and trees form some site boundaries.

**Heritage** **Assets** No 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 and should be linked to SJU025 West of Nottingham Road

Selston. Access of Alma Rd, Inkerman Rd or Alam Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that shows multiple access points that is likely to require 3rd party land.

**Land** **Contamination** No known contamination. Southern part of the site - Historical Ordnance

Survey plans show much of this site to be Greenfield. Stable type buildings located towards the western boundary. Ancient brick kilns and clay pits just beyond western boundary. More recent factory located immediately adjacent to northwest boundary.

**Ground** **Stability** No known ground stability issues.

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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 slopes gently from East to West, down towards Inkermann Road.

**Other** **Constraints** None identified

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

***significant*** ***access*** ***constraints.*** ***It*** ***should*** ***not*** ***be*** ***developed*** ***in*** ***isolation*** ***and*** ***should*** ***be*** ***linked*** ***to*** ***SJU025*** ***West*** ***of*** ***Nottingham*** ***Road*** ***Selston.*** ***Will*** ***require*** ***detailed*** ***access*** ***strategy*** ***that*** ***shows*** ***multiple*** ***access*** ***points*** ***that*** ***is*** ***likely*** ***to*** ***require*** ***3rd*** ***party*** ***land.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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,** **but** **not** **suitable.**

# Site Details

**Site** **Ref** **SJU025**

**Address** Land East of Hanstubbin Road, Selston

**Gross** **Developable** **Area** **(ha)** 13.24

**Potential** **Yield** 238

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** Several landowners but not considered to be any constraints to development

because of this.

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Yes, but none which present an insurmountable constraint to delivery

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***potentially*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years.*** ***It*** ***has*** ***multiple*** ***landowners***

***and*** ***is*** ***subject*** ***to*** ***a*** ***lease/tenancy.*** ***No*** ***other*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside. Site surrounded by residential.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Several outbuildings and farm buildings

## Access to Services, Green Spaces & Utilities

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

Currently no access to any identified services.

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** None - outside core hourly/half hourly public transport network

**Access** **to** **Green** **Space** Majority of site is within 480m of natural greenspace (excluding the south

western edge). Within 480m of a neighbourhood park, and within 1km of a destination park (Green Well Park).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Vast majority of the site is a LWS (Handstubbing's Meadow).

**Nationally** **Designated** **Natural**

**Assets**

SSSI (Bagthorpe Meadows) is approximately 150m from the Southern border of

the site.

**Natural** **Features** Mature hedgerows and trees within and adjoining the site.

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

## Physical Constraints

**Highways** **Access** Significant access constraints

**NCC** **Highways** **Comments**

Initial comments - Should not be developed in isolation. Comments apply for SJU024 ( Rear of 49 Inkerman Street, Selston). Access off Alma Rd, Inkerman Rd or Ama Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that showns multiple access points that is likely to require 3rd party land.

Additional comments - Considering the submitted conceptual drawing, the Highway Authority’s (HA) initial concerns still remain. Any additional accesses off Hanstubbin Rd are not suitable for a 200-250 dwelling development. Hanstubbin Road single point of access already accommodates traffic for circa 120+ properties, facilitating direct access to Inkerman Rd/St/Alma Rd, Salestunes Mews and St Michael’s View. The HA will not support intensified use Hanstubbin Road and/or its junction with B600. The promoter needs to demonstrate that new independent accesses onto B600 can be provided which appears to require 3rd party land.

**Land** **Contamination** Likely existance of contamination. Historical Ordnance Survey plans show

much of this site to be Greenfield. Allotment Gardens shown in northwest corner. More recent commercial use in northwest corner. Apparent commercial use in southeast part and eastern corner of site.

**Ground** **Stability**

A significant portion of the site is in a Coal High Risk Area and so would require

the necessary assesments. A geological fault line is shown across southern tip of the site.Likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** Small area of low risk towards centre of site.

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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.37 runs adj to eastern boundary.

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

**Topographical** **Constraints** The site gently undulates.

**Other** **Constraints** High pressure gas pipelines run through the southern section of the site.

***Suitability*** ***Conclusions*** ***The*** ***site*** ***is*** ***not*** ***suitable*** ***for*** ***proposed*** ***use*** ***without*** ***mitigation,*** ***as*** ***the*** ***site*** ***has***

***significant*** ***access*** ***constraints*** ***and*** ***should*** ***not*** ***be*** ***developed*** ***in*** ***isolation.***

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

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

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***ground*** ***stability*** ***and*** ***contamination*** ***issues.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

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

landowners and is subject to a lease/tenancy. No other legal issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU026**

**Address** Off Lea Lane, Selston

**Gross** **Developable** **Area** **(ha)** 1.26

**Potential** **Yield** 34

**Proposed** **Use** Mixed Use

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside. Settlement fringe; residential to north and east.

**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, GP/Health Centre, Convenience store, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** To the South East of the site (separated via a single track lane) is a LWS (Allen's

Green Grassland).

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerows and trees form site boundary.

**Heritage** **Assets**

Lea Farm is located a short distance to the south, which is a Locally Listed Building

(Ref.395).

## Physical Constraints

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

**NCC** **Highways** **Comments**

To develop this site a 10 metre wide construction corridor would be required to upgrade the

private access road to all purpose highway from Lea Lane to the site.May require 3rd party land.

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

Greenfield Site.

**Ground** **Stability**

All of the site is in a Coal High Risk Area and so would require the necessary

assesments.Likely ground stability issues.

**Flood** **Risk** **from** **Surface** **Water** Low to high risk on and adj to southern site boundary, in the approximate

location of the stream.

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

**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 No.73 runs adj to eastern boundary.

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

**Topographical** **Constraints** Site gently slopes towards the south.

**Other** **Constraints** None identified

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

***isolated*** ***from*** ***public*** ***highway*** ***and*** ***may*** ***require*** ***3rd*** ***party*** ***land.***

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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** **SJU027**

**Address** Between 106-132 Main Road, Underwood

**Gross** **Developable** **Area** **(ha)** 0.51

**Potential** **Yield** 8

**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*** ***full*** ***planning*** ***permission*** ***V/2022/0006***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Countryside /Settlement fringe; residential to east, south and west. Agricultural

fields / pasture for horses

**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, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

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

playground). Within 1km of a destination park (Church Lane).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** An established hedgerow bounds the whole site onto Main Road.

**Heritage** **Assets**

The Hole in the Wall Public House is locally listed building (No.792) and is a short

distance to the south east of the site.

## Physical Constraints

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

**NCC** **Highways** **Comments**

Potential access from Main Road but may require footpath improvements to site frontage.

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

Greenfield Site apart from the western extremity where a filled pond appears to encroach onto this site.

**Ground** **Stability** No known ground stability issues.

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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** Gently sloping away from road

**Other** **Constraints** None identified

***Suitability*** ***Conclusions*** ***The*** ***site*** ***has*** ***full*** ***planning*** ***permission*** ***V/2022/0006***

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 0-5 years

**Achievability** **Conclusion** The site has full planning permission V/2022/0006

# Overall Conclusion

**Housing**

**Overall** **Conclusion** **The** **site** **has** **full** **planning** **permission** **V/2022/0006**

# Site Details

**Site** **Ref** **SJU028**

**Address** Rear of 101 Cordy Lane, Underwood

**Gross** **Developable** **Area** **(ha)** 1.98

**Potential** **Yield** 53

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Small part of the site is currently rented for storage on a monthly basis

***Availability*** ***Conclusion*** ***The*** ***site*** ***has*** ***a*** ***single*** ***landowner,*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***and*** ***no*** ***legal***

***issues*** ***have*** ***been*** ***identified.*** ***However,*** ***the*** ***site*** ***is*** ***subject*** ***to*** ***a*** ***lease/tenancy*** ***on*** ***a*** ***short*** ***term*** ***basis.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Countryside, residential to south east boundary, with small scale commercial

units to the north west.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** Small scale commercial units/ recycling yard to the north west

**Existing** **Buildings** **&** **Structures** Wooden & block built farm buildings, brick building used for storage.

Hardstanding.

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

or within 1km of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Northern section of site is within a LWS (Selston Grassland). The area to the

west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

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

**Heritage** **Assets** No 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. Should not be developed in isolation – see adjacent site

SJU002 (Rear of 105 Cordy Lane Underwood). This site will require 2 points of access onto Cordy Lane and comprehensive master planning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land** **Contamination** Likely existence of contamination in the vicinity of commercial buildings.

Historical Ordnance Survey plans show the majority of this site to be Greenfield. Commercial buildings are shown on the southeastern part and adjacent to the northwest boundary. Former ancient tramway shown across northwest part of site.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** Area of low risk on north west boundary.

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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** Gently sloping away from road

**Other** **Constraints** None identified

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

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

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

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

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

***Development*** ***could*** ***have*** ***issues*** ***of*** ***compatibility*** ***with*** ***adjoining*** ***uses*** ***-*** ***small*** ***scale*** ***commercial*** ***/*** ***recycling*** ***yard*** ***to*** ***the*** ***northwest.***

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site has a single landowner, is available within the next 15 years, and no

legal issues have been identified. However, the site is subject to a lease/tenancy on a short term basis.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU029**

**Address** Land adjacent 82 Mansfield Road, Underwood

**Gross** **Developable** **Area** **(ha)** 1.43

**Potential** **Yield** 39

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Countryside, residential to north east and north west. Open fields to south.

Nearby conifer plantation.

**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** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** LWS (Freizeland Grassland) is adj south western boundary. The area to the

south west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

Approximately 50% of the site is within the buffer zone of the adjacent SSSI

(Friezeland Grassland). Naural England consultation would be required

**Natural** **Features** Established hedgerow and trees bound the site. Existing pond area near site

entrance.

**Heritage** **Assets** South west part of the site may require further archaeological investigations.

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments** Access appears possible off Mansfield Rd

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

Greenfield Site. Former Brickworks and Clay Pits located immediately adjacent to southwest boundary of site.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** None identifed

**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 likely to be required

**Rights** **of** **Way** None.

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

**Topographical** **Constraints** Relatively level - land crowns in centre, with gentle slope to road.

**Other** **Constraints** None identified

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Archaeological investigation

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is 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** **SJU030**

**Address** North-west of Cordy Lane, Brinsley, Underwood

**Gross** **Developable** **Area** **(ha)** 1.83

**Potential** **Yield** 49

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant**

None that are restrictive to housing. There is a restriction against any buildings being

used for noisy, noxious or offensive trades or businesses.

**Tenanted** **or** **Leased** Yes, as grazing land

***Availability*** ***Conclusion*** ***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** Seperated from Main Urban Area / Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Countryside, residential to south east boundary, with small scale commercial

units to the north.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints**

There is a dismantling yard sited adjacent to the north-west corner of the site.

**Existing** **Buildings** **&** **Structures** There is a 4 bay Pole Barn and two stables on the land

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

or within 1km of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Whole site is a LWS (Selston Grassland). All the site under the Natural

Environment & Rural Community Act 2006, Section 41 is also identified as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

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

**Heritage** **Assets** No 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. Should not be developed in isolation – see adjacent site

SJU002 (Rear of 105 Cordy Lane Underwood). This site will require 2 points of access onto Cordy Lane and comprehensive master planning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

**Land** **Contamination** Likely existance of contamination. Small spoil tip to the south will require

investigation. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Former ancient tramway shown across northwest part of site.

Mine shaft and tip shown on southern part of site.

**Ground** **Stability**

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

**Flood** **Risk** **from** **Surface** **Water** None identifed

**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 No.47 runs through the site, north to south.

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

**Topographical** **Constraints** Site slopes gently towards the west.

**Other** **Constraints** None identified

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

***a*** ***Local*** ***Wildlife*** ***Site*** ***(Selston*** ***Grassland)*** ***and*** ***a*** ***Priority*** ***Habitat.***

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

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***land*** ***contamination*** ***and*** ***ground*** ***stability.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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** **SJU031**

**Address** Land North of Larch Close, Underwood

**Gross** **Developable** **Area** **(ha)** 1.1

**Potential** **Yield** 30

**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** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside, residential to southern boundary.

**Brownfield/Greenfield** Stables brownfield land. May or may not extend to the whole of the land.

Appeal decisions on this aspect vary.

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Stables, Menage and van / caravan parking

## Access to Services, Green Spaces & Utilities

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

Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** No local designated natural assets on the site. However the whole site is

identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Established hedgerow and trees bound the site. North west corner of site is

heavily wooded.

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

## Physical Constraints

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

**NCC** **Highways** **Comments** Access appears possible off Mansfield Rd

**Land** **Contamination** Likely existance of contamination. Small spoil tip to the south will require

investigation. Historical Ordnance Survey plans show this to be a Greenfield Site. Problems with ground gas are known to have existed adjacent to the southwest corner of the site. The risk of any ground gas migrating onto the site will need to be investigated further.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** Areas of low risk on site.

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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**

Land falls away westwards.Land significantly higher than adjoining road.

**Other** **Constraints** None identified

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** None identified.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is 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** **SJU032**

**Address** Rear of 64-82 Church Lane, Underwood

**Gross** **Developable** **Area** **(ha)** 0.74

**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,*** ***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**

ST3 - Named Settlement

**Location** Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Village setting, well contained by existing development on all sides.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** One dwelling

## Access to Services, Green Spaces & Utilities

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

GP/Health Centre, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Supermarket, Retail

**Access** **to** **Green** **Space** Majority of site is within 480m of natural greenspace (excluding western edge

of the site where the existing dwelling is situated). Site is adj to a neighbourhood park (inc. playground) & destination park (Church Lane Rec).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** No environmental constraints identified. However, the majority of the site

(excluding the western edge of the site where the existing dwelling is situated) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** The site contains a large number of mature trees due to the sites previous use

as an orchard and allotments

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

## Physical Constraints

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

**NCC** **Highways** **Comments** Access appears possible off Church Lane, if dwelling demolished.

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show northern part

of this site to be Greenfield. Southern part shown as used for Allotment Gardens.

**Ground** **Stability** No known ground stability issues

**Flood** **Risk** **from** **Surface** **Water** A linear area of low to medium risk running north to south along west

boundary.

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

**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** Site slopes towards the north.

**Other** **Constraints** None identified

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

***Potential*** ***access*** ***constraints*** ***have*** ***been*** ***identified*** ***but*** ***these*** ***could*** ***be*** ***overcome.*** ***Access*** ***appears*** ***possible*** ***off*** ***Church*** ***Lane,*** ***if*** ***dwelling*** ***is*** ***demolished.An*** ***area*** ***of*** ***low*** ***risk*** ***surface*** ***water*** ***flooding*** ***has*** ***been*** ***identified,*** ***which*** ***will*** ***require*** ***mitigation.***

***The*** ***majority*** ***of*** ***the*** ***site*** ***(excluding*** ***the*** ***western*** ***edge*** ***of*** ***the*** ***site*** ***where*** ***the*** ***existing*** ***dwelling*** ***is*** ***situated)*** ***is*** ***identified*** ***under*** ***the*** ***Natural*** ***Environment*** ***&*** ***Rural*** ***Community*** ***Act*** ***2006,*** ***Section*** ***41*** ***as*** ***a*** ***Priority*** ***Habitat.*** ***Any*** ***potential*** ***development*** ***will*** ***need*** ***to*** ***avoid*** ***or*** ***mitigate*** ***any*** ***impact*** ***on*** ***biodiversity***

# 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, 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** **achievable.**

# Site Details

**Site** **Ref** **SJU033**

**Address** Land off Felley Mill Lane North, Underwood

**Gross** **Developable** **Area** **(ha)** 0.69

**Potential** **Yield** 19

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Yes, to Underwood Villa F.C on a short term basis.

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Settlement fringe; contained by residential to the north and west. Countryside

and woodland to east.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Storage container

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

playground), and within 1km of a destination park (Church Lane Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** No designation on site. A LWS (underwood Plantation) is to the east, seperated from the site by an adopted highway.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerow bounds the site.

**Heritage** **Assets** Southern half of the site may require further archaeological investigations.

## Physical Constraints

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

**NCC** **Highways** **Comments**

Would require access off Felly Mill Lane which would require widening and provision of footway

to site frontage. Access off Mansfield Rd would not be supported.

**Land** **Contamination** Likely existence of contamination Historical Ordnance Survey plans show whole

of site to be a former Sand Pit. This has been filled in to surrounding ground levels with unknown materials.

**Ground** **Stability**

Likely ground stability issues - land filled in to surrounding ground levels with

unknown materials.

**Flood** **Risk** **from** **Surface** **Water** None identifed

**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 identified

**Other** **Constraints** Telegraph lines to the rear of the site.

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Land contamination, ground stability and archaeological.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is 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** **SJU034**

**Address** Selkirk, 221A Main Road, Westwood

**Gross** **Developable** **Area** **(ha)** 0.11

**Potential** **Yield** 3

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***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** Seperated from Main Urban Area / Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting**

Allotment gardens, contained by residential to the east, south and west.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Dwelling and garage

## Access to Services, Green Spaces & Utilities

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

Primary school, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public** Secondary School, Further Education College, Supermarket, Retail Area and

**Transport** **(within** **30** **mins)** Hospital

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

(inc. playground) and within 1km of a destination park (Main Road Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Trees and Hedgerows.

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

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

**Land** **Contamination** No known contamination. Historical Ordnance Survey plans show Allotment

Garden use of this site.

**Ground** **Stability**

Coal High Risk Area. Fault line shown on centre/northeast of site.Likely ground

stability issues

**Flood** **Risk** **from** **Surface** **Water** Low to high risk identified on and adj to site, particularly along site access.

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

**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.27 crosses the site access.

**Flood** **Risk** **from** **Watercourses** Low level of flood risk -Flood Zone 1. However Flood Zone 2 is identified along Main Road, adj to the south of the site.

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

**Topographical** **Constraints** None identified

**Other** **Constraints** None identified

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

***isolated*** ***from*** ***the*** ***public*** ***highway*** ***and*** ***may*** ***require*** ***3rd*** ***party*** ***land*** ***to*** ***create*** ***suitable*** ***access.An*** ***area*** ***of*** ***low*** ***risk*** ***surface*** ***water*** ***flooding*** ***has*** ***been*** ***identified,*** ***which*** ***will*** ***require*** ***mitigation.***

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

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***ground*** ***stability*** ***issues.***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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** **SJU035**

**Address** Westdale Road, Jacksdale

**Gross** **Developable** **Area** **(ha)** 0.81

**Potential** **Yield** 22

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** ADC working towards gaining adverse posession of part of this site after having

maintained it for a significant period of time.

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***No*** ***information*** ***provided*** ***as*** ***part*** ***of*** ***submission*** ***as*** ***to*** ***whether*** ***the*** ***garages*** ***are*** ***still*** ***in***

***active*** ***use*** ***etc.*** ***Work*** ***to*** ***resolve*** ***legal*** ***issues*** ***is*** ***currently*** ***being*** ***undertaken.*** ***Further*** ***information*** ***will*** ***be*** ***required*** ***to*** ***allow*** ***a*** ***conclusion*** ***to*** ***be*** ***reached*** ***in*** ***respect*** ***of*** ***availability.***

# Suitability

## Location, Setting & Land Use

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

HG1Nf - Housing

**Location** Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Village. Contained by residential.

**Browfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Primary school, Bus stop (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary School, Further Education College, Supermarket, Retail Area

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

(inc. playground) and within 1km of a destination park (Main Road Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Most of the site is covered in mature trees and vegetation.

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

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Should not be developed in isolation - adjacent site SJU003 ( Land off Westdale Road) for traffic

dispersal

**Land** **Contamination** Likely existence of contamination in vicinity of former garages and associated

hardstanding. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Domestic type garages are shown from pre 1961, these have more recently been removed.

**Ground** **Stability**

Likely ground stability issues - Coal High Risk Area. Fault line shown across

south of site.

**Flood** **Risk** **from** **Surface** **Water** Linear area of low to medium risk identified on western edge of site.

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

**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** None identified

**Other** **Constraints** Potential right of access issue. Existing residential properties access their

gardens / drives / garages from this land.

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and land contamination

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** No information provided as part of submission as to whether the garages are

still in active use etc. Work to resolve legal issues is currently being undertaken. Further information will be required to allow a conclusion to be reached in respect of availability.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU036**

**Address** Land off Green Crescent, Selston

**Gross** **Developable** **Area** **(ha)** 2.45

**Potential** **Yield** 55

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside. Settlement fringe; residential to north and east.

**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, GP/Health Centre, Convenience Store, bus stop (Half hourly AM & PM peak and hourly daytime service).

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, supermarket, retail area, hospital and employment.

**Access** **to** **Green** **Space** Western edge of site is within 480m of natural greenspace. Within 480m of a

neighbourhood park, and within 1km of a destination park (Green Well Park).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature tree and hedgerow coverage within and forming boundaries of site.

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

## Physical Constraints

**Highways** **Access** Significant access constraints

**NCC** **Highways** **Comments**

This would require significant highway improvements and connecting infrastructure to link the

site to the existing public highway network. The promoter needs to produce a potential access strategy showing key access dimensions and typical road hierarchy, which is likely to require 3rd party land. Normal road/footway construction requires a minimum width of 10 metre corridor. If property numbers exceed 150 dwellings 2 separate points of access will be required.

**Land** **Contamination** Likely existance of contamination. Former railway line along northern

boundary.

**Ground** **Stability** Coal high risk area.

**Flood** **Risk** **from** **Surface** **Water** Linear area of low to medium risk identified within south west portion of site.

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

**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 No.73 runs to the south of the site.

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

**Topographical** **Constraints** Yes - site slopes

**Other** **Constraints** Pond on site.

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

***significant*** ***access*** ***constraints.***

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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** **SJU037-** **E**

**Address** Land south of Alfreton Road, Jubilee

**Gross** **Developable** **Area** **(ha)** 34.35

**Potential** **Yield** N/A

**Proposed** **Use** Employment

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly.*** ***No*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**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**

Currently no access to any identified services.

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Outside core hourly/half hourly public transport network.

**Access** **to** **Green** **Space** Part of the site is within 480m (6mins) of a natural green space. Part of the site

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Part of the site under the natural Environment & Rural Community Act 2006,

Section 41 is identified as a priority habitat - deciduous woodland.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature tree and hedgerow coverage within and forming boundary of 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**

Needs comprehensive masterplanning with multiple access points onto Nottingham Road/

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

**Land** **Contamination** Known existence of contamination with assessment made, issues identified

may prevent development, but depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

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

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

**Ground** **Stability**

Likely ground stability issues - Coal high risk area. There will be significant

Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.

**Flood** **Risk** **from** **Surface** **Water** Small areas of the site are identified as being subject to surface water flooding.

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

**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** Selston BW19, FP18, FP17 and FP69 run through site.

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

**Topographical** **Constraints** None identified.

**Other** **Constraints** None identified

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

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

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

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and land contamination

**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

**Employment**

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

# Site Details

**Site** **Ref** **SJU037-** **H**

**Address** Land south of Alfreton Road, Jubilee

**Gross** **Developable** **Area** **(ha)** 34.35

**Potential** **Yield** 618

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly.*** ***No*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**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**

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

**Access** **to** **Local** **Services** **Via** **Public** Outside core hourly/half hourly public transport network. However, the

**Transport** **(within** **30** **mins)** housing yield may generate the provision of local services.

**Access** **to** **Green** **Space** Part of the site is within 480m (6mins) of a natural green space. Part of the site

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Part of the site under the natural Environment & Rural Community Act 2006,

Section 41 is identified as a priority habitat - deciduous woodland.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature tree and hedgerow coverage within and forming boundaries of site.

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

Needs comprehensive masterplanning with multiple access points onto Nottingham Road/

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

**Land** **Contamination** Known existence of contamination with assessment made, issues identified

may prevent development, but depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

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

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

**Ground** **Stability**

Likely ground stability issues - Coal high risk area. There will be significant

Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.

**Flood** **Risk** **from** **Surface** **Water** Small areas of the site are identified as being subject to surface water flooding.

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

**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** Selston BW19, FP18, FP17 and FP69 run through site.

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

**Topographical** **Constraints** None identified.

**Other** **Constraints** None identified

***Suitability*** ***Conclusions*** ***The*** ***site*** ***is*** ***potentially*** ***suitable.*** ***However,*** ***there*** ***are*** ***significant*** ***land***

***contamination*** ***issues*** ***-*** ***large*** ***toxic*** ***waste*** ***landfill*** ***constructed*** ***on*** ***centre/south*** ***part*** ***of*** ***site.*** ***Future*** ***development*** ***over*** ***and*** ***adjacent*** ***to*** ***former*** ***toxic*** ***landfill*** ***site*** ***may*** ***be*** ***severely*** ***compromised.*** ***Specialist*** ***advice*** ***will*** ***be*** ***necessary.***

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

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

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and land contamination

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**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,** **but** **not** **achievable.**

# Site Details

**Site** **Ref** **SJU038**

**Address** Land to the south of 249 Alfreton Road, Jubilee

**Gross** **Developable** **Area** **(ha)** 2.63

**Potential** **Yield** 59

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly.*** ***No*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** Agricultural barn

## Access to Services, Green Spaces & Utilities

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

Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, Further education college, Supermarket and Retail area.

**Access** **to** **Green** **Space** Part of the site is within 480m (6mins) of a natural green space. Part of the site

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road & Jubilee rec ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerow and trees on site boundaries.

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

## Physical Constraints

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

**NCC** **Highways** **Comments**

Cannot be developed in isolation. Needs comprehensive masterplanning (SJU037) with multiple

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

**Land** **Contamination** Likely existence of contamination - Former Brick Yard shown on SE corner

c.1880. Old Ironstone Pit (shaft) shown centre/south of site. Old Ironstone Pit (shaft) shown west side of site. Two old Ironstone Pits shown beyond east and northeast boundary. Shallow excavations shown on SE corner from adjacent Clay Pipe Works c.1917. Deeper excavations shown to extend across south of site, Clay Pipe Works shown to encroach onto SE of site c.1961. Large building to Clay Pipe Works and tanks shown on south of site c.1972.

Potential for some contamination across south part of site but this depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

**Ground** **Stability**

Likely ground stability issues - Coal high risk area. Majority of site shown to be

subject to opencast mine workings. Coal seam outcrop shown across SE part of site. Significant Made Ground across much of this site, likely to be deeper areas to the south.

**Flood** **Risk** **from** **Surface** **Water** None Identified

**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** Selston BW19 run adjacent to site.

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

**Topographical** **Constraints** None identified.

**Other** **Constraints** None identified

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Vehicle access works, ground stability and land contamination

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Not Applicable

**Achievability** **Conclusion** The site 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,** **but** **not** **suitable.**

# Site Details

**Site** **Ref** **SJU039**

**Address** Land at Church Lane, Underwood

**Gross** **Developable** **Area** **(ha)** 0.44

**Potential** **Yield** 5

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly.*** ***No*** ***legal*** ***issues*** ***have*** ***been*** ***identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** There is a pub adjacent to the northern site boundary

**Existing** **Buildings** **&** **Structures** Two stables and a garage (all contained within one structure)

## Access to Services, Green Spaces & Utilities

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

Bus stop (Half hourly AM & PM peak and hourly daytime service) and primary school.

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, Supermarket and Retail area.

**Access** **to** **Green** **Space** No access to natural greenspace. Within 480m of a neighbourhood park with a

play area, and within 1km of a destination park (Friezeland Recreation Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** No designations on site, although a LWS (Bagthorpe Plantation) is adjacent the

north east corner.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature trees and a pond.

**Heritage** **Assets**

No designations on site, although the Red Lion Public House (adjacent to the North) is

locally listed (Ref: 813).

Bagthorpe Baptist Chapel, a short distance to the south, is also locally listed (Ref: 790).

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Access appears possible off Church Lane for a yield of around 5 dwellings, as long as off road

turning is provided within the site. In addition, the HA would require the applicant to dedicate some of their land and construct a wider footway facility along the site frontage to make the development acceptable in planning terms.

**Land** **Contamination** Likely existance of contamination - Former coal mining area. Soil contamination

testing and ground gas monitoring required prior to any development.

**Ground** **Stability**

Over half of the site is within a coal high risk area. High/moderate coal risk (in

central area) and low coal risk close to the northern boundary.

**Flood** **Risk** **from** **Surface** **Water** Approx half the site (on the west side) is at risk of low to high levels of surface

water flooding.

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

**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 identified.

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

exposed coalfields.

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

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability, flood defence works.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is 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** **achievable.**

# Site Details

**Site** **Ref** **SJU040**

**Address** Land South of Annesley Lane, Selston

**Gross** **Developable** **Area** **(ha)** 10

**Potential** **Yield** 180

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Yes, Agricultural tenants

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner,*** ***but*** ***the*** ***site*** ***is***

***currently*** ***subject*** ***to*** ***a*** ***tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints**

The site surrounds a pumping station, assumed to be for water/ sewage, this

may be a problem with night time low frequency noise. The north-east boundary of the site is adjacent to the M1 and therefore it is recommend a noise survey be carried out.

**Existing** **Buildings** **&** **Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus stop (Half hourly AM & PM peak and hourly daytime service).

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, Supermarket and Retail area.

**Access** **to** **Green** **Space** Approx half the site is within 480m of natural green space and a neighbourhood

park (including playground). Not within 1km of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** ML019 Kirkby Quarry, Portland Park and Rise Hill – The landscape condition

varies from POOR to MODERATE within area. The strength of landscape character is POOR. The overall landscape strategy is CREATE.

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerowns forming field boundaries.

**Heritage** **Assets**

No designated heritage assets on or adjacent to the site. However the Old Turnpike Toll

Road (Ref.911) is nominated on the Local List and runs adjacent to the site along Annesley Road.

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

The site has 2 significant frontage lengths with existing public highway so potentially 2 points of

access with appropriate visibility splay envelopes appear to be feasible.

**Land** **Contamination** Likely existence of contamination. There is a historic landfill site 100m to the

north west of this site and I would therefore recommend a site investigation report to assess potential ground gas from this source. The site investigation report should also consider potential contamination from the pumping station and the possibility of fly-tipping including asbestos analysis of soil samples

**Ground** **Stability**

Unlikley ground stability issues - The majority of the site is shown to be at low

risk of coal mining activities and low radon risk, however there is a coal high risk area in south east section of site. It will be recommended that basic radon protection is incorporated into new housing.

**Flood** **Risk** **from** **Surface** **Water** Small area of low risk identified on the western portion of the site.

**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** FP8 run through the north eastern section of the site.

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

**Topographical** **Constraints** None identified.

**Other** **Constraints** Overhead lines run through the site in two places. Also the site is located within

the Mineral Safeguarding and consultation area for exposed coalfields.

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

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

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

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU041**

**Address** Land to the rear of 48 Plainspot Road, New Brinsley

**Gross** **Developable** **Area** **(ha)** 2.68

**Potential** **Yield** 60

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Yes, Allotments & Agricultural tenants

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

***agreement*** ***is*** ***in*** ***place*** ***for*** ***land*** ***assembly,*** ***but*** ***the*** ***site*** ***is*** ***currently*** ***subject*** ***to*** ***a*** ***tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt & ST3 Named Settlement

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**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 (hourly daytime service).

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, Supermarket and Retail area.

**Access** **to** **Green** **Space** Majority of the site is within 480m of a playground Underwood Hill Recreations

ground. Not within 1km of a destination park.

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature hedgerowns forming field boundaries with boundary trees within the

hedgerows.

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

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

The site has a significant frontage along the existing public highway. However, this would need

appropriate road and footway improvements at its interface with the existing highway.

**Land** **Contamination** There is a historic landfill on a small area to the north west of the allotment

site, adjacet to Plainspot Road, and as such site investigation would be required prior to any development. The investigation should include ground gas as well as ground contamination.

**Ground** **Stability**

The majority of the site is shown to be at low risk of coal mining activities and

low radon risk, however there is a coal high risk area in the area running through the allotments adjacent to Plainspot Road

**Flood** **Risk** **from** **Surface** **Water** Small area of low risk surface water flow identified on the north western

portion of the site.

**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 may 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** Part of the site comprises allotments protected under Policy RC5.

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

***Further*** ***investigation*** ***would*** ***be*** ***required*** ***for*** ***land*** ***contamination*** ***prior*** ***to*** ***any*** ***development.*** ***The*** ***investigation*** ***should*** ***include*** ***ground*** ***gas*** ***as*** ***well*** ***as*** ***ground*** ***contamination.***

***Part*** ***of*** ***the*** ***site*** ***comprises*** ***allotments*** ***protected*** ***under*** ***Policy*** ***RC5.***

# 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, there are multiple landowners but

an agreement is in place for land assembly, but the site is currently subject to a tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU042**

**Address** Land North of Melbourne House Farm, between Inkerman Road & Lea Lane, Selston.

**Gross** **Developable** **Area** **(ha)** 2.06

**Potential** **Yield** 46

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt & ST3 Named Settlement

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside.

**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**

GP/Health Centre, Convenience Store, bus stop (Half hourly AM & PM peak and hourly daytime service).

**Access** **to** **Local** **Services** **Via** **Public**

**Transport** **(within** **30** **mins)** Secondary school, Supermarket and Retail area.

**Access** **to** **Green** **Space** The site is within 480m (6mins) of a playground, and a recreation ground,Green

Well. The site is within 1000m of a destination park (Nottingham Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Small area to the north west of the site is identified as forming part of the Local Wildlife Site : Allen's Green Grassland.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerowfield to some of the field boundaries.

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

## Physical Constraints

**Highways** **Access** Significant access constraints

**NCC** **Highways** **Comments** Inkerman Road is not suitable for any further traffic.

**Land** **Contamination** There is a buffer for a historic landfill and a small sewerage works on the land.

As such site investigation would be required prior to any development. The investigation should include ground gas as well as ground contamination.

**Ground** **Stability** Area of high risk for coal mining activities cross the site in bands.

**Flood** **Risk** **from** **Surface** **Water** Small area of surface water flooding to the northwest of the site approximately

following the route of the stream.

**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** 0

**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*** ***highway*** ***constraints.*** ***Inkerman*** ***Road*** ***is*** ***not*** ***suitable*** ***for*** ***any*** ***further*** ***traffic.***

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

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability.

**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** **SJU043**

**Address** 99 Mansfield Road, Underwood

**Gross** **Developable** **Area** **(ha)** 1.2

**Potential** **Yield** 32

**Proposed** **Use** Housing

# Availability

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

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***a*** ***single*** ***landowner*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside, residential to southern boundary.

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** None identified.

**Existing** **Buildings** **&** **Structures** House, detached garage and 6 agricultural buildings

## 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.

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

**Agricultural** **Land** **Classification** Indicated to be Grade 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** A significant number of trees on site.

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

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Mansfield Rd A608 national speed limit road will require Design Manual for Roads & Bridges

(DMRB) visibility splays for the junction access 2.4 x 215m. Access will require highway improvements for vehicles/ pedestrians/ cyclists/ right turn lane/ pedestrian refuges/ street lighting on Mansfield Rd. This may require road widening into the site to become all-purpose adopted highway.

The existing driveway onto Mansfield Rd should be removed (if 99 Mansfield Road is to be retained) and a new access formed onto the new minor arm facilitating access to the site. No individual access driveways will be allowed onto Mansfield Rd without appropriate private turning facilities.

Mansfield Rd may need a Traffic Regulation Order (TRO) speed limit reduction which will require an active urban frontage facing the road and engineered gateway features/other measures to reinforce the urban extension/change in environment.

All new developments require multiple access points that connect/integrate into the existing

neighbourhood. Interconnected/looped roads as opposed to stand alone cul-de-sacs will be expected. This site potentially could be combined with the land to the rear (site SJU031) to form new high category DMRB link road (circa 20m corridor) between A608 and the B600 to reduce traffic 'rat running’ along Sandhills Rd.

**Land** **Contamination** Likely existence of contamination. Intrusive investigation required (landfill).

Historic landfill on site and within influence (buffer zone) of another landfill.

**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 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** None identified. Relatively flat site.

**Other** **Constraints** None identified.

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

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

***Highway*** ***comments*** ***highlight*** ***the*** ***potential*** ***for*** ***combining*** ***with*** ***the*** ***adjacent*** ***site*** ***to*** ***provide*** ***improved*** ***highway*** ***connectivity*** ***in*** ***this*** ***area.***

***Further*** ***investigation*** ***is*** ***required*** ***for*** ***land*** ***contamination.***

# 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** **SJU044**

**Address** Land West of Selston Road, Jacksdale

**Gross** **Developable** **Area** **(ha)** 3.65

**Potential** **Yield** 82

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** No

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***two*** ***landowners,*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside, residential to southern 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**

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 and Retail Area.

**Access** **to** **Green** **Space** The site is within 480m (6mins) of a natural green space. The site is within a

neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** None idenitified

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

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Selston Rd B6016 is 40 mph and would require a visibility splay of 2.4 x 120m. The footway/cycleway to the site frontage would require the hedge removing and widening to construct active movement facilities. This access may require highway improvements for vehicles/pedestrians/cyclists/right turn lane/pedestrian refuges/street lighting on Selston Road which may require road widening into the site and reduce the potential yield. No individual access driveways will be allowed onto Selston Rd without appropriate private turning facilities.

Selston Rd may need a Traffic Regulation Order (TRO) speed limit reduction which will require an active urban frontage facing the road and engineered gateway features/other measures to reinforce the urban extension/change in environment.

All new developments require multiple access points that connect/integrate into the existing neighbourhood. Interconnected/looped roads as opposed to stand alone cul-de-sacs will be expected.

**Land** **Contamination** There is a historic landfill (pond) in the east of the site which is sectioned off by

a hedgerow.

The northern part of the site also falls within the 250m EA buffer around a landfill site (EA licensed landfill 4/89/208/45SW)

**Ground** **Stability** Likely ground stability issues - Coal high risk area.

**Flood** **Risk** **from** **Surface** **Water** Area of high risk surface water flooding identified along the boundary with

Selston Road

**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 forms the north eastern boundary, and cuts through part of the

north-west of the sites - Selston BW19

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

**Topographical** **Constraints** None identified.

**Other** **Constraints** A high pressure gas pipeline runs through the site, adjacent to the south-

western boundary - 100 ST HP GAS - NEW ANNESLEY TEE / NEW ANNESLEY; 600 HP ST GAS TRANSMISSION MAIN - AMBERGATE TO PAPPLEWICK

The vast majority of the site falls within a 25m buffer zone with a requirement to contact HSE.

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

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

***High*** ***pressure*** ***gas*** ***main*** ***crosses*** ***site.*** ***adjacent*** ***to*** ***the*** ***south-western*** ***boundary.*** ***The*** ***vast*** ***majority*** ***of*** ***the*** ***site*** ***falls*** ***within*** ***a*** ***25m*** ***buffer*** ***zone*** ***with*** ***a*** ***requirement*** ***to*** ***contact*** ***HSE***

***Likely*** ***ground*** ***stability*** ***issues*** ***-*** ***Coal*** ***high*** ***risk*** ***area.***

# Achievability

**Potential** **Abnormal** **Site** **Costs** Gas main - lower yield due to buffer zone

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is available within the next 15 years, has two landowners, 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** **SJU045**

**Address** Land at Toll Bar Farm, Annesley Road, Selston

**Gross** **Developable** **Area** **(ha)** 16.8

**Potential** **Yield** 302

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Agricultural tenants

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***two*** ***landowners,*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.*** ***Agricultural*** ***tenants*** ***on*** ***site.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t (part of the site only)

**Setting** Countryside, residential to northern boundary (seperated by a road).

**Brownfield/Greenfield** Greenfield

**Neighbouring** **Use** **Constraints** M1 extends along the north eastern boundary.

**Existing** **Buildings** **&** **Structures** None

## 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 and Retail Area.

**Access** **to** **Green** **Space** The site is within 480m (6mins) of a natural green space and a recreation

ground and play area (Woodnook Rec.)

**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 designations on or adjacent site.

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerows and trees along field 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** This site has two lengths of highway frontage to the classified C85 Annesley Lane. The C85 is

subject to a 30mph speed limit in the vicinity of the site. The site appears to have no direct

vehicular access onto the C85.

A residential development of this scale would require more than one point of access.

The western site frontage has a length of circa 120m along the C85. The eastern site frontage has a length of circa 130m. The existing highway verges along both of the site frontages to the C85 are narrow. The verge along that section of the C85 between the site frontages is also narrow.

Accesses in the form of simple priority junctions are likely to be technically feasible via each of the frontages to the C85. A 2m wide footway would need to be provided, where feasible, along the C85 site frontages.

Traffic speeds along this section of the C85 appear to be a concern, given the existing road markings and signage. The proposed development may therefore need to provide improved gateway features and speed reduction measures, to facilitate site access visibility.

The limited verge width along the southern side of the C85 between the two lengths of frontage would restrict the opportunity to provide a continuous 2m wide footway along the whole section of the C85 between the western and eastern ends of the site, together with footway links to the public footpath network to the east of the site. Third party land associated with Toll Bar Farm, and adjacent properties, appears to be a significant constraint.

Localised widening of the C85 may be necessary in the vicinity of the site accesses to allow the introduction of refuges to provide safe means for pedestrians to cross the C85, including encouraging pedestrian use of Sherwood Way. In addition, on-site footpaths should be designed to ensure convenient and direct routes to allow pedestrians to avoid walking along that section of the C85 where the footway widths would be limited by the third party land constraint identified earlier.

Parts of the site are some distance from the C85. The site would therefore need to be planned to accommodate potential public transport access. Substantial financial contributions are likely to

**Land** **Contamination** Unlikely existance of contamination - Possible fly-tipping, possible

agrichemicals.

**Ground** **Stability** Unlikely ground stability issues - Low risk coal area.

**Flood** **Risk** **from** **Surface** **Water** Part of Annesley Lane is subject to medium risk surface water flooding. None

identified on 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 runs to the north eastern boundary - Selston FP36

**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.***

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

***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 available within the next 15 years, has two landowners, and there

are no identified legal issues. Agricultural tenants on site.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU046**

**Address** Land at Shipton Hill, East of Nottingham Road, Bagthorpe

**Gross** **Developable** **Area** **(ha)** 10.11

**Potential** **Yield** 182

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Agricultural tenants

***Availability*** ***Conclusion*** ***The*** ***site*** ***is*** ***available*** ***within*** ***the*** ***next*** ***15*** ***years,*** ***has*** ***two*** ***landowners,*** ***and*** ***there*** ***are*** ***no***

***identified*** ***legal*** ***issues.*** ***Agricultural*** ***tenants*** ***on*** ***site.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Countryside

**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**

Within walking distance of a primary School and 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 and Supermarket.

**Access** **to** **Green** **Space** The site is within 480m (6mins) of a natural green space, a recreation ground

and play area (Middlebrook Road).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

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

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Hedgerows and trees along field 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** This site has highway frontages onto the classified A608 Mansfield Road and the classified B600

Alfreton Road. The A608 is subject to the National speed limit. The B600 is subject to a 30mph

speed limit. Access to the site is curently by means of two field accesses onto the B600 and one field access onto the A608.

A residential development of this scale would require more than one point of access.

Given the highway constraints along the B600 and at the A608/B600 junctions in Underwood, the site should take access onto both the A608 and B600 with provision of a link between the two. A link road would attract most of the traffic currently using Sandhill Road, between the A608 and B600, and should therefore be designed to DMRB standards, as should the junctions onto the A608 and B600.

Access onto the A608 would have to be designed in accordance with the DMRB. The site frontage onto the A608 has a length of circa 160m. Localised widening of the A608 to provide a ghost island priority junction would be likely to result in the necessary visibility splays falling across third party land. Access onto the A608 by means of a roundabout may therefore be more appropriate. This could facilitate a reduction in the speed limit on the A608 to the west of the site access.

The alignment of the B600 could give rise to traffic speeds in excess of the speed limit. Traffic speed surveys would be needed on the B600 to determine the visibilty splay requirements and form of site access.

The site frontage onto the B600 has a length of circa 420m. This should be capable of accommodating access. Forward visibility along parts of the B600 site frontage is limited by its vertical alignment, as indicated by the existing solid white line system. To overcome this issue, the access point could take the form of a roundabout to DMRB standards.

A 2m wide footway will be required along the whole of the B600 site frontage.

Off-street car parking for those properties which front the B600 is limited and this results in on- street parking along the length of the B600 site frontage. The scheme should seek to address this

**Land** **Contamination** Likely existance of contamination - Former sandpits, possible landfill,

agrichemicals.

**Ground** **Stability**

Likely ground stability issues. The majority of the site is a low risk coal area.

Ther is a small band of high risk coal area to the west of the site.

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

**Seven** **Trent** **Water** **–** **Potential**

**Impact** **on** **Foul** **Sewer** **Infrastructure**

Network Improvements likely to be required

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

Network Improvements unlikely to be required

**Rights** **of** **Way** 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.***

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

***Likely*** ***existance*** ***of*** ***contamination*** ***-*** ***Former*** ***sandpits,*** ***possible*** ***landfill,*** ***agrichemicals.***

***Likely*** ***ground*** ***stability*** ***issues.*** ***The*** ***majority*** ***of*** ***the*** ***site*** ***is*** ***a*** ***low*** ***risk*** ***coal*** ***area.*** ***Ther*** ***is*** ***a*** ***small*** ***band*** ***of*** ***high*** ***risk*** ***coal*** ***area*** ***to*** ***the*** ***west*** ***of*** ***the*** ***site.***

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

# Achievability

**Potential** **Abnormal** **Site** **Costs** Ground stability and land contamination.

**Time** **Scale** **(Commencement** **of**

**Delivery)**

Within 6-10 years

**Achievability** **Conclusion** The site is available within the next 15 years, has two landowners, and there

are no identified legal issues. Agricultural tenants on site.

# Overall Conclusion

**Housing**

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

# Site Details

**Site** **Ref** **SJU047**

**Address** Land between 191 & 243 Nottingham Road, Selston

**Gross** **Developable** **Area** **(ha)** 1.32

**Potential** **Yield** 24

**Proposed** **Use** Housing

# Availability

**Ownership** **Constraints** None identified

**Restrictive** **Covenant** None identified by submission

**Tenanted** **or** **Leased** Unknown

***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**

RC2Ra - Open Area

ST3 - Named Settlement

EV6/43 - Nature Conservation Site

**Location** Named Settlement

**Neighbourhood** **Plan** **Area** JUS-t

**Setting** Village. Contained predominantley by residential.

**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**

Within walking distance of a GP/Health Centre, Convenience Store and 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** The site is within 480m (6mins) of a natural green space, a recreation ground

and play area (Holly Hill).

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

## Impact on Natural & Built Environment

**Landscape** **Character** NC03 Selston and Eastwood urban fringe farmland - The landscape condition is

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

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

**Locally** **Designated** **Natural** **Assets** Half of the site is a LWS

**Nationally** **Designated** **Natural**

**Assets**

No designations on or adjacent site.

**Natural** **Features** Mature tree and hedgerow coverage within and forming boundaries of site.

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

## Physical Constraints

**Highways** **Access** Access appears possible

**NCC** **Highways** **Comments**

Nottingham Road is a classified and adopted highway which is one of the main throughfares

through Selston. Appropriate visability splays for pedestrians and vehicles should be provided at each of the new site entrances and driveways in accordance with the requirements of the Nottinghamshire Highways Design Guide (2021). A Transport Statement will be required for a development of this scale.

**Land** **Contamination** Site adjacent to infilled pond. Contaminated land Site investigation required.

Contamination possible

**Ground** **Stability**

A significant portion of the site is in a Coal High Risk Area and so would require

the necessary assesments.

**Flood** **Risk** **from** **Surface** **Water** An area of medium and high risk surface water flooding identified running east

to west across the centre of the site.

**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 identified.

**Other** **Constraints** None identified.

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

***Site*** ***adjacent*** ***to*** ***infilled*** ***pond,*** ***as*** ***such*** ***contamination*** ***is*** ***possible*** ***-*** ***Contaminated*** ***land*** ***Site*** ***investigation*** ***required.***

***An*** ***area*** ***of*** ***medium*** ***and*** ***high*** ***risk*** ***surface*** ***water*** ***flooding*** ***identified*** ***running*** ***east*** ***to*** ***west*** ***across*** ***the*** ***centre*** ***of*** ***the*** ***site.***

***The*** ***northern*** ***half*** ***of*** ***the*** ***site*** ***is*** ***a*** ***Local*** ***Wildlife*** ***Site*** ***(LWS).***

# Achievability

**Potential** **Abnormal** **Site** **Costs** 0

**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.**