

Site Ref: S47**Land to the rear of 10 Main Street, Huthwaite****Area (Hectares):** 2.90**Yield:** 65**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by residential development to the north, south and east.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.5kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

No - May need improvements to the public highway on Main Street (i.e. pavement widening).

Contaminated Land?

Contamination Suspected - Approximately 20% of site is historic landfill; Brickyard excavations/Factories & Works. Consequently any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer.

Topography Constraints: Yes - Severely sloping in some areas**Access to Utilities?:** No**Additional Comments:**

This site is in an area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently unsuitable as it is designated countryside and development would be contrary to Planning Policy. Parts of the site are also very mature, prominent landscape areas. However, the site adjoins the main urban area and the less sensitive landscape areas adjacent to the urban boundary may be suitable subject to further assessment through the Local Plan process.

PHYSICAL CONSTRAINTS:

The public highway may require improvement works on Main Street in order to access this site.

Site Ref: S47**Land to the rear of 10 Main Street, Huthwaite****Area (Hectares):** 2.90**Yield:** 65**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 4 (Poor)**Neighbour Issues:** Adjacent to a paint factory. Mitigation may be required (boundary treatment).**Site Apparatus:** None**Strategic Flood Risk Assessment:**

No Known Issues

Site within a flood zone?:

Outside Floodzones 2 & 3 - Environment Agency comments: Further investigation required, possibility of flooding from the brook to the south west of the site.

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes - Trees and hedgerows. Landscape CA DPZ: NC08; Landscape condition: moderate; Landscape strength: moderate; Strategy: enhance

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability The site could be available within 5 years

The site is economically viable/achievable for housing

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years Included as an allocation**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

This site is in an area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently unsuitable as it is designated countryside and development would be contrary to Planning Policy. Parts of the site are also very mature, prominent landscape areas. However, the site adjoins the main urban area and the less sensitive landscape areas adjacent to the urban boundary may be suitable subject to further assessment through the Local Plan process.

PHYSICAL CONSTRAINTS:

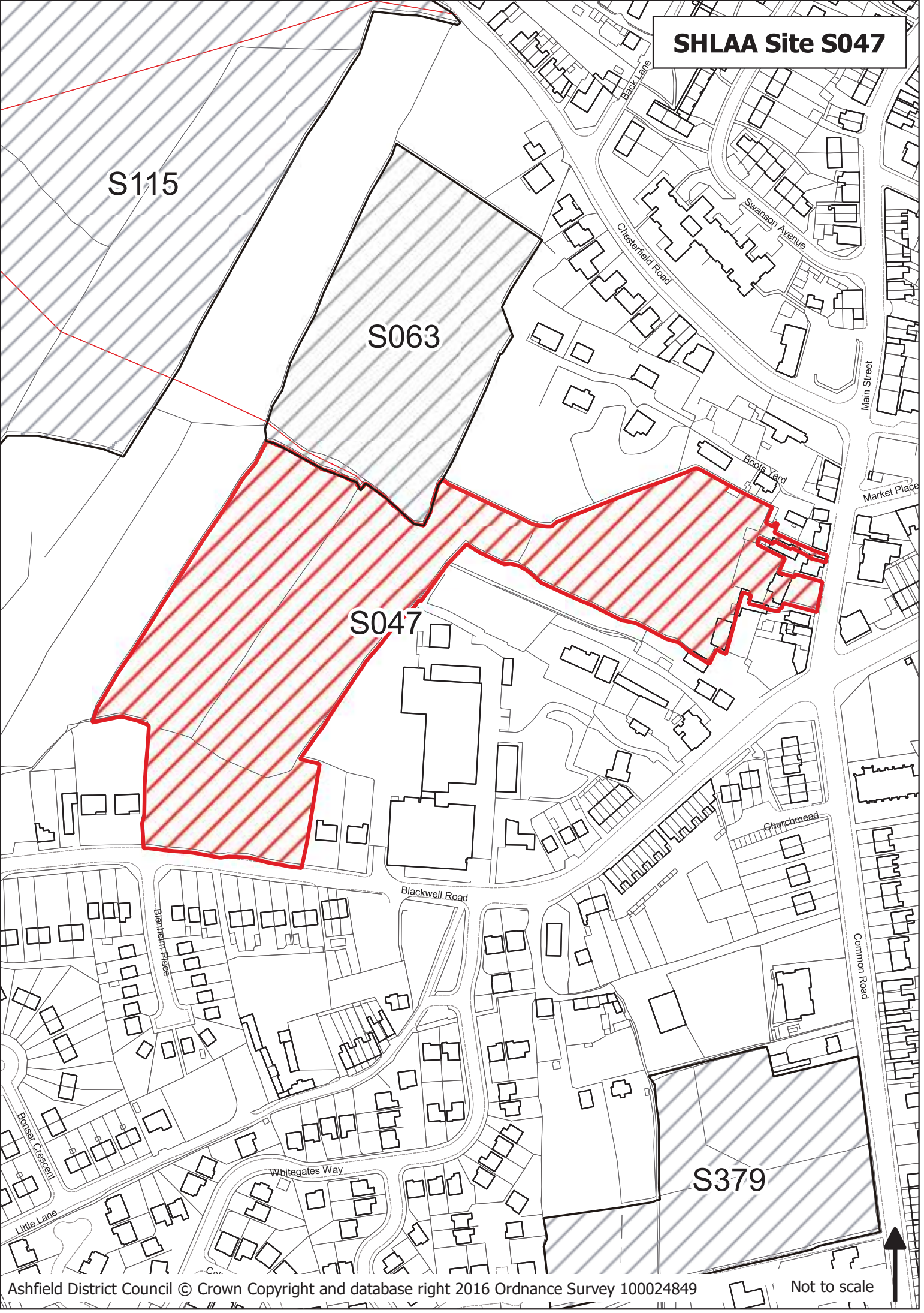
The public highway may require improvement works on Main Street in order to access this site.

S115

S063

S047

S379



Site Ref: S48**Land off Main Street, Huthwaite****Area (Hectares):** 2.50**Yield:** 56**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Urban fringe**Current Use:** Golf driving range**Planning Status:** No current or previous residential planning application**Setting:** Countryside Not well contained. Adjoins the settlement to the south.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process. The site is also currently allocated as an allotment site. This will need to be reviewed through the emerging Local Plan.**Other:** - The site is designated as countryside (Policy EV2 of ALPR (2002)).**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.5km to Sutton in AshfieldAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	Golf driving range.

Physical Constraints **The site may be suitable**Highway Access Issues:Contaminated Land?

Significant Constraints - Access into the site is currently substandard. The public highway would need to be upgraded.

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Unknown - The existing sewerage station is near to capacity (see additional notes)**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is currently a golf driving range which has recently been developed. It is in an area designated as Countryside and as an allotment site (Policies EV2 & RC5, ALPR, 2002) and, as such, is currently unsuitable for residential development. It is adjacent to a predominantly residential area within the main urban area of Huthwaite and may become suitable should policy change.

PHYSICAL CONSTRAINTS:

Highway improvements required as part of any future development.

Site Ref: S48 **Land off Main Street, Huthwaite****Area (Hectares):** 2.50**Yield:** 56**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:**

Yes - Potential surface water flooding issues. Further investigations required.

Neighbour Issues: None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

No

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

Yes - Currently has full planning permission for a golf driving range.

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and **The site could be available in 5 - 10 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** owner constraints 6-10 years
The site has been leased to a tenant until 2020.**Legal Issues:**

Legal Constraints 6-10 years The site has been leased to a tenant until 2020.

Timescale: other constraints 6-10 years -
Currently Policy constrained.
Reassess as part of next Plan review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

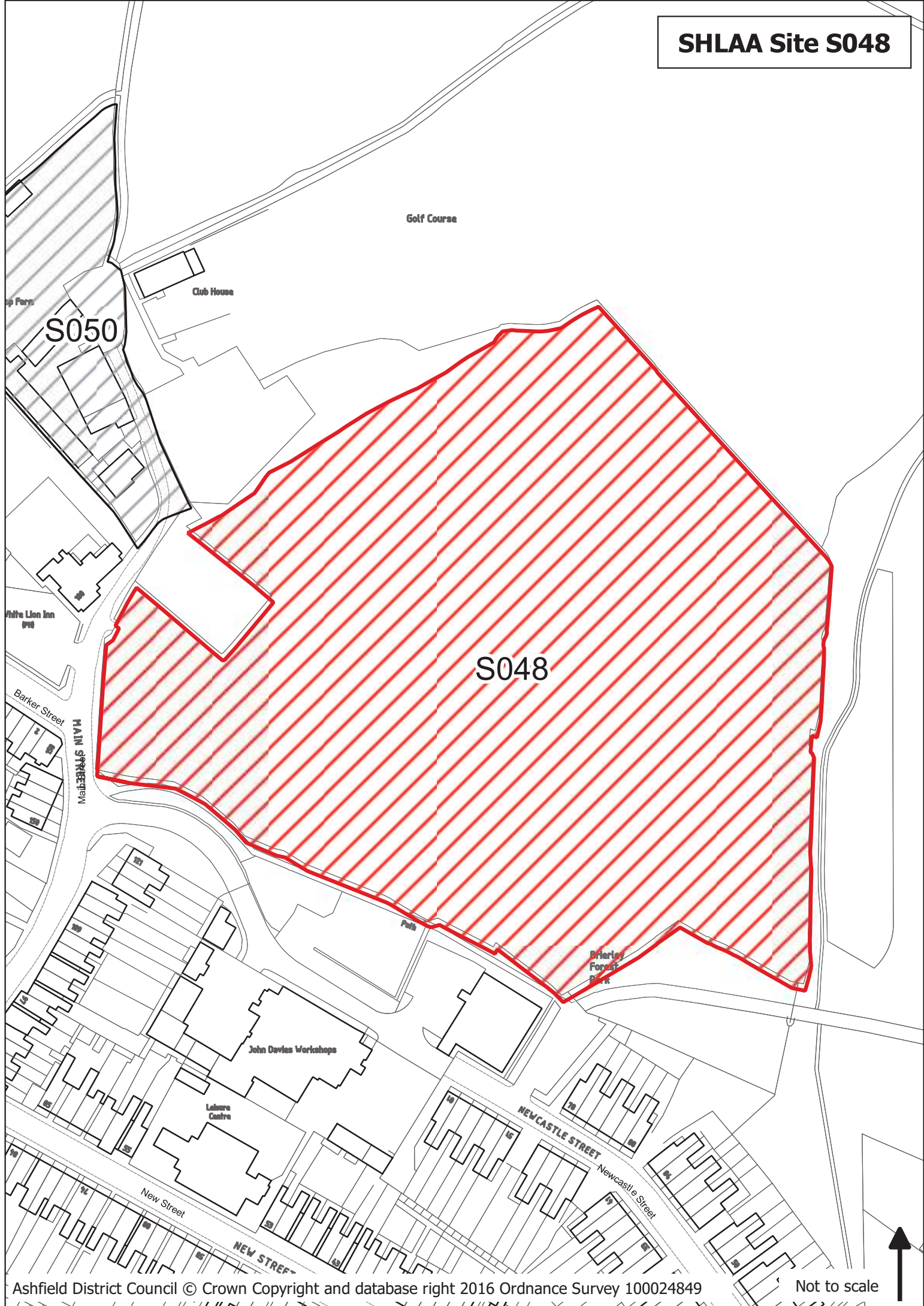
Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is currently a golf driving range which has recently been developed. It is in an area designated as Countryside and as an allotment site (Policies EV2 & RC5, ALPR, 2002) and, as such, is currently unsuitable for residential development. It is adjacent to a predominantly residential area within the main urban area of Huthwaite and may become suitable should policy change.

PHYSICAL CONSTRAINTS:

Highway improvements required as part of any future development.



Site Ref: S49**Land at Crossley Avenue, Huthwaite****Area (Hectares):** 0.66**Yield:** 8**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Current Use:** Industrial/employment**Planning Status:** No current or previous residential planning application**Setting:** Urban - Within a residential area.Policy**The site may be suitable****Allocated Site:** Not Allocated - Tree Preservation Order has been attached to several trees on site. This will need to be reviewed at a later stage in the planning process. The area which contains the TPOs has not been included in the developable area.**Other:** Site is currently protected by Policy EM5; Protection of Existing Employment Sites and Buildings (ALPR, 2002). Consequently a lack of employment demand for the site would need to be demonstrated before residential development would be allowed on this site.**Conflicting Issues:** Yes - Development would be contrary to current planning policy EM5 (Employment protection) - however, the site has been marketed for a considerable period (over 5 years) and this would be taken into account at the planning application stage.Access to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable****Highway Access Issues:**

No Constraints No significant constraints

Contaminated Land?

Contamination Suspected - Approximately 35% of site is hosiery factory. Consequently any planning permission

Additional Comments:**Overall Final Conclusion: Non Deliverable or Developable****POLICY COMMENTS:**

The site is located in a residential area and is within the urban area of Huthwaite. The site is currently in use as a business, and development on this site would be contrary to Policy EM5 (existing employment protection) of the ALPR 2002. The site has been marketed for approximately 5 years and this would be taken into account at the planning application stage. It is currently unknown if the site is available.

PHYSICAL CONSTRAINTS:

There are tree preservation orders on the site, and there may be other wildlife interests which may constrain development. A tree survey and ecology assessment would be required if redevelopment was proposed as part of any future planning application.

Site Ref: S49**Land at Crossley Avenue, Huthwaite****Area (Hectares):** 0.66**Yield:** 8**Site Source:** Site submitted by owner/agent

would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer.

Topography Constraints: No

Access to Utilities?: Yes - Existing sewerage works serving the area are near to capacity (see additional notes).

Agricultural Land Quality: Urban

Strategic Flood Risk Assessment: No Known Issues

Neighbour Issues: None

Site within a flood zone?: Outside Floodzones 2 & 3

Site Apparatus: None**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** None

Natural Features: Yes - Tree Preservation Orders on Western part of site and Southern boundary.

Impact on views: No

Impact on existing recreational uses: No

Protected Species/Habitats: Yes - Reported sighting of a Badger set present on the site. Site is adjacent to a SINC; Crossley Avenue Grassland (2008 SINC Survey, NBGRG).

Availability and **Unknown****Achievability** **As such availability and achievability have not been assessed**

Ownership Constraints: No ownership constraints 0-5 years

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: other constraints 16-20 years
The site is no longer being marketed and is still in operation. It is considered to be unavailable.

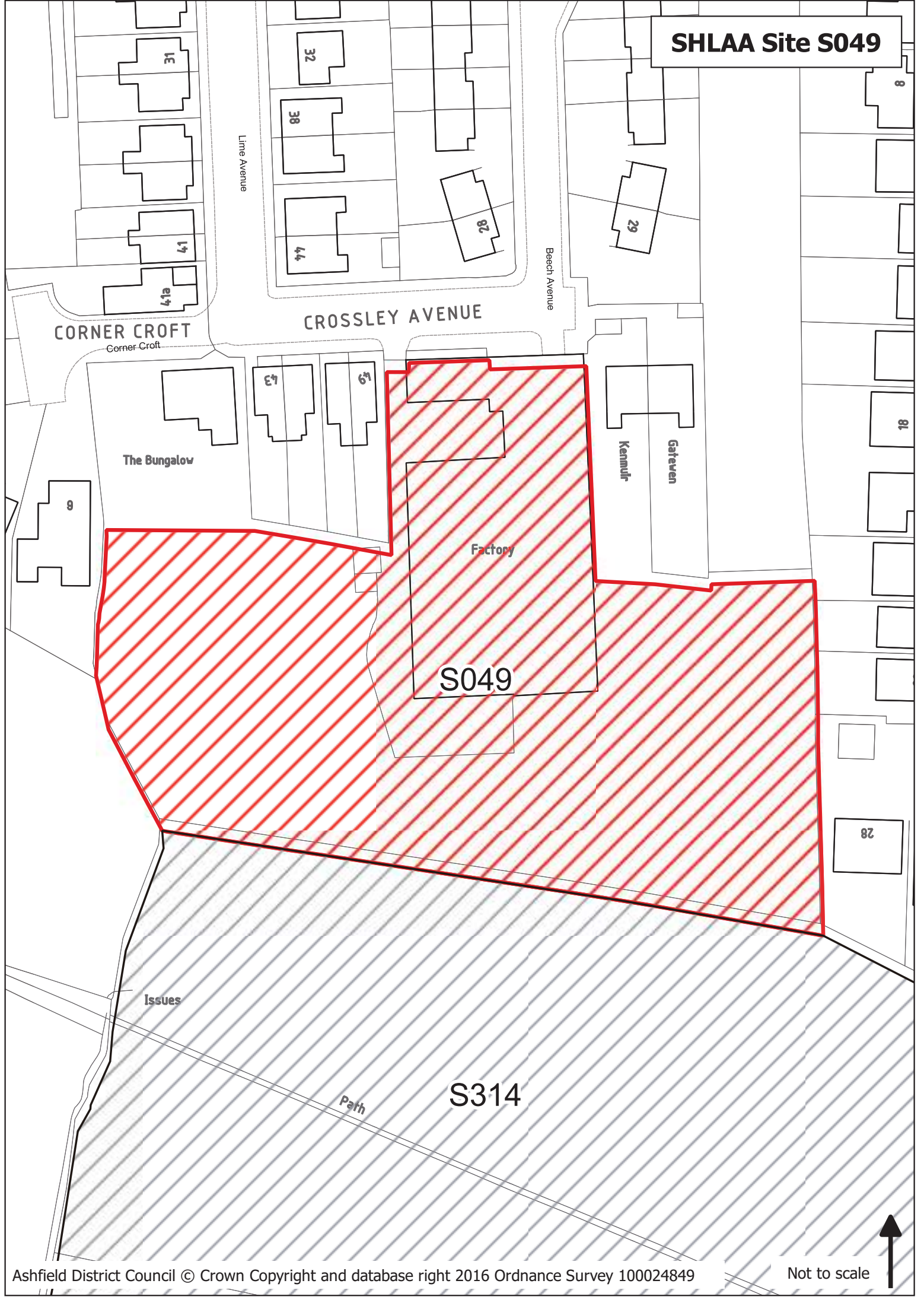
Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:**Overall Final Conclusion: Non Deliverable or Developable****POLICY COMMENTS:**

The site is located in a residential area and is within the urban area of Huthwaite. The site is currently in use as a business, and development on this site would be contrary to Policy EM5 (existing employment protection) of the ALPR 2002. The site has been marketed for approximately 5 years and this would be taken into account at the planning application stage. It is currently unknown if the site is available.

PHYSICAL CONSTRAINTS:

There are tree preservation orders on the site, and there may be other wildlife interests which may constrain development. A tree survey and ecology assessment would be required if redevelopment was proposed as part of any future planning application.



CORNER CROFT
Corner Croft

CROSSLEY AVENUE

The Bungalow

Factory

S049

Kennulr

Gataven

Issues

Path

S314

Site Ref: S50**Land at Hilltop Farm, Main Street, Huthwaite****Area (Hectares):** 0.40**Yield:** 12**Site Source:** Site submitted by owner/agent**Suitability** The site may be suitableCharacter, Land Use & Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy

The site is suitable

Allocated Site: Not Allocated - Policies: ST1, HG5, NPPF Part 6: Delivering a wide choice of quality homes; NPPF Part 7: Requiring good design; NPPF Part 8 Promoting healthy communities.**Other:****Conflicting Issues:** NoAccess to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: Yes **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centre
Approximately 2.5kmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** Partial
Does site affect existing open space?: NoPhysical Constraints The site may be suitable**Highway Access Issues:****Contaminated Land?**

Significant Constraints - The public highway is currently substandard and would require third party land to make improvements.

No Known Contamination

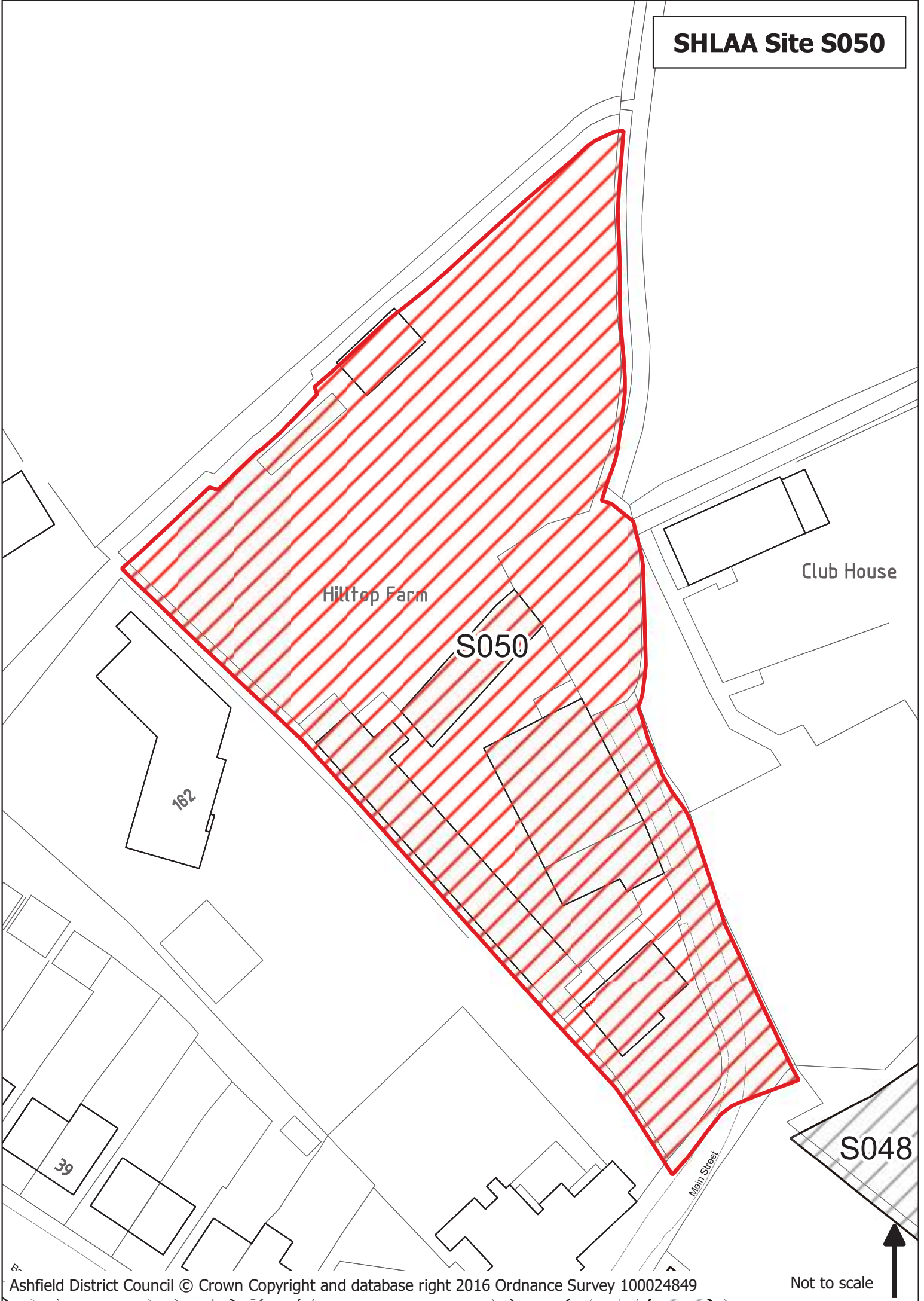
Topography Constraints: No - The site is gently sloping from north to south**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:****Overall Final Conclusion:** Unknown

The site is located in Huthwaite which is within the main urban boundary in a residential area. Huthwaite is well served by a range of services, including public transport. However, the public highway is currently substandard and would require upgrading prior to development of the site. Given the narrow width of the public highway, it is currently unclear how this could be achieved without the use of third party land which would affect the viability of any future development. Consequently development would be contrary to policy ST1, HG5 and Part 7 of the NPPF if the access constraints were not appropriately mitigated.

Site Ref: S50**Land at Hilltop Farm, Main Street, Huthwaite****Area (Hectares):** 0.40**Yield:** 12**Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Hedgerows on the boundary**Impact on views:** No**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **Unknown****Achievability** **The site may be viable/achievable for housing****Ownership Constraints:** owner constraints 6-10 years
Owner has specified on submission form that the site will be available in 5-10 years**Legal Issues:** Legal Constraints 11-15 years
Legal constraints relating to third party land required for access.**Timescale:** other constraints 16-20 years
Major highway improvement works required which is likely to delay development.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion: Unknown**

The site is located in Huthwaite which is within the main urban boundary in a residential area. Huthwaite is well served by a range of services, including public transport. However, the public highway is currently substandard and would require upgrading prior to development of the site. Given the narrow width of the public highway, it is currently unclear how this could be achieved without the use of third party land which would affect the viability of any future development. Consequently development would be contrary to policy ST1, HG5 and Part 7 of the NPPF if the access constraints were not appropriately mitigated.

SHLAA Site S050



B-



Site Ref: S51**Land off Pennine Close, Huthwaite****Area (Hectares):** 0.14**Yield:** 4**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Vacant**Planning Status:** Planning application for residential pending**Setting:** Countryside Well contained by a road to the west and residential development to the south and east.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints**The site is suitable**Highway Access Issues:

No - Access via adjoining site (S61)

Contaminated Land?

Contamination Suspected - Approximately 20% of site is licenced landfill. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

Topography Constraints: No**Access to Utilities?:** Yes - Via neighbouring residential buildings.**Additional Comments:**

The site could form part of a comprehensive development with adjacent SHLAA sites S61, S108 and S350. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently unsuitable as it located in designated countryside Policy EV2 of Ashfield Local Plan Review (2002).

PHYSICAL CONSTRAINTS

The site is a long, narrow site which affects the amount of development that could be accommodated. It is considered suitable as part of a comprehensive scheme with adjoining sites S61 and S350. It is being taken forward as a housing allocation in the Ashfield Local Plan.

Site Ref: S51 Land off Pennine Close, Huthwaite**Area (Hectares):** 0.14**Yield:** 4**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 4 (Poor)**Neighbour Issues:** Adjoins a boarding kennel.**Site Apparatus:** None**Strategic Flood Risk Assessment:** No Known Issues**Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity** **The site is suitable****Effect on Built Heritage:** None**Natural Features:** Yes - Landscape CA DPZ: NC08; Landscape condition: moderate; Landscape strength: moderate; Strategy: enhance**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site could be available within 5 years****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Access via S61.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years - Proposed allocation.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

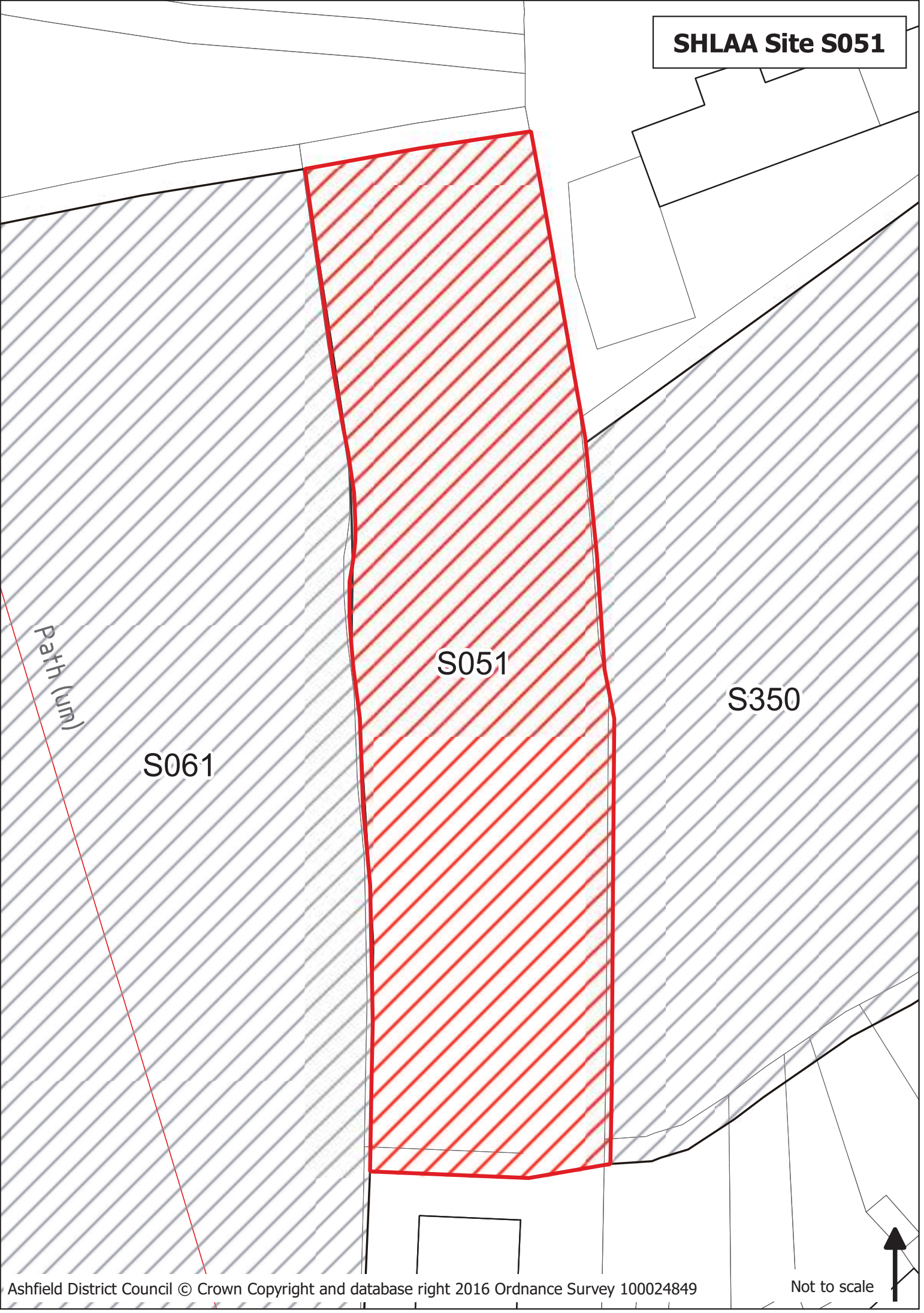
The site could form part of a comprehensive development with adjacent SHLAA sites S61, S108 and S350. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently unsuitable as it located in designated countryside Policy EV2 of Ashfield Local Plan Review (2002).

PHYSICAL CONSTRAINTS

The site is a long, narrow site which affects the amount of development that could be accommodated. It is considered suitable as part of a comprehensive scheme with adjoining sites S61 and S350. It is being taken forward as a housing allocation in the Ashfield Local Plan.



Site Ref: S52**Factory at Duke Street, Huthwaite****Area (Hectares):** 0.11**Yield:** 4**Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Current Use:** Retail Use**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy **The site may be suitable****Allocated Site:** Not Allocated**Other:** Site is currently protected by Policy EM5; Protection of Existing Employment Sites and Buildings (ALPR, 2002). Consequently a lack of employment demand for the site would need to be demonstrated before residential development would be allowed on this site.**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No
GP: Yes
Bus stop: Yes
Cash Machine or Post Office: Yes**Secondary school:** Yes
Further Education: Yes
Supermarket: Yes
Retail Area: Yes
Hospital: Yes
Employment: Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2kmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** Partial
Does site affect existing open space?: NoPhysical Constraints **The site is suitable****Highway Access Issues:****Contaminated Land?**

No Constraints No significant constraints

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

Currently in use as an retail unit.

Overall Final Conclusion: 5 Year Tranche: 5 -10 Years**POLICY COMMENTS:**

Development on this site would be contrary to policy EM5 of ALPR (2002). This may be overcome following a comprehensive marketing exercise which should determine if it is feasible to retain the site for business use. The factory is also in the middle of a residential area and the current use does create an increase in traffic and parking requirements which may conflict with neighbouring uses

PHYSICAL CONSTRAINTS

Requires demolition or conversion of factory building.

Site Ref: S52**Factory at Duke Street, Huthwaite****Area (Hectares): 0.11****Yield: 4****Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** None**Natural Features:** No**Impact on views:** No**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** **The site could be available in 5 - 10 years time**
The site may be viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 6-10 years
Landowner would need to demonstrate that the site is no longer suitable for business use.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Currently in use as an retail unit.

Overall Final Conclusion: 5 Year Tranche: 5 -10 Years**POLICY COMMENTS:**

Development on this site would be contrary to policy EM5 of ALPR (2002). This may be overcome following a comprehensive marketing exercise which should determine if it is feasible to retain the site for business use. The factory is also in the middle of a residential area and the current use does create an increase in traffic and parking requirements which may conflict with neighbouring uses

PHYSICAL CONSTRAINTS

Requires demolition or conversion of factory building.

SHLAA Site S052

11

12

DUKE STREET

Duke Street

KING STREET

Fa S052y



Site Ref: S54**Land off Barker Street, Huthwaite****Area (Hectares):** 7.60**Yield:** 171**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site is partially contained by development to the south east, south and south west.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will be reviewed through the Local Plan process.**Other:** Mature landscape area**Conflicting Issues:** Yes - Development would be contrary to current planning policy (EV2).Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints**The site may be suitable**Highway Access Issues:

Significant Constraints - Access from the adopted highway is currently substandard and would require significant improvements.

Contaminated Land?

No Known Contamination - Coal mining area and in a 250m landfill buffer. North West corner adjacent to licenced landfill.

Topography Constraints: No - Gently undulating.**Access to Utilities?:** Unknown - Sewerage capacity issues (see additional notes).**Agricultural Land Quality:** Grade 2 (Very good) - Part Grade 4 to North.**Strategic Flood Risk Assesment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3 -**Additional Comments:**

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is currently designated as EV2; Countryside and is currently considered to be unsuitable for residential development. This policy will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

Access to the site from the public highway is severely constrained by existing development. The road leading into the site is a cul de sac and consists of a large amount of terraced housing. On street parking restricts access and there is a primary school at the end of the road which creates an increase in traffic. The site is adjacent to the urban boundary and may become suitable if access constraints can be mitigated.

Site Ref: S54**Land off Barker Street, Huthwaite****Area (Hectares):** 7.60**Yield:** 171**Site Source:** Site submitted by owner/agent

Environment Agency comments:
Further investigation required to
assess the flood risk.

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage: None

Natural Features: Yes - Hedgerows on field boundaries. Landscape CA DPZ: ML021; Landscape condition: moderate; Landscape strength: moderate; Strategy: enhance

Impact on views: Yes See additional comments

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage. Adjacent to a SINCE; EV6/98; Herrods Hill Grasslands

Availability and Achievability **Unknown**

The site is economically viable/achievable for housing

Ownership Constraints: owner constraints 16-20 years
Highway constraints (requiring third party land) are likely to impact on the delivery timescale.

Legal Issues: Legal Constraints 16-20 years
Legal constraints relating to landownership/restricted access

Timescale: other constraints 6-10 years -
Currently Policy constrained.
Reassess as part of next Plan review.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

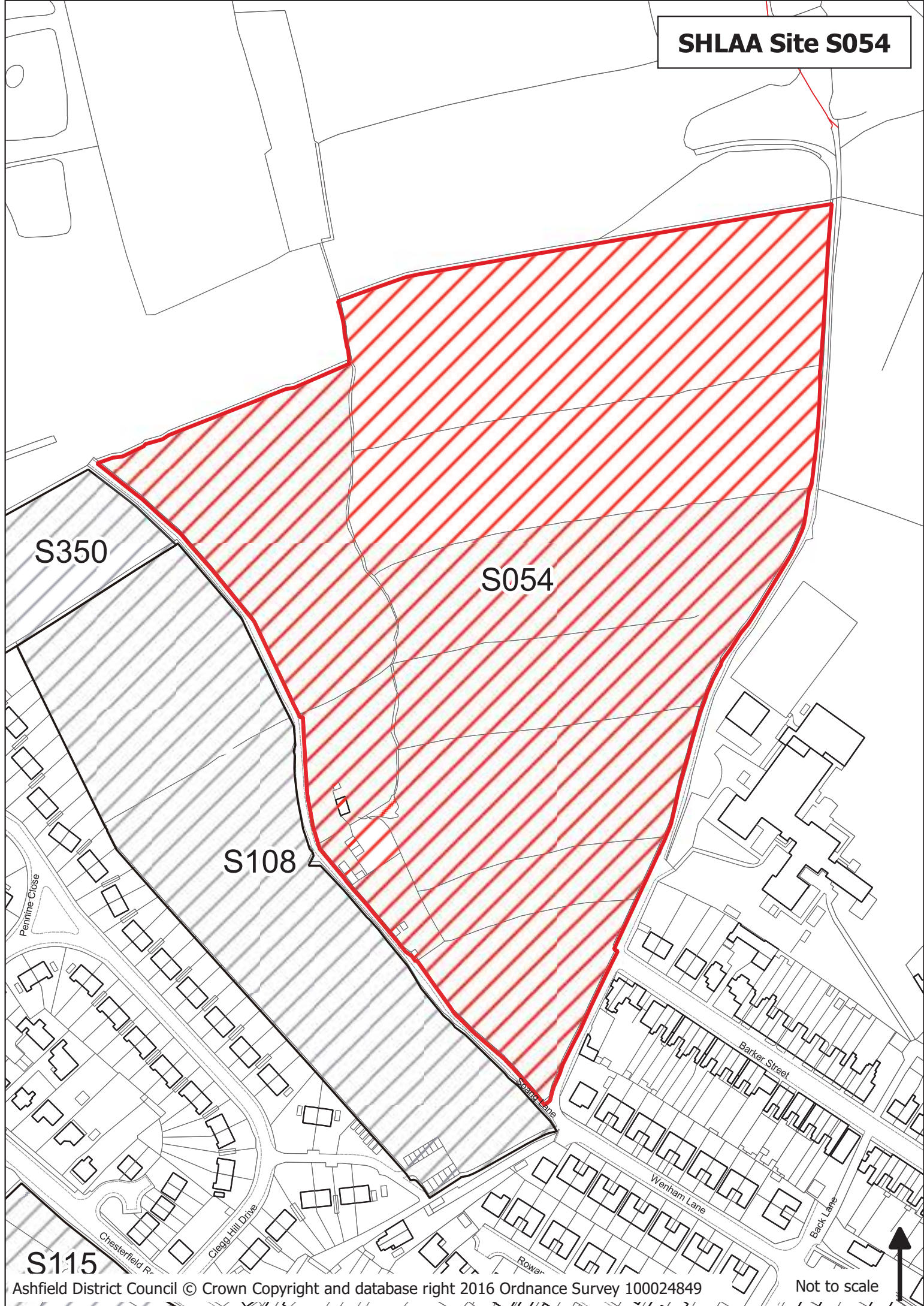
Overall Final Conclusion: **May be suitable if policy changes/mitigation**

POLICY COMMENTS:

The site is currently designated as EV2; Countryside and is currently considered to be unsuitable for residential development. This policy will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

Access to the site from the public highway is severely constrained by existing development. The road leading into the site is a cul de sac and consists of a large amount of terraced housing. On street parking restricts access and there is a primary school at the end of the road which creates an increase in traffic. The site is adjacent to the urban boundary and may become suitable if access constraints can be mitigated.



Site Ref: S55**Land off Ashland Road West, Sutton in Ashfield****Area (Hectares):** 10.34 **Yield:** 211 **Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside and residential	Current Use:	Vacant
Planning Status:	Planning permission for residential refused	Setting:	Countryside - bound by the main urban area to three sides and Brierley Forest Park to the north.

Policy **The site may be suitable**

Allocated Site:	EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.	Other:	
		Conflicting Issues:	Yes - Development would be contrary to current planning policy.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	No
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre Approximately 1.5km		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	Yes
Site within 200m Public Open Space?:	Yes	Does site affect existing open space?:	
Site within 300m Parks and Rec. Grounds?:	Yes		No

Physical Constraints **The site may be suitable**

Highway Access Issues:		Contaminated Land?	
No Constraints	No significant constraints	No Known Contamination	
Topography Constraints:	No - Gently sloping from south to north	Access to Utilities?:	Unknown - Adjacent residential area.
Agricultural Land Quality:	Grade 4 (Poor)	Strategic Flood Risk Assessment:	Known Issues - Potential flooding from culverted watercourse (SFRA Ref; S22, S25). A further flood risk assessment would be necessary before development would be allowed on this site.

Additional Comments:

Planning permission for residential development was refused in 1989, the main reason being because there was an adequate supply of land allocated for housing at that time.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently designated Countryside. It is adjacent to a residential area and is well contained, being bound by the urban area on three sides and Brierley Forest Park to the north. At the time of writing there is a planning application pending for residential development. Given the developer activity on site, it is considered to be deliverable within 5 years.

PHYSICAL CONSTRAINTS

The site is identified in the Ashfield Strategic Flood Risk Assessment as a potential flood risk area due to the adequacy of the existing drainage system. A flood risk assessment has been undertaken which identifies mitigation

Site Ref: S55**Land off Ashland Road West, Sutton in Ashfield****Area (Hectares): 10.34 Yield: 211 Site Source:** Site submitted by owner/agent

Neighbour Issues: None

Site Apparatus: None

Site within a flood zone?: Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity The site may be suitable

Effect on Built Heritage: None

Natural Features: Yes - Hedgerow on part of the site. Landscape CA DPZ: ML021; Landscape condition: moderate; Landscape strength: moderate; Strategy: enhance

Impact on views: Yes See additional comments.

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage. North West corner of the site is adjacent to a SINCE; EV6/95; Huthwaite Park Marshy Grassland

Availability and Achievability The site could be available within 5 years
The site is economically viable/achievable for housing

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated that the site is available.

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years - Proposed for allocation.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Planning permission for residential development was refused in 1989, the main reason being because there was an adequate supply of land allocated for housing at that time.

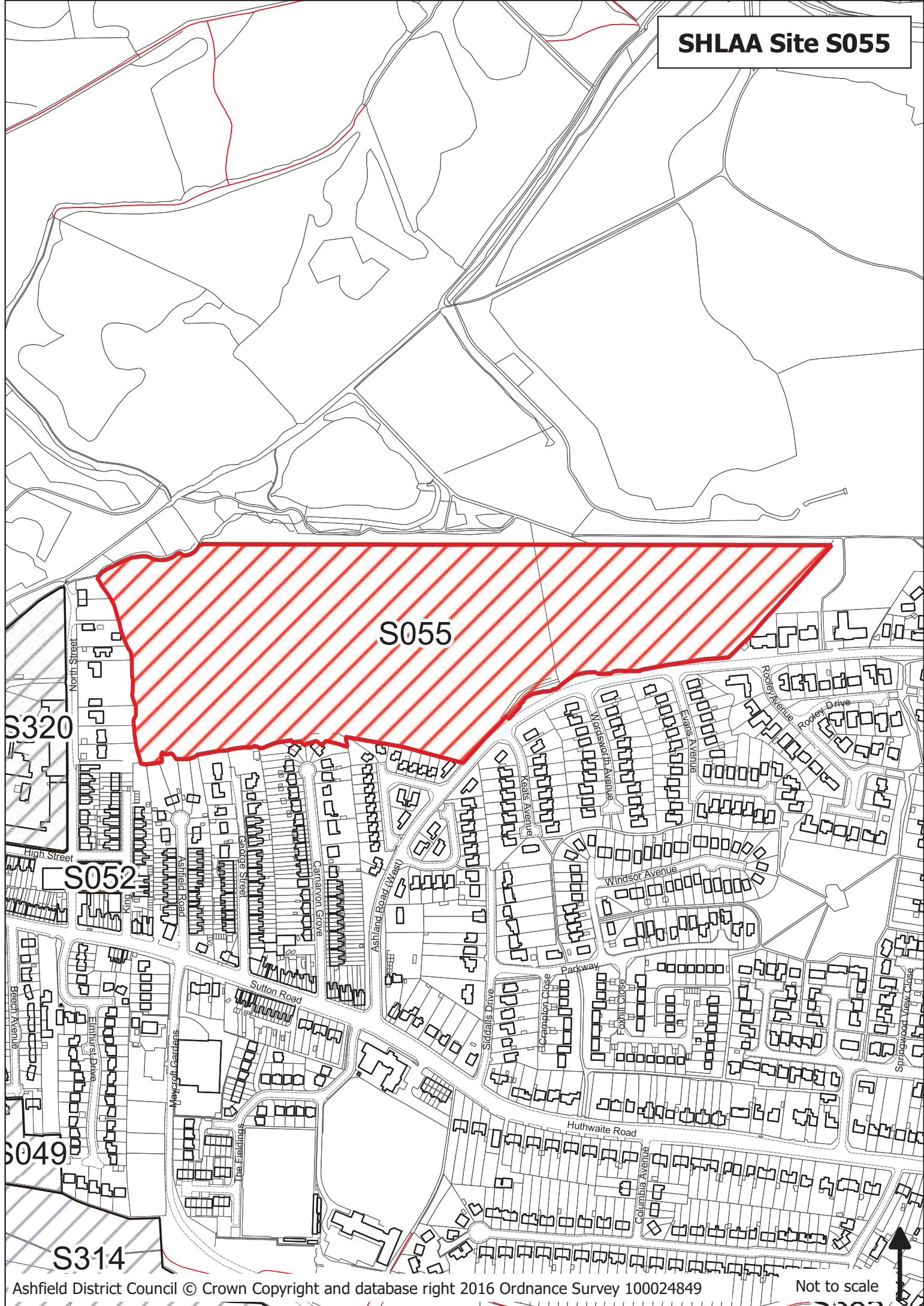
Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently designated Countryside. It is adjacent to a residential area and is well contained, being bound by the urban area on three sides and Brierley Forest Park to the north. At the time of writing there is a planning application pending for residential development. Given the developer activity on site, it is considered to be deliverable within 5 years.

PHYSICAL CONSTRAINTS

The site is identified in the Ashfield Strategic Flood Risk Assessment as a potential flood risk area due to the adequacy of the existing drainage system. A flood risk assessment has been undertaken which identifies mitigation



Site Ref: S56**Station Motors, Station Road, Sutton in Ashfield****Area (Hectares):** 0.29**Yield:** 5**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Mixed residential and light industrial**Current Use:** B2 Industrial**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy **The site may be suitable****Allocated Site:** Not Allocated**Other:** Site is currently protected by Policy EM5; Protection of Existing Employment Sites and Buildings (ALPR, 2002). Consequently a lack of employment demand for the site would need to be demonstrated before residential development would be allowed on this site.**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints **The site may be suitable**Highway Access Issues:

Yes - Development may impact on the adjacent junction and level crossing.

Contaminated Land?

Contamination Suspected - 50% Former Railway Station & Lines/Factories & Works. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land

Additional Comments:**Overall Final Conclusion:** **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

Development on this site would be contrary to policy EM5 of ALPR (2002). This may be overcome following a marketing exercise which should determine if it is feasible to retain the site for business use. The garage is also on the edge of a residential area and the current use does create an increase in traffic and parking requirements which may conflict with neighbouring uses.

PHYSICAL CONSTRAINTS

The site is adjacent to a level crossing and development may impact on the safety of the public highway. The site may be suitable if it can be demonstrated that it is no longer feasible as a business and any future proposal can meet highway standards.

Site Ref: S56**Station Motors, Station Road, Sutton in Ashfield****Area (Hectares):** 0.29**Yield:** 5**Site Source:** Site submitted by owner/agent

Officer

Topography Constraints: No

Access to Utilities?: Yes

Agricultural Land Quality: Urban

Strategic Flood Risk Assessment: No Known Issues

Neighbour Issues: - Adjacent to the Robin Hood railway line

Site within a flood zone?: Outside Floodzones 2 & 3

Site Apparatus: None

Impact on Landscape & Biodiversity The site is suitable

Effect on Built Heritage: None

Natural Features: No

Impact on views: No

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and The site could be available within 5 years**Achievability** The site is economically viable/achievable for housing

Ownership Constraints: No ownership constraints 0-5 years The landowner has indicated that the site is available.

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:**Overall Final Conclusion:** May be suitable if policy changes/mitigation**POLICY COMMENTS:**

Development on this site would be contrary to policy EM5 of ALPR (2002). This may be overcome following a marketing exercise which should determine if it is feasible to retain the site for business use. The garage is also on the edge of a residential area and the current use does create an increase in traffic and parking requirements which may conflict with neighbouring uses.

PHYSICAL CONSTRAINTS

The site is adjacent to a level crossing and development may impact on the safety of the public highway. The site may be suitable if it can be demonstrated that it is no longer feasible as a business and any future proposal can meet highway standards.

SHLAA Site S056



Site Ref: S60**Land at Newark Road/Coxmoor Road, Sutton in Ashfield****Area (Hectares):** 16.80 **Yield:** 266 **Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture**Planning Status:** Planning permission for residential refused**Setting:** Countryside The site is well contained by development to the north and west and by Coxmoor Road to the east.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.5kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

No Constraints No significant constraints

Contaminated Land?

Contamination Suspected - Northern part of site is licenced landfill (approx. 4.5 hectares). A land quality audit report has been submitted by the landowner which suggests that the site would suitable for residential development following remediation works - further assessments may be required at a later planning stage.

Topography Constraints: Yes - Steeply sloping and prominent to the east of the site**Access to Utilities?:** Yes - Owner confirmed.**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assesment:** Known Issues - Site may be causing flooding issues on Searby**Additional Comments:**

The site could form part of a comprehensive development with adjacent SHLAA sites (60, S64, S67, K23, K33, and K325).

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated as Countryside (Policy EV2, ALPR, 2002) and is currently unsuitable for development. The site is adjacent to the main urban area and is considered to be well served by a range of services. It may be suitable if policy changes.

PHYSICAL CONSTRAINTS

Part of the land is a registered landfill site. A land quality audit report has been submitted by the landowner which suggests that remediation works could be undertaken - further assessments will identify appropriate remediation.

There is a problem with surface water flooding. This could be mitigated through a suitable SUDS scheme.

Site taken forward for allocation.

Site Ref: S60**Land at Newark Road/Coxmoor Road, Sutton in Ashfield****Area (Hectares):** 16.80 **Yield:** 266 **Site Source:** Site submitted by owner/agent

Road (SFRA Ref; S38 &39) A further flood risk assessment would be necessary before development would be allowed on this site.

Neighbour Issues: None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes - Hedgerows on the boundary. Landscape CA DPZ: SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability The site could be available in 5 - 10 years time

The site is economically viable/achievable for housing

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years - Proposed allocation. Contamination issues to address.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

The site could form part of a comprehensive development with adjacent SHLAA sites (60, S64, S67, K23, K33, and K325).

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

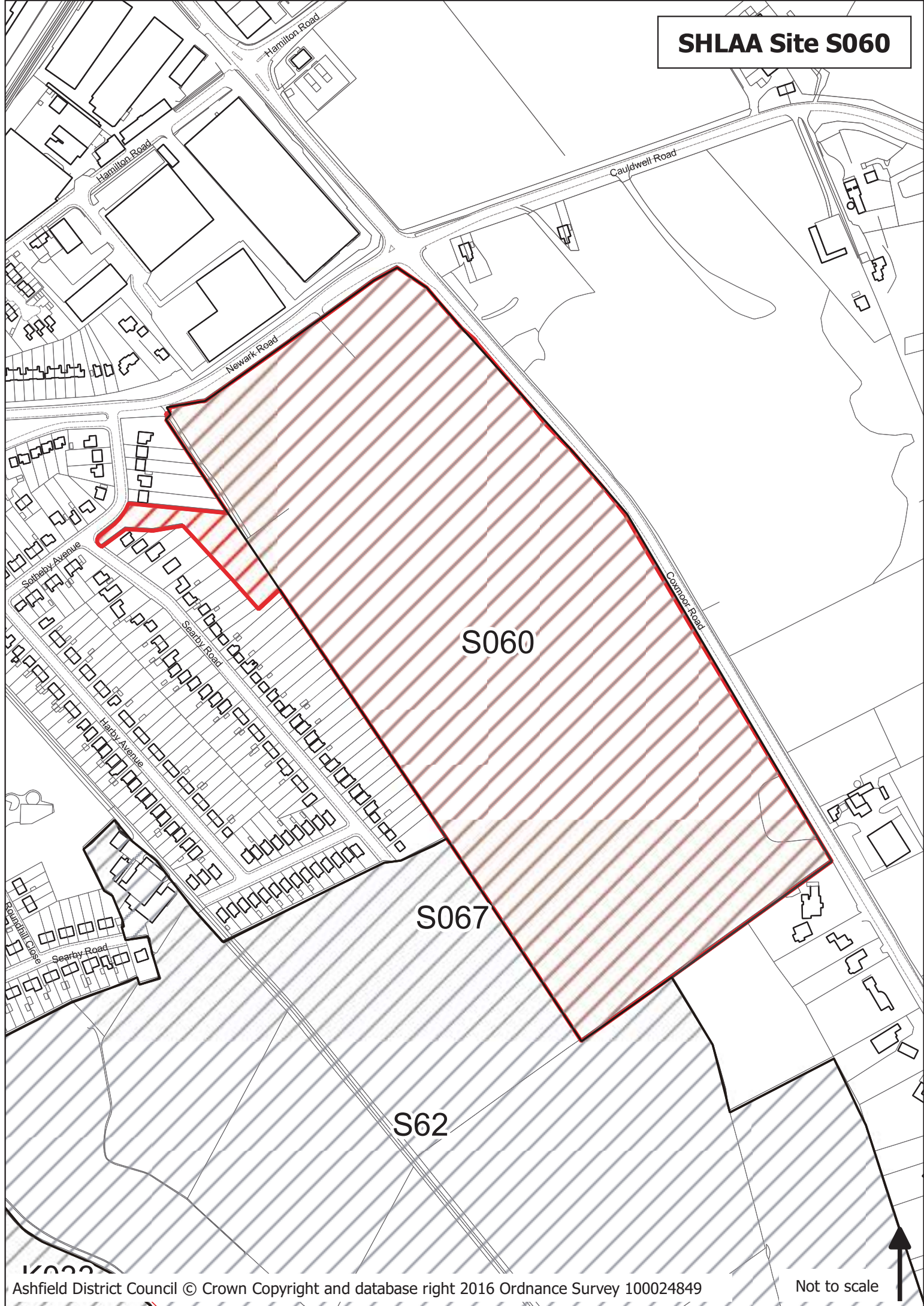
Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated as Countryside (Policy EV2, ALPR, 2002) and is currently unsuitable for development. The site is adjacent to the main urban area and is considered to be well served by a range of services. It may be suitable if policy changes.

PHYSICAL CONSTRAINTS

Part of the land is a registered landfill site. A land quality audit report has been submitted by the landowner which suggests that remediation works could be undertaken - further assessments will identify appropriate remediation. There is a problem with surface water flooding. This could be mitigated through a suitable SUDS scheme. Site taken forward for allocation.

SHLAA Site S060



S060

S067

S62

Site Ref: S61**Land off Chesterfield Road, Huthwaite****Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** A small part of the site has a Certificate of Lawfulness for Storage of Vehicles. The majority of the site is vacant.**Planning Status:** Planning application for residential pending**Setting:** Countryside The site is well contained by development to the south, east and west.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centre Approximately 3kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints**The site may be suitable****Highway Access Issues:**

No - No major constraints.

Contaminated Land?

No Known Contamination - Adjacent licenced landfill to North.

Topography Constraints: No**Access to Utilities?:** Unknown - Adjacent to a residential area.**Additional Comments:**

A very small area of the site (0.02Ha) forms part of a buffer zone for a mine entry shaft.

The site could form part of a comprehensive development with adjacent SHLAA sites S51, S108 and S350.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site, which is designated Countryside, is adjacent to a residential area and is quite well contained by development and mature trees

PHYSICAL CONSTRAINTS

Land gradients between the site and the public highway are quite steep (elevating the site above Chesterfield Road to the north west). As such, access is currently constrained. However, access constraints can potentially be mitigated.

The site is considered suitable for allocation as part of a more comprehensive development with adjacent SHLAA

Site Ref: S61 Land off Chesterfield Road, Huthwaite**Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Urban**Neighbour Issues:** Close proximity to a boarding kennel.**Site Apparatus:** None**Strategic Flood Risk Assessment:** No Known Issues**Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** None**Natural Features:** Yes - Hedegrow/trees on the boundary. Landscape CA DPZ: NC08; Landscape condition: moderate; Landscape strength: Moderate; Strategy: enhance**Impact on views:** No See landscape assessment for details**Impact on existing recreational uses:** No - Public right of way crosses diagonally through the site, but this could be retained if site developed.**Protected Species/Habitats:** No - No international, national or local designations. Protected species identified. Further surveys would be required as part of any future planning application.**Availability and Achievability** The site could be available within 5 years
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years - Housing allocation in the Local Plan Publication**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

A very small area of the site (0.02Ha) forms part of a buffer zone for a mine entry shaft. The site could form part of a comprehensive development with adjacent SHLAA sites S51, S108 and S350. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site, which is designated Countryside, is adjacent to a residential area and is quite well contained by development and mature trees

PHYSICAL CONSTRAINTS

Land gradients between the site and the public highway are quite steep (elevating the site above Chesterfield Road to the north west). As such, access is currently constrained. However, access constraints can potentially be mitigated.

The site is considered suitable for allocation as part of a more comprehensive development with adjacent SHLAA

SHLAA Site S061

Chesterfield Road

S061

194.8m

199.6m

path (unl)

S3

S051

30

17

Woodland Av



Site Ref: S62**Land at Roundhill Farm, Sotheby Avenue, Sutton in Ashfield****Area (Hectares):** 6.32**Yield:** 965**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site forms part of a larger area submitted to the SHLAA process (S67).Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes - Development would be contrary to current planning policy (EV2).Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.5kmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** Partial
Does site affect existing open space?: NoPhysical Constraints **The site may be suitable**Highway Access Issues:

Yes Potential restrictions due to land ownership. Access via adjoining sites (K33 and S60)

Contaminated Land?

No Known Contamination

Topography Constraints: No - Gently undulating**Access to Utilities?:** Unknown - Adjacent to a residential area.**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** Yes - Ref. S38 & S39 Surface water run off from land onto adjacent properties.**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

The site could form part of a comprehensive development with adjacent SHLAA sites (60, S64, S67, K23, and K33). Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated as Countryside and is currently unsuitable for development. Whilst the site is contained to some extent by residential development to the north and east, it is quite open in character.

PHYSICAL CONSTRAINTS

Council records indicate that there is a problem with surface water flooding. This could potentially be mitigated. The Environment Agency has advised that a flood risk assessment would be required.

Access restricted - can be achieved via K33 and S60. Build out rates of urban extensions in the Nottingham Outer HMA indicate that the site may not be fully developable with the 15 year Plan period.

Site Ref: S62**Land at Roundhill Farm, Sotheby Avenue, Sutton in Ashfield****Area (Hectares):** 6.32**Yield:** 965**Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** None - Landscape CA DPZ: SH11;**Natural Features:** Yes - Hedgerows on field boundaries and a small number of Mature trees. See additional comments.**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** **The site could be available in 10 - 15 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** owner constraints 11-15 years
Third party land required for access.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 11-15 years - Currently Policy constrained. Reassess as part of next Plan review. Potential final phase of urban extension.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site could form part of a comprehensive development with adjacent SHLAA sites (60, S64, S67, K23, and K33). Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

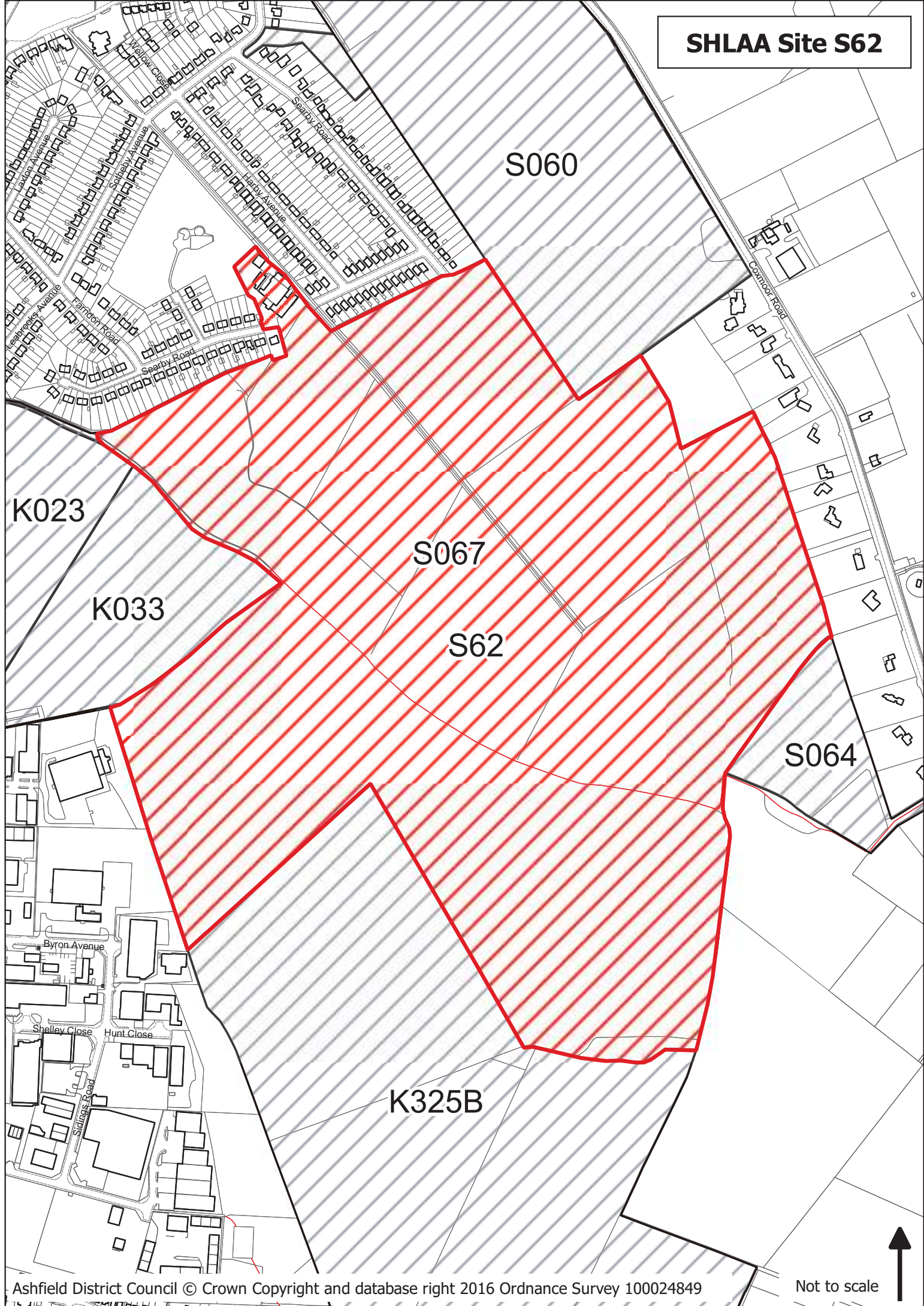
The site is designated as Countryside and is currently unsuitable for development. Whilst the site is contained to some extent by residential development to the north and east, it is quite open in character.

PHYSICAL CONSTRAINTS

Council records indicate that there is a problem with surface water flooding. This could potentially be mitigated. The Environment Agency has advised that a flood risk assessment would be required.

Access restricted - can be achieved via K33 and S60. Build out rates of urban extensions in the Nottingham Outer HMA indicate that the site may not be fully developable with the 15 year Plan period.

SHLAA Site S62



Site Ref: S63**Land between Chesterfield Road and Blackwell Road, Huthwaite****Area (Hectares):** 3.60**Yield:** 30**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside (Mature landscape)**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Contained by development to the north and east and by a mature hedgerow to the west.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes - Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Significant Constraints - Highway constraints to the north of the site (Chesterfield Road).

Contaminated Land?

Contamination Suspected - Approximately 20% of site is historic landfill; Brickyard excavations/Factories & Works. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

Topography Constraints: Yes - Steeply sloping to the north of the site.**Access to Utilities?:** Unknown - Sewerage capacity issues (see additional comments).**Additional Comments:**

Area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment.

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is unsuitable as it is designated as Countryside. Policy will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

The landscape is very prominent; it is a steeply sloping hillside which is visible from the wider area and access is very problematic from Chesterfield Road.

Site Ref: S63**Land between Chesterfield Road and Blackwell Road, Huthwaite****Area (Hectares):** 3.60**Yield:** 30**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 4 (Poor)**Neighbour Issues:** None**Site Apparatus:** None**Strategic Flood Risk Assessment:**

No Known Issues

Site within a flood zone?:

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

Yes - Assessment contained in the Landscape Character Assessment. Mature trees and hedgerows. See additional comments.

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years - Currently Policy constrained. Reassess as part of next Plan Review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Area where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment.

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is unsuitable as it is designated as Countryside. Policy will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

The landscape is very prominent; it is a steeply sloping hillside which is visible from the wider area and access is very problematic from Chesterfield Road.

Site Ref: S64**Land to the rear of Coxmoor House, Sutton in Ashfield**

Area (Hectares): 2.70

Yield: 61

Site Source: Site submitted by owner/agent

Suitability **The site may be suitable**Character, Land Use & Location **The site is not suitable**

Location: Separated from urban/village boundary

Area Character: Countryside

Planning Status: No current or previous residential planning application

PDL/Greenfield: Greenfield

Current Use: Agriculture

Setting: Countryside Isolated from the main urban area.

Policy**The site may be suitable**

Allocated Site: EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.

Other:

Conflicting Issues: Yes Development would be contrary to current planning policy.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	No

Within 30 mins travel by public transport

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Over 1km from a town centre Approximately 2Km

Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	No
Does site affect existing open space?:	No

Physical Constraints**The site may be suitable**Highway Access Issues:

Significant Constraints No access to the public highway. Access could be achieved via adjacent site S67

Topography Constraints: No

Agricultural Land Quality: Grade 3 (Good-moderate)

Neighbour Issues: None

Site Apparatus: None

Contaminated Land?

No Known Contamination

Access to Utilities?: Unknown

Strategic Flood Risk Assesment: No Known Issues

Site within a flood zone?: Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage: None

Natural Features: Yes Hedgerow on the boundary.

Additional Comments:

This site does not adjoin the urban area but has been included in the assessment because it adjoins a series of larger sites (S60, S62, S67, K23, K33, K325)

Overall Final Conclusion: UnsuitablePOLICY COMMENTS:

The site does not directly adjoin the urban area and is set in open countryside. This is also an area poorly served by public transport and a significant distance from a range of services. It is therefore considered to be unsuitable. However, the site adjoins another area of land which may or may not become suitable, as one comprehensive site, through the Local Plan process (S60, S62, S67, K23, K33, K325). It would inevitably form part of the latter stages of such a proposal.

PHYSICAL CONSTRAINTS

No access to the public highway. Third party land required.

Site Ref: S64

Land to the rear of Coxmoor House, Sutton in Ashfield

Area (Hectares): 2.70

Yield: 61

Site Source: Site submitted by owner/agent

Landscape CA DPZ: SH11;
Landscape condition: moderate;
Landscape strength: Moderate;
Strategy: Conserve and create

Impact on views: Yes

Impact on existing recreational uses:

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability

The site has been assessed as unsuitable.

As such availability and achievability have not been assessed

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated the site is available.

Legal Issues: No Known Legal Constraints 0-5 years

Timescale:

Viability Comments:

Additional Comments:

This site does not adjoin the urban area but has been included in the assessment because it adjoins a series of larger sites (S60, S62, S67, K23, K33, K325)

Overall Final Conclusion: **Unsuitable**

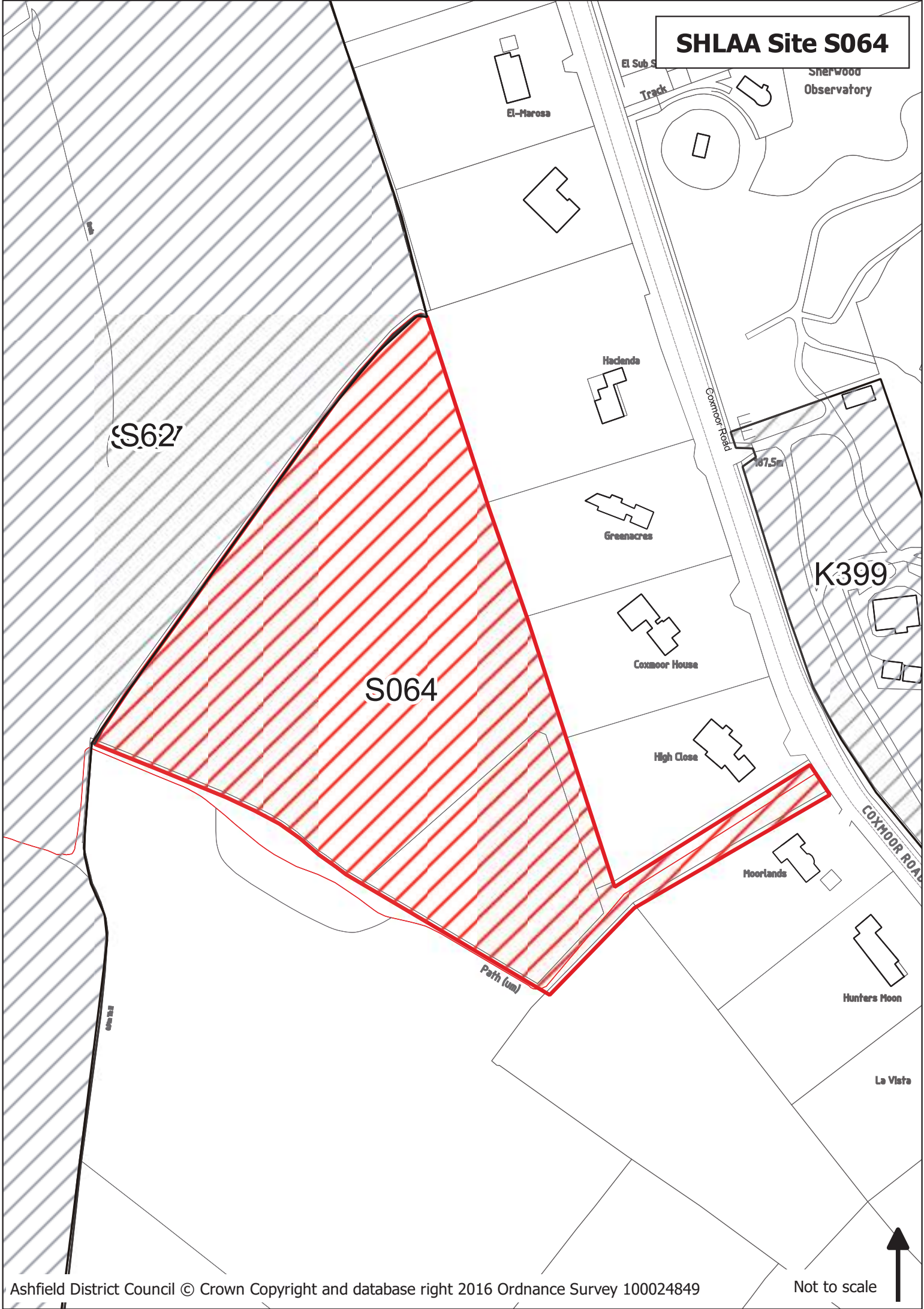
POLICY COMMENTS:

The site does not directly adjoin the urban area and is set in open countryside. This is also an area poorly served by public transport and a significant distance from a range of services. It is therefore considered to be unsuitable. However, the site adjoins another area of land which may or may not become suitable, as one comprehensive site, through the Local Plan process (S60, S62, S67, K23, K33, K325). It would inevitably form part of the latter stages of such a proposal.

PHYSICAL CONSTRAINTS

No access to the public highway. Third party land required.

SHLAA Site S064



Site Ref: S66**Land at Priestsic Road, Sutton in Ashfield****Area (Hectares):** 0.54**Yield:** 22**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** Planning permission for residential expired**Setting:** UrbanPolicy **The site is suitable****Allocated Site:** Not Allocated**Other:****Conflicting Issues:** NoAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes
GP: No**Bus stop:** Yes
Cash Machine or Post Office: Yes**Secondary school:** Yes
Further Education: Yes
Supermarket: Yes**Retail Area:** Yes
Hospital: Yes
Employment: Yes**Transport Node:** Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** No**Site within 200m Public Open Space?:** No**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** Yes**Does site affect existing open space?:**

S163 Northern View-Considered to be a key part of Green Infrastructure, as site forms part of a key green route.

Physical Constraints **The site may be suitable****Highway Access Issues:**

No Constraints No significant constraints

Contaminated Land?

Contamination Suspected Site is 75% licenced landfill and historic landfill; Railway Cutting Including Station. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:**

Outline permission for this site has now lapsed.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years**POLICY COMMENTS:**

The site is brownfield land which is located within a residential area in Sutton. The landowner has informed the Council that the site is available now for development. It offers a suitable location for residential development and this could be delivered within 5 years.

PHYSICAL CONSTRAINTS

Licenced landfill site and railway cutting.

Site Ref: S66**Land at Priestsic Road, Sutton in Ashfield****Area (Hectares): 0.54****Yield: 22****Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** No**Impact on views:** No**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site could be available in 10 - 15 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 11-15 years
Potential land contamination which may impact on development within the initial years.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Outline permission for this site has now lapsed.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years**POLICY COMMENTS:**

The site is brownfield land which is located within a residential area in Sutton. The landowner has informed the Council that the site is available now for development. It offers a suitable location for residential development and this could be delivered within 5 years.

PHYSICAL CONSTRAINTS

Licensed landfill site and railway cutting.

SHLAA Site S066



S066

Harewood House

Killarney Cottage

NORTHERN VIEW

BISHOP STREET

PRIESTSIC ROAD

WOLSELEY COU

Sub Sta

153.5m

Site Ref: S67**Land off Lowmoor Road, Sutton in Ashfield****Area (Hectares):** 73.90 **Yield:** 1000 **Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by development to the north, south and west.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

No Constraints No significant constraints

Contaminated Land?

Contamination Suspected Licenced landfill on Northern part of site. See S60 for details.

Topography Constraints: No Multiple slopes on site but not considered severe enough to constrain development.**Access to Utilities?:** Unknown Sewerage capacity improvements would be required.**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assesment:** Yes Northern part of site has previously caused flooding on Searby Road (SFRA Ref; S38 &39)**Additional Comments:**

The site combines a number of other SHLAA sites including: K23, K33, S60, and S62).
 Effect on the landscape would be Medium on sites K23 and S60, and high on S62 and K33 (see individual reports for details).

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated as Countryside and is unsuitable for development. This site forms a natural break between Sutton and Kirkby. This could be maintained through sensitive masterplanning. Part of the site is adjacent to the urban boundary and is in close proximity to a major public transport node. Consequently, it may be suitable following a review of policy through the Local Plan process.

Part of the site is a registered landfill. A comprehensive survey will be required and any necessary land remediation as part of the planning application process. An initial survey suggests that this could be appropriately addressed. There is also a flood risk from the run off of surface water onto adjacent land/properties. This could potentially be mitigated.

Site Ref: S67**Land off Lowmoor Road, Sutton in Ashfield****Area (Hectares):** 73.90 **Yield:** 1000 **Site Source:** Site submitted by owner/agent**Neighbour Issues:** Part of the site is adjacent to an Industrial Estate**Site within a flood zone?:**

Outside Floodzones 2 & 3

Site Apparatus: Local power lines present on site.**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes Hedgerows and trees on boundaries. Landscape CA DPZ: SH11; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Conserve and create

Impact on views: Yes See additional comments.**Impact on existing recreational uses:**

No Rights of way through the site but these could be retained if site developed.

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and The site could be available in 10 - 15 years time**Achievability** The site is economically viable/achievable for housing**Ownership Constraints:** owner constraints 6-10 years
Land owner has indicated the site is available. Third party land required for access.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 11-15 years - Currently Policy constrained. Based on build out rates of urban extensions in the Notts Outer HMA it is unlikely to be fully developed within the 15 year Plan period.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site combines a number of other SHLAA sites including: K23, K33, S60, and S62).

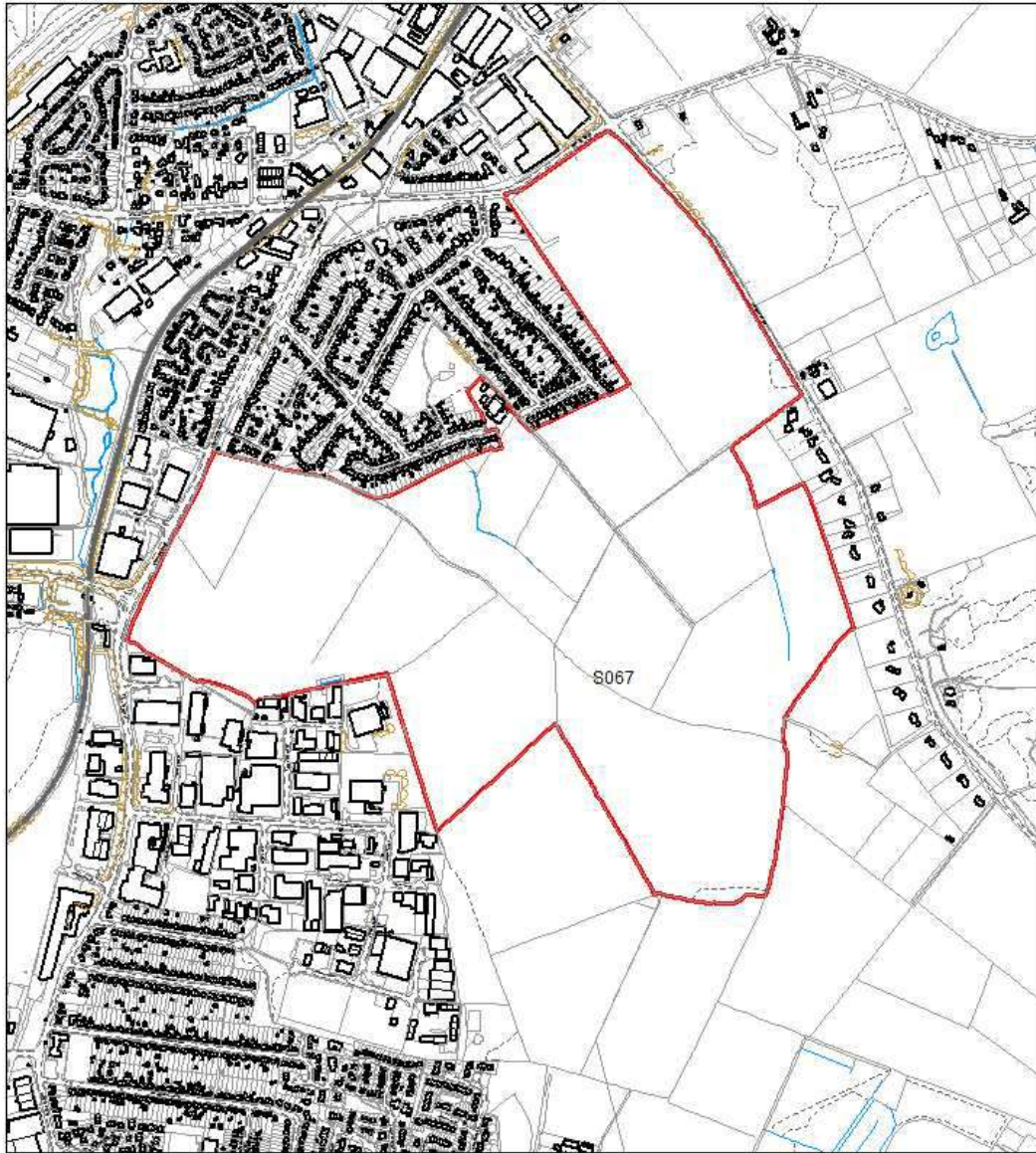
Effect on the landscape would be Medium on sites K23 and S60, and high on S62 and K33 (see individual reports for details).

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated as Countryside and is unsuitable for development. This site forms a natural break between Sutton and Kirkby. This could be maintained through sensitive masterplanning. Part of the site is adjacent to the urban boundary and is in close proximity to a major public transport node. Consequently, it may be suitable following a review of policy through the Local Plan process.

Part of the site is a registered landfill. A comprehensive survey will be required and any necessary land remediation as part of the planning application process. An initial survey suggests that this could be appropriately addressed.

There is also a flood risk from the run off of surface water onto adjacent land/properties. This could potentially be mitigated.



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SHLAA Site S67

Site Ref: S68**Land to the rear of 23 Beck Lane, Sutton in Ashfield****Area (Hectares):** 0.85**Yield:** 22**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Combination**Area Character:** Countryside**Current Use:** Paddock and Light Industrial Buildings**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site is not well contained by development. It adjoins the urban area to the south.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centre Approximately 2KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	No
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Yes Access via adjoining site (S71)

Contaminated Land?

Contamination Suspected Approximately 50% of the site is former plant nursery. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Grade 2 (Very good) Further investigations may be required.**Strategic Flood Risk Assessment:** No Known Issues**Additional Comments:**

The site could form one comprehensive development with the adjacent SHLAA sites S71 and S337. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated Countryside. There is a large industrial building on site which detracts from the openness of the Countryside to some extent. Trees/hedgerow align the boundary of the site which also affects the openness of the area. Development of this site would impact on the open character of the countryside to some degree. The site is adjacent to the urban boundary and to a residential area.

PHYSICAL CONSTRAINTS

Site should be accessed via the adjoining allocated site.
Site taken forward for allocation.

Site Ref: S68**Land to the rear of 23 Beck Lane, Sutton in Ashfield****Area (Hectares):** 0.85**Yield:** 22**Site Source:** Site submitted by owner/agent**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** Adjacent Opposite Dalestorth House a Grade II Listed Building. Potential for development to cause less than substantial harm to the setting of Dalestorth House. Mitigation required.**Natural Features:** No Landscape CA DPZ: ML023; Landscape condition: good; Landscape strength: strong; Strategy: Conserve.**Impact on views:** Yes See additional comments.**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **The site could be available in 5 - 10 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 6-10 years
Access via adjoining site.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

The site could form one comprehensive development with the adjacent SHLAA sites S71 and S337. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: **Proposed Local Plan Housing Allocation**

POLICY COMMENTS:

The site is designated Countryside. There is a large industrial building on site which detracts from the openness of the Countryside to some extent. Trees/hedgerow align the boundary of the site which also affects the openness of the area. Development of this site would impact on the open character of the countryside to some degree. The site is adjacent to the urban boundary and to a residential area.

PHYSICAL CONSTRAINTS

Site should be accessed via the adjoining allocated site.
Site taken forward for allocation.

S337

S071

S068

Nursery

Beck Lane

Beck Lane

Delesthorth House

Not to scale

Site Ref: S70**Land off Gilcroft Street, Skegby, Sutton in Ashfield****Area (Hectares):** 3.10**Yield:** 70**Site Source:** Site submitted by owner/agent**Suitability** **The site is suitable**Character, Land Use & Location **The site is suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Part Agriculture and Part Vacant**Planning Status:** Current Outline Residential Planning Permission**Setting:** Countryside enclosed by the urban area to all sides.Policy**The site is suitable****Allocated Site:** EV2; Countryside The site currently has outline planning permission for residential development.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** NoAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.2kmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints**The site is suitable****Highway Access Issues:**

No No significant constraints

Contaminated Land?

No Known Contamination Limestone strata could be affected by fissures.

Topography Constraints: Yes Undulating landscape.**Access to Utilities?:** Yes**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assesment:** No Known Issues There have been no reports of flooding, however, there is a brook running through the site which may pose a flood risk.**Neighbour Issues:****Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

The site has outline planning permission for residential development and, as such, development is considered to be deliverable.

Site Ref: S70**Land off Gilcroft Street, Skegby, Sutton in Ashfield****Area (Hectares):** 3.10**Yield:** 70**Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** None**Natural Features:**

Yes Mature hedgerows and trees bound the site. LCA DPZ: NC07; Landscape condition: good; Landscape strength: Moderate; Strategy: Conserve and enhance.

Impact on views: Yes Prominent landscape.**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No Site is adjacent to SINC; EV6/102; Grasslands, Stanton Hill). An arboricultural investigation has been undertaken (commissioned by the landowner) which has concluded that no trees or hedgerows would be affected by development of the site.

Availability and **The site could be available within 5 years****Achievability****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years**Legal Issues:**

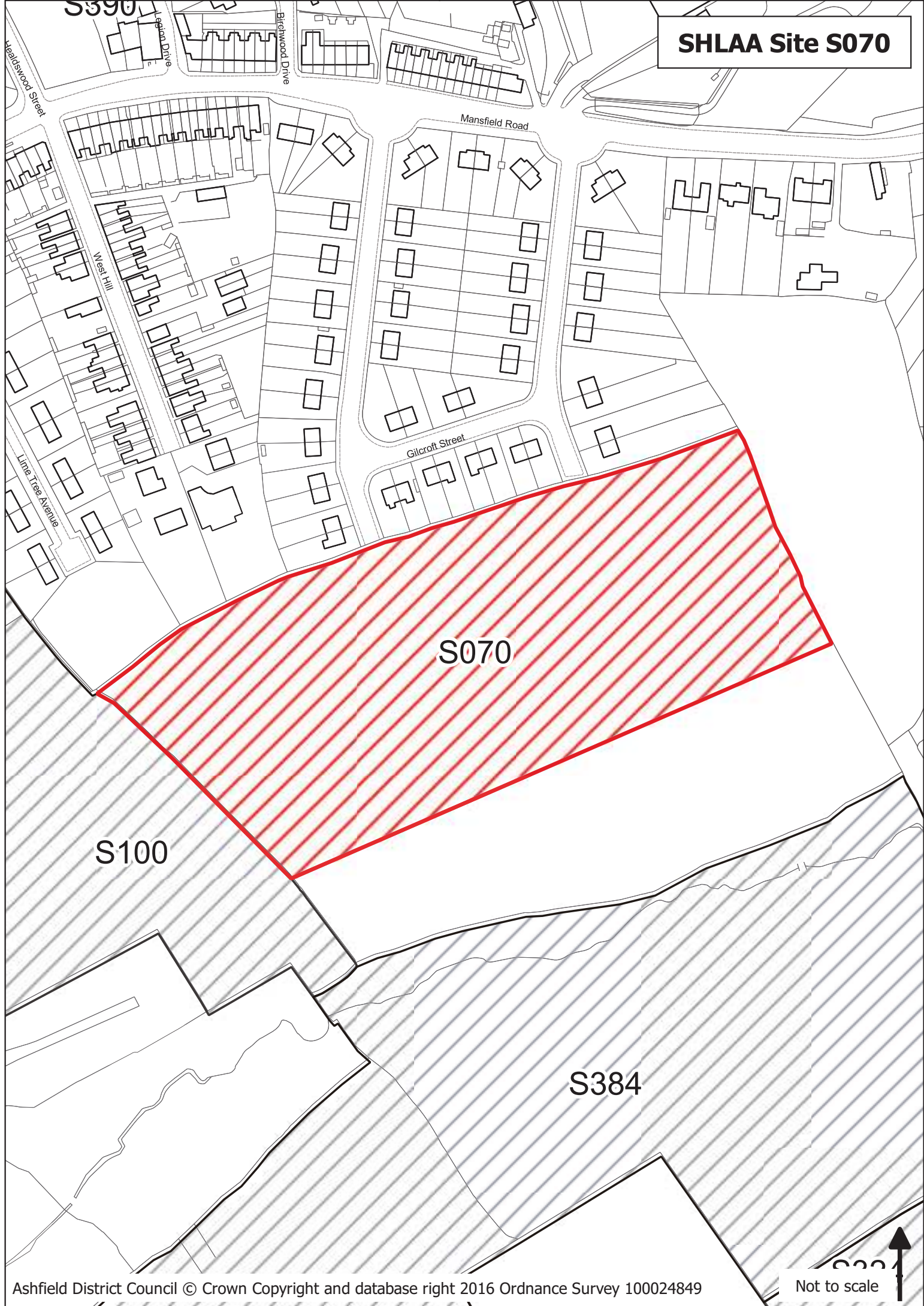
No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years**Viability Comments:**

The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:**Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

The site has outline planning permission for residential development and, as such, development is considered to be deliverable.



Site Ref: S71**Land off Beck Lane, Sutton in Ashfield****Area (Hectares):** 4.80**Yield:** 108**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and Residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site is not well contained by development.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	No
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Yes Major Highway works would be required to form a suitable access.

Contaminated Land?

Contamination Suspected Small part of South Eastern corner is a former plant nursery. Phase I Desktop Survey and potentially further investigation where contamination is suspected.

Topography Constraints: No Relatively flat.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 2 (Very good) The NPPF recommends that local authorities should consider the economic and other benefits of the best and most versatile agricultural land.**Strategic Flood Risk Assessment:** No Known Issues**Additional Comments:**

The site has the potential to form one comprehensive development with adjacent SHLAA sites S68 and S337. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation

The site is currently designated Countryside. The landscape is open in character. However, the adjacent area is suburban in character and has good access to a range of services.

Setting of Dalestorth House (Grade II listed) - development is likely to be considered as 'less than substantial harm' if adopting the terminology of the NPPF, however consideration should be given to suitable mitigation to lessen the impact of the development on the character of the landscape.

The site can be accessed via Beck Lane but would require significant highway improvement works. The Highway Authority has indicated that this could be mitigated.

Taken forward for allocation.

Site Ref: S71 Land off Beck Lane, Sutton in Ashfield**Area (Hectares):** 4.80 **Yield:** 108 **Site Source:** Site submitted by owner/agent**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:**

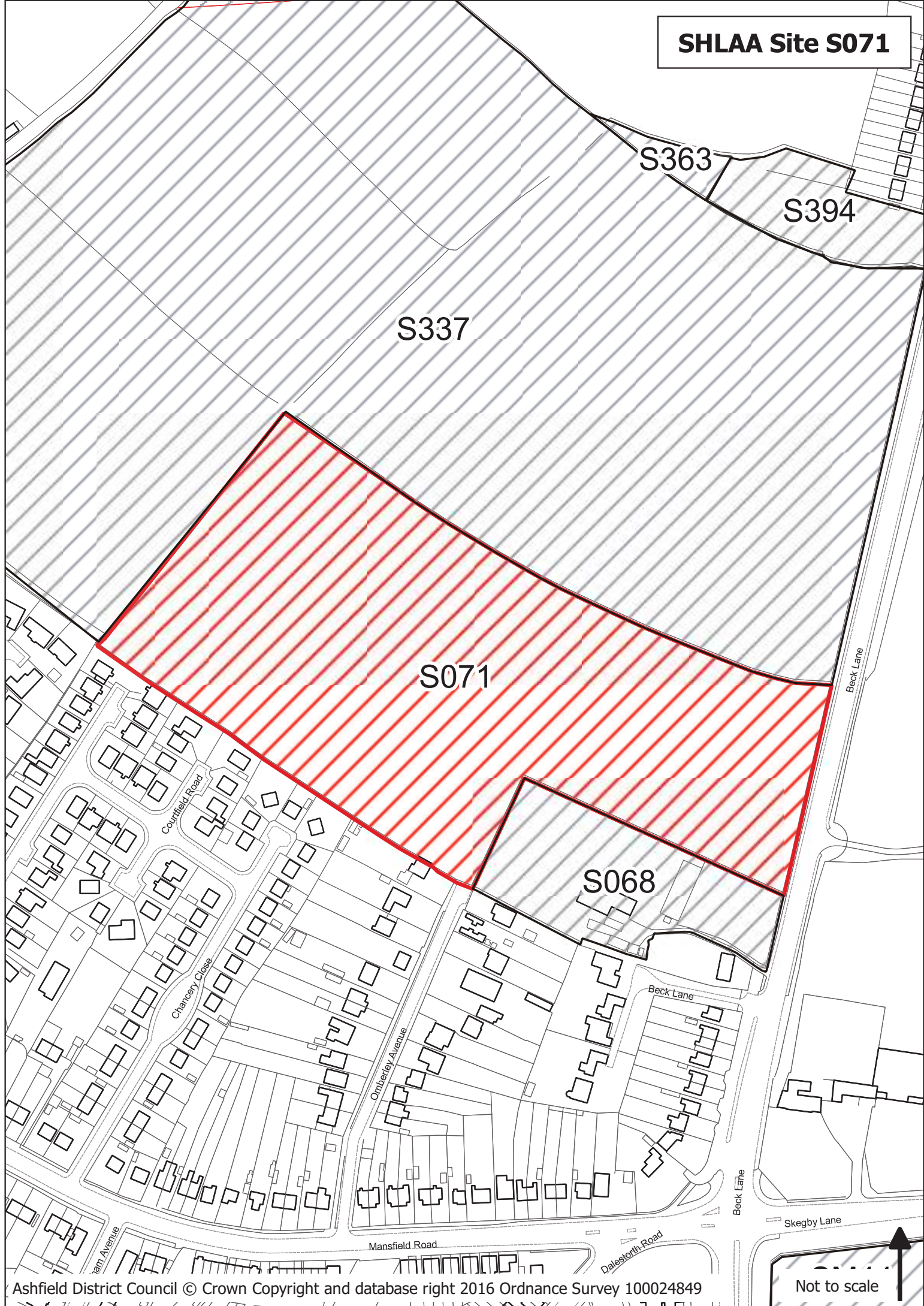
Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** Adjacent Dalestorth House a Grade II Listed Building located opposite site. Development at this site is likely to be considered as 'less than substantial harm' if adopting the terminology of the NPPF. Potential for mitigation.**Natural Features:** Yes Hedgerows on boundary. Landscape CA DPZ: ML023; Landscape condition: good; Landscape strength: strong; Strategy: Conserve**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No Currently no recreational use. Extant planning permission for a Football Academy.**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** The site could be available within 5 years
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Pending planning application. Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years Currently constrained by policy. Major highway improvements required. Pending planning application.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site has the potential to form one comprehensive development with adjacent SHLAA sites S68 and S337. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation

The site is currently designated Countryside. The landscape is open in character. However, the adjacent area is suburban in character and has good access to a range of services. Setting of Dalestorth House (Grade II listed) - development is likely to be considered as 'less than substantial harm' if adopting the terminology of the NPPF, however consideration should be given to suitable mitigation to lessen the impact of the development on the character of the landscape. The site can be accessed via Beck Lane but would require significant highway improvement works. The Highway Authority has indicated that this could be mitigated. Taken forward for allocation.



S337

S363

S394

S071

S068

Site Ref: S72**Land at Rookery Lane Farm, Sutton in Ashfield****Area (Hectares):** 7.00**Yield:** 158**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to a residential area**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Other The site is well contained by development to the south, west and east and the landscape to the north.Policy **The site may be suitable****Allocated Site:** Open break/Green Wedge The site is currently designated as RC2Sa: Open Area.**Other:****Conflicting Issues:** Yes Development would be contrary to local planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	

S93 Rookery Park-The boundaries of this park and therefore the extent to which the site falls within the Park needs to be clarified.

Physical Constraints **The site may be suitable**Highway Access Issues:

Yes There is currently no suitable access to the site. Third party land required (one or two properties)

Contaminated Land?

No Known Contamination Former coal mining area - see additional comments.

Topography Constraints: Yes Undulating landscape. Some parts of the site are steeply sloping.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Yes Small area of the site affected by surface water flooding - this could be addressed through the**Additional Comments:**

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S112, S310, S311, S316 and S351.

A small part of the site is a Coal Authority Referral Area. Further assessments would be required at a later stage in the planning process.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site, located within the main urban boundary, is designated as an open area (Policy RC2Sa). Whilst Policy RC2 seeks to restrict development, this policy is in need of a review in light of the need to identify land for housing. This is a well contained site with development to the west, south and east.

PHYSICAL CONSTRAINTS

Access to the public highway is restricted and third party land would be required to form a suitable access into the site (one or two properties)

Site Ref: S72**Land at Rookery Lane Farm, Sutton in Ashfield****Area (Hectares):** 7.00**Yield:** 158**Site Source:** Site submitted by owner/agent

planning process

Neighbour Issues: Adjacent to a landfill site and industrial estate.

Site Apparatus: Power lines run through the site. There are plans to re-route the power line. It is anticipated that this will take up to 2 years.

Site within a flood zone?:

Outside Floodzones 2 & 3
Environment Agency comments:
Further investigation required to assess the flood risk.

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes Mature trees and hedgerows. Landscape CA DPZ: NC06; Landscape condition: poor; Landscape strength: weak; Strategy: Restore and create.

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and The site could be available in 5 - 10 years time**Achievability** The site is economically viable/achievable for housing

Ownership Constraints: owner constraints 6-10 years
Access constraints - mitigation required. Land owner has indicated the site is available.

Legal Issues:

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years
Proposed allocation.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S112, S310, S311, S316 and S351.

A small part of the site is a Coal Authority Referral Area. Further assessments would be required at a later stage in the planning process.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

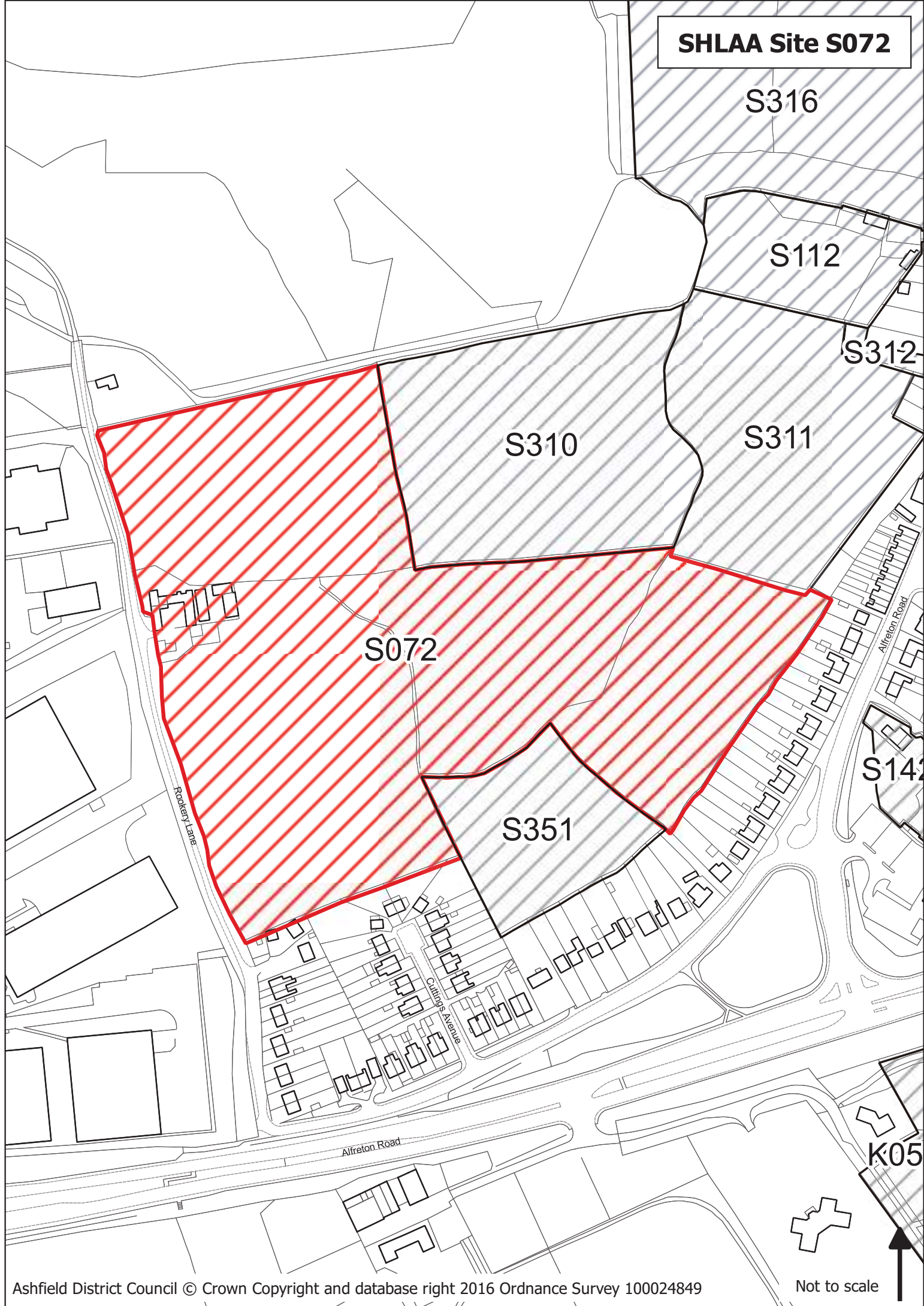
Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site, located within the main urban boundary, is designated as an open area (Policy RC2Sa). Whilst Policy RC2 seeks to restrict development, this policy is in need of a review in light of the need to identify land for housing. This is a well contained site with development to the west, south and east.

PHYSICAL CONSTRAINTS

Access to the public highway is restricted and third party land would be required to form a suitable access into the site (one or two properties)

SHLAA Site S072



Site Ref: S73**Land off Tibshelf Road, Teversal****Area (Hectares):** 0.48**Yield:** 5**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential (village)**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Village settingPolicy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No**Bus stop:** No**GP:** No**Cash Machine or Post Office:** No**Secondary school:** Yes**Retail Area:** Yes**Further Education:** Yes**Hospital:** No**Supermarket:** Yes**Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes**Site within 200m Public Open Space?:** No**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No**Does site affect existing open space?:**

No

Physical Constraints**The site may be suitable**Highway Access Issues:**Significant Constraints** Traffic Regulation Order to reduce speed of traffic.Contaminated Land?**Contamination Suspected** Coal mining referral area. Approximately 30% of the site is undevelopable due to it being a mine entry and buffer zone.**Topography Constraints:** No**Access to Utilities?:** Unknown Adjacent to residential properties.**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Known Issues Potential flooding from highway. Drainage improvements would be necessary. (SFRA Ref; S6) A further flood risk assessment would be necessary before development would be**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is designated Countryside and adjoins the settlement boundary of Fackley. It is located in an area which has more limited access to services. Also, there is currently a flood risk from the highway. This would need to be resolved if the site was taken forward.

PHYSICAL CONSTRAINTS

Approximately 30% of the site is undevelopable due to it being a mine entry and buffer zone. The remainder of the site could only accommodate approximately 5 dwellings. A traffic regulation order would be required to reduce the speed of traffic if the site was taken forward.

The boundaries and roles of Teversal and Fackley will need to be reviewed through the Local Plan process.

Site Ref: S73**Land off Tibshelf Road, Teversal****Area (Hectares):** 0.48**Yield:** 5**Site Source:** Site submitted by owner/agent

allowed on this site.

Neighbour Issues: Situated between residential properties to the east and west.**Site within a flood zone?:**

Outside Floodzones 2 & 3

Site Apparatus: None**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

Yes Mature trees on the boundary. Landscape CA DPZ: NC07; Landscape condition: good; Landscape strength: moderate; Strategy: Conserve and enhance

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years
Currently constrained by policy. Land remediation works may be required. Reassess as part of next Plan review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is designated Countryside and adjoins the settlement boundary of Fackley. It is located in an area which has more limited access to services. Also, there is currently a flood risk from the highway. This would need to be resolved if the site was taken forward.

PHYSICAL CONSTRAINTS

Approximately 30% of the site is undevelopable due to it being a mine entry and buffer zone. The remainder of the site could only accommodate approximately 5 dwellings. A traffic regulation order would be required to reduce the speed of traffic if the site was taken forward.

The boundaries and roles of Teversal and Fackley will need to be reviewed through the Local Plan process.

SHLAA Site S073

Fairways

Croft
End

Tibshelf Road

TIBSHELF ROAD

S073

Willowmere
Delwood
Hazleden

Path



Site Ref: S74**Land off Fackley Road, Teversal**

Area (Hectares): 5.08

Yield: 50

Site Source: Site submitted by owner/agent

Suitability **The site may be suitable**Character, Land Use & Location **The site may be suitable**

Location: Village (outside but adjoining Boundary)

Area Character: Countryside

Planning Status: No current or previous residential planning application

PDL/Greenfield: Greenfield

Current Use: Agricultural

Setting: Countryside - Adjacent to Teversal. A watercourse forms a strong boundary to the south of the site.

Policy **The site may be suitable**

Allocated Site: EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.

Other: MLA site - Assessment contained in the Landscape Character Assessment

Conflicting Issues: Yes Development would be contrary to current planning policy.

Access to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Over 1km from a town centre Approximately 2.5Km

Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Yes The existing road network would restrict any future development to approximately 50 dwellings. This will be considered in more detail at a later stage in the planning process.

Contaminated Land?

No Known Contamination Former coal mining area - see additional comments.

Topography Constraints: No

Access to Utilities?: Unknown

Agricultural Land Quality: Grade 4 (Poor)

Strategic Flood Risk Assessment: No Known Issues

Neighbour Issues: Adjacent Floodzone 3

Site within a flood zone?:	Adjacent Zone 3 Environment Agency comments: Further investigation required to assess the
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Site Apparatus: None

Additional Comments:

Area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigationPOLICY COMMENTS:

The site is currently not suitable as it is designated Countryside. The landscape is open in character and the site is not well integrated into the settlement. A development of this size would significantly impact on the gap between Teversal and Stanton Hill and the rural character of the settlement.

PHYSICAL CONSTRAINTS

The site is only suitable for a small development due to the width of the public highway. A more suitable access would be via Fackley Road but this would require third party land. The site has good access to local services and, as such, it may become suitable through the Local Plan process.

Site Ref: S74**Land off Fackley Road, Teversal****Area (Hectares):** 5.08**Yield:** 50**Site Source:** Site submitted by owner/agent

flood risk.

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes Watercourse and mature hedgerows. Landscape CA DPZ: NC07; Landscape condition: good; Landscape strength: moderate; Strategy: Conserve and enhance**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No No known protected species on site. However, it is within a SSSI impact risk zone. Consultation with Natural England may be required at a later stage.**Availability and Achievability** **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 6-10 years - Currently Policy constrained. Reassess as part of next Plan Review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. The Coal Authority would require a Coal Mining Risk Assessment to be undertaken prior to development taking place.

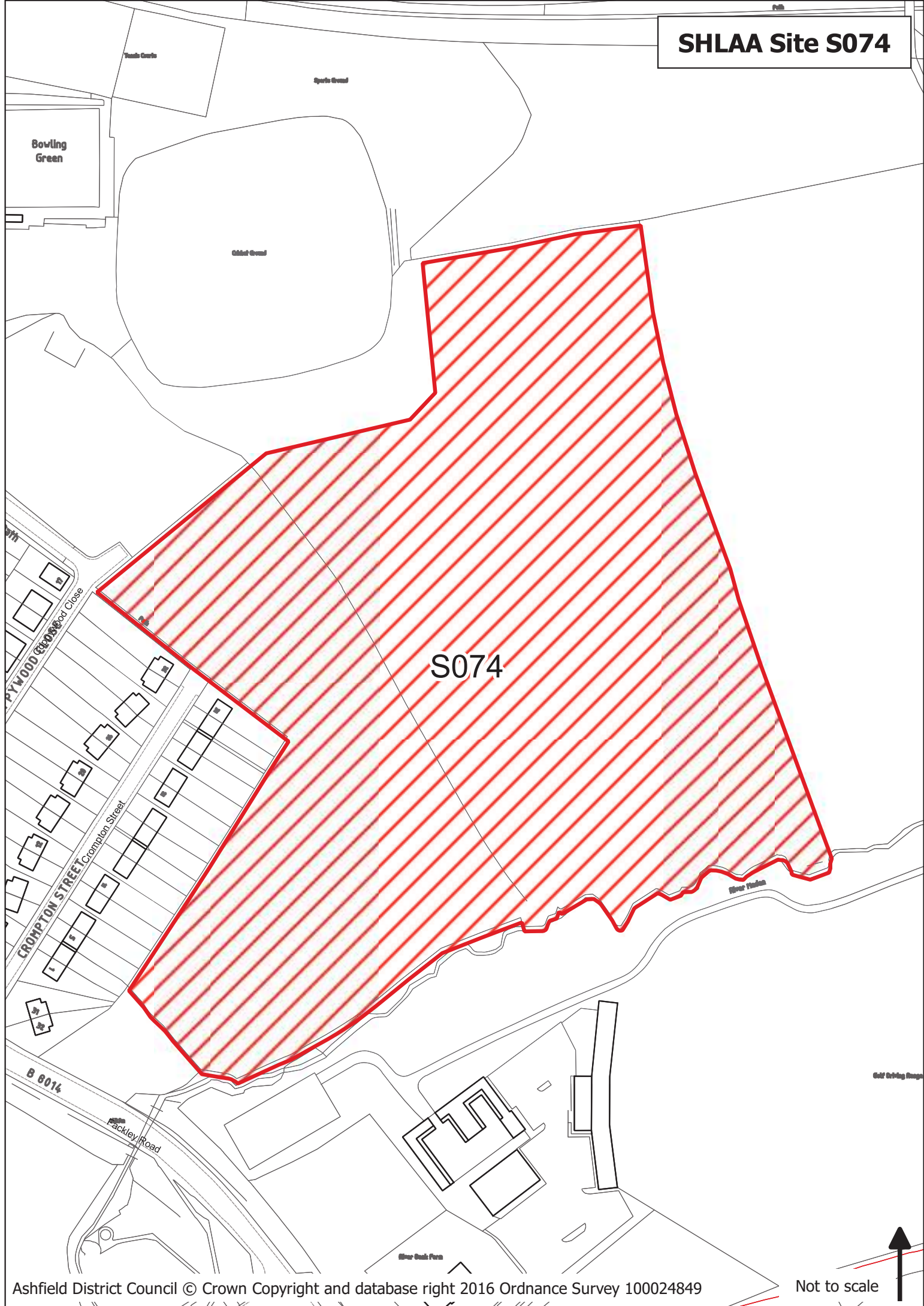
Effect on the landscape would be High – total or major alteration to key elements, features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is currently not suitable as it is designated Countryside. The landscape is open in character and the site is not well integrated into the settlement. A development of this size would significantly impact on the gap between Teversal and Stanton Hill and the rural character of the settlement.

PHYSICAL CONSTRAINTS

The site is only suitable for a small development due to the width of the public highway. A more suitable access would be via Fackley Road but this would require third party land. The site has good access to local services and, as such, it may become suitable through the Local Plan process.



Site Ref: S75**Station Farm, Pleasley Road, Teversal****Area (Hectares):** 2.50**Yield:** 56**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**Area Character:** Village within designated countryside**Planning Status:** No current or previous residential planning application**PDL/Greenfield:** Greenfield**Current Use:** Agriculture**Setting:** Countryside The site adjoins Fackley to the southwest. It is not well contained by the built environment.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process. NPPF Part 12 - Consider wider setting of Teversal Conservation Area.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Within 30 mins travel by public transport

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site is suitable****Highway Access Issues:**

No No major constraints.

Contaminated Land?

No Known Contamination Adjacent former railway and sidings.

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated Countryside and does not adjoin the main urban area. It adjoins the settlement of Teversal which is also currently designated Countryside. Development has potential to encroach on the rural character of the wider setting of Teversal and thus the experience of how the village is approached. The NPPF defines setting and reminds us that experience forms part of understanding setting. Insensitive access points and substantial loss of tree screening would be harmful to the rural character of the setting of the conservation area but potentially could be mitigated. The site is also located in an area which has poor access to a range of essential services.

PHYSICAL CONSTRAINTS:

No major constraints.

Site Ref: S75**Station Farm, Pleasley Road, Teversal****Area (Hectares):** 2.50**Yield:** 56**Site Source:** Site submitted by owner/agentImpact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage:	Adjacent Teversal Conservation Area. Development has potential to encroach on rural character but potentially could be mitigated against.	Natural Features:	Yes Landscape CA DPZ: NC07; Landscape condition: good; Landscape strength: moderate; Strategy: Conserve and enhance
Impact on views:	Yes See ladditional comments	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site is economically viable/acheivable for housing

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years - Currently Policy constrained. Reassess as part of next Plan review.		

Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.		
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Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

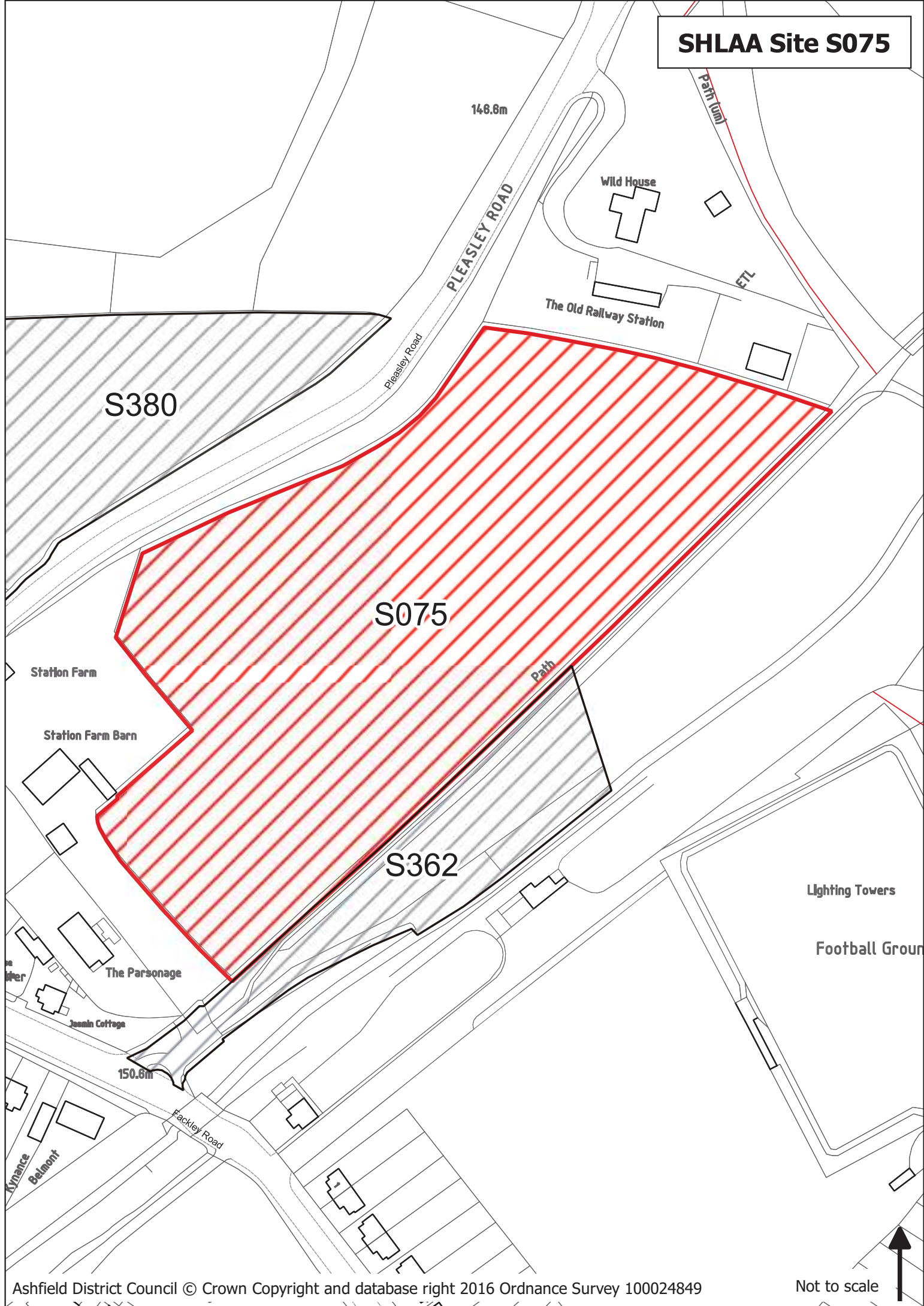
Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated Countryside and does not adjoin the main urban area. It adjoins the settlement of Teversal which is also currently designated Countryside. Development has potential to encroach on the rural character of the wider setting of Teversal and thus the experience of how the village is approached. The NPPF defines setting and reminds us that experience forms part of understanding setting. Insensitive access points and substantial loss of tree screening would be harmful to the rural character of the setting of the conservation area but potentially could be mitigated. The site is also located in an area which has poor access to a range of essential services.

PHYSICAL CONSTRAINTS:

No major constraints.

SHLAA Site S075



S380

S075

S362

150.6m

146.8m

PLEASLEY ROAD

Pleasley Road

Path (umb)

Wild House

The Old Railway Station

FTL

Station Farm

Station Farm Barn

The Parsonage

Joan's Cottage

Kynance Belmont

Fackley Road

Lighting Towers

Football Ground

Site Ref: S76**Molyneux House Farm, Fackley Road, Teversal****Area (Hectares):** 0.49**Yield:** 13**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**Area Character:** Countryside/village**Planning Status:** No current or previous residential planning application**PDL/Greenfield:** Greenfield**Current Use:** Agriculture**Setting:** Countryside The site is adjacent to Fackley but does not adjoin the main urban boundary.Policy **The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centre Approximately 2.5KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable****Highway Access Issues:**

No Constraints No significant constraints

Contaminated Land?

No Known Contamination Adjacent former Factories and Works; Teversal Garage and Petrol Stations & Fuel Tanks; Above ground storage tank.

Topography Constraints: Yes Severe level changes. The site is much lower than the adjoining public highway.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Known Issues Multiple flooding issues in close proximity to the site (SFRA; Ref; S7, S8 & S9). A further flood risk assessment would**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated Countryside and does not adjoin the main urban area boundary. It is not well contained being surrounded by open countryside to three sides and it would not form a logical extension to the settlement of Fackley.

PHYSICAL CONSTRAINTS

Land levels drop down significantly from the road to the site. This may create problems in terms of drainage and overshadowing of the site from adjoining properties. This area has previously experienced problems with surface water drainage.

Site Ref: S76**Molyneux House Farm, Fackley Road, Teversal****Area (Hectares): 0.49****Yield: 13****Site Source:** Site submitted by owner/agent

be necessary before development would be allowed on this site.

Neighbour Issues: None

Site Apparatus: None

Site within a flood zone?:

Adjacent Zone 2 Environment Agency comments: Further investigation required to assess the flood risk.

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage: None

Natural Features:

Yes Landscape CA DPZ: NC07; Landscape condition: good; Landscape strength: moderate; Strategy: Conserve and enhance

Impact on views: Yes See additional comments

Impact on existing recreational uses:

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and **The site could be available in 5 - 10 years time****Achievability** **The site is economically viable/achievable for housing**

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated the site is available.

Legal Issues:

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years - Currently Policy constrained. Reassess as part of next Plan Review.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

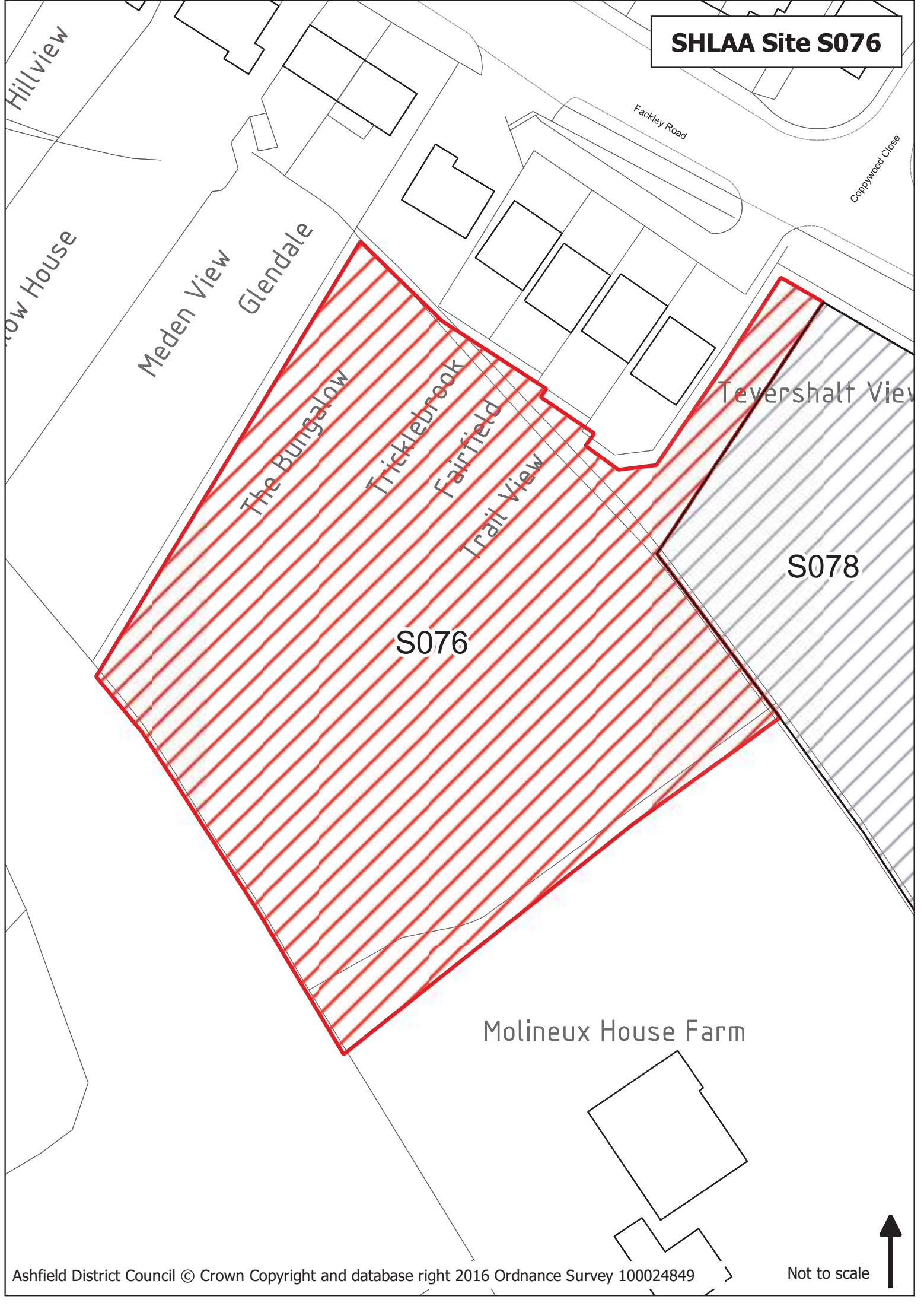
Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated Countryside and does not adjoin the main urban area boundary. It is not well contained being surrounded by open countryside to three sides and it would not form a logical extension to the settlement of Fackley.

PHYSICAL CONSTRAINTS

Land levels drop down significantly from the road to the site. This may create problems in terms of drainage and overshadowing of the site from adjoining properties. This area has previously experienced problems with surface water drainage.



S076

S078

Molineux House Farm



Site Ref: S78**Molyneux House Farm, Fackley Road, Teversal****Area (Hectares):** 0.43**Yield:** 12**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside/village**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site is adjacent to Fackley but does not adjoin the main urban boundary.Policy**The site may be suitable****Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2.5KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints**The site may be suitable**Highway Access Issues:Contaminated Land?

Yes Land levels are significantly lower. Highway improvement works required.

No Known Contamination

Topography Constraints: Yes Land levels are significantly different to the adjoining residential site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Known Issues Multiple flooding issues in close proximity to the site (SFRA; Ref; S7, S8 & S9). A further flood risk assessment would be necessary before development**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated Countryside and is unsuitable for residential development. There are residential properties to the north and east the site is partially well contained. It has reasonable access to services and facilities in Stanton Hill.

PHYSICAL CONSTRAINTS

Land levels are significantly lower where the site meets adjoining development on Fackley Road. This may exacerbate existing drainage problems. Any future development would need to be carefully designed to ensure that the site is well integrated.

Site Ref: S78**Molyneux House Farm, Fackley Road, Teversal****Area (Hectares):** 0.43**Yield:** 12**Site Source:** Site submitted by owner/agent

would be allowed on this site.

Neighbour Issues: Adjacent Floodzone 3**Site Apparatus:** None**Site within a flood zone?:** Adjacent Zone 3 Low lying land, potential risk of flooding.**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes Grassland, trees on boundary. Landscape CA DPZ: NC07; Landscape condition: good; Landscape strength: moderate; Strategy: Conserve and enhance**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 6-10 years
Currently Policy constrained.
Reassess as part of next Local Plan Review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: **May be suitable if policy changes/mitigation**

POLICY COMMENTS:

The site is designated Countryside and is unsuitable for residential development. There are residential properties to the north and east the site is partially well contained. It has reasonable access to services and facilities in Stanton Hill.

PHYSICAL CONSTRAINTS

Land levels are significantly lower where the site meets adjoining development on Fackley Road. This may exacerbate existing drainage problems. Any future development would need to be carefully designed to ensure that the site is well integrated.

Fackley Road

Tevershalt View

142.0m

TCB

S076

S078

x House Farm



Site Ref: S83**Land off Clare Road, Sutton in Ashfield**

Area (Hectares): 1.70

Yield: 46

Site Source: Site submitted by owner/agent

Suitability **The site may be suitable**Character, Land Use & Location **The site may be suitable**

Location: Within urban boundary

PDL/Greenfield: Greenfield

Area Character: Residential

Current Use: Open Area (Recreational)

Planning Status: No current or previous residential planning application

Setting: Urban Adjacent to a residential area.

Policy**The site may be suitable**

Allocated Site: Open break/Green Wedge The site is allocated as RC2Ke; Open Area; Land North of Kings Mill Road East.

Other:

Conflicting Issues: Yes Development would be contrary to current planning policy.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes

Bus stop: Yes

Secondary school: Yes

Retail Area: Yes

GP: No

Cash Machine or Post Office: Yes

Further Education: Yes

Hospital: Yes

Supermarket: Yes

Employment: Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Within 1km of a town centre

Access to Open Space

Site within 500m of Natural Open Space?: Yes

Site within 200m accessible open space?: Yes

Site within 200m Public Open Space?: No

Does site affect existing open space?:

Site within 300m Parks and Rec. Grounds?: No

S26 Kingsmill Road East (North of)-Considered suitable for release.

Physical Constraints**The site is suitable**

Highway Access Issues:

Contaminated Land?

No Constraints No significant constraints

No Known Contamination Electrical sub-station on North Eastern corner.

Topography Constraints: No

Access to Utilities?: Yes

Agricultural Land Quality: Urban

Strategic Flood Risk Assessment: No Known Issues

Neighbour Issues: The A38 generates noise.

Site within a flood zone?: Outside Floodzones 2 & 3

Site Apparatus: None

Impact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site forms a natural green break between Sutton in Ashfield and Kirkby in Ashfield. Development would be contrary to Policy RC2. However, the site is within the urban boundary and has good access to services and facilities.

PHYSICAL CONSTRAINTS

There are no significant highway constraints. A Noise impact assessment would be required to determine appropriate mitigation/suitability. No known protected species but potential for wildlife interests. Potential for mitigation.

Proposed for allocation in the Local Plan Publication.

Site Ref: S83**Land off Clare Road, Sutton in Ashfield****Area (Hectares):** 1.70**Yield:** 46**Site Source:** Site submitted by owner/agent**Effect on Built Heritage:** None**Natural Features:** Yes Trees and shrubs**Impact on views:** No See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Potential for wildlife interests due to unmanaged nature of the site. Further surveys would be required at a later stage.**Availability and Achievability****The site could be available within 5 years****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years - Proposed for allocation.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

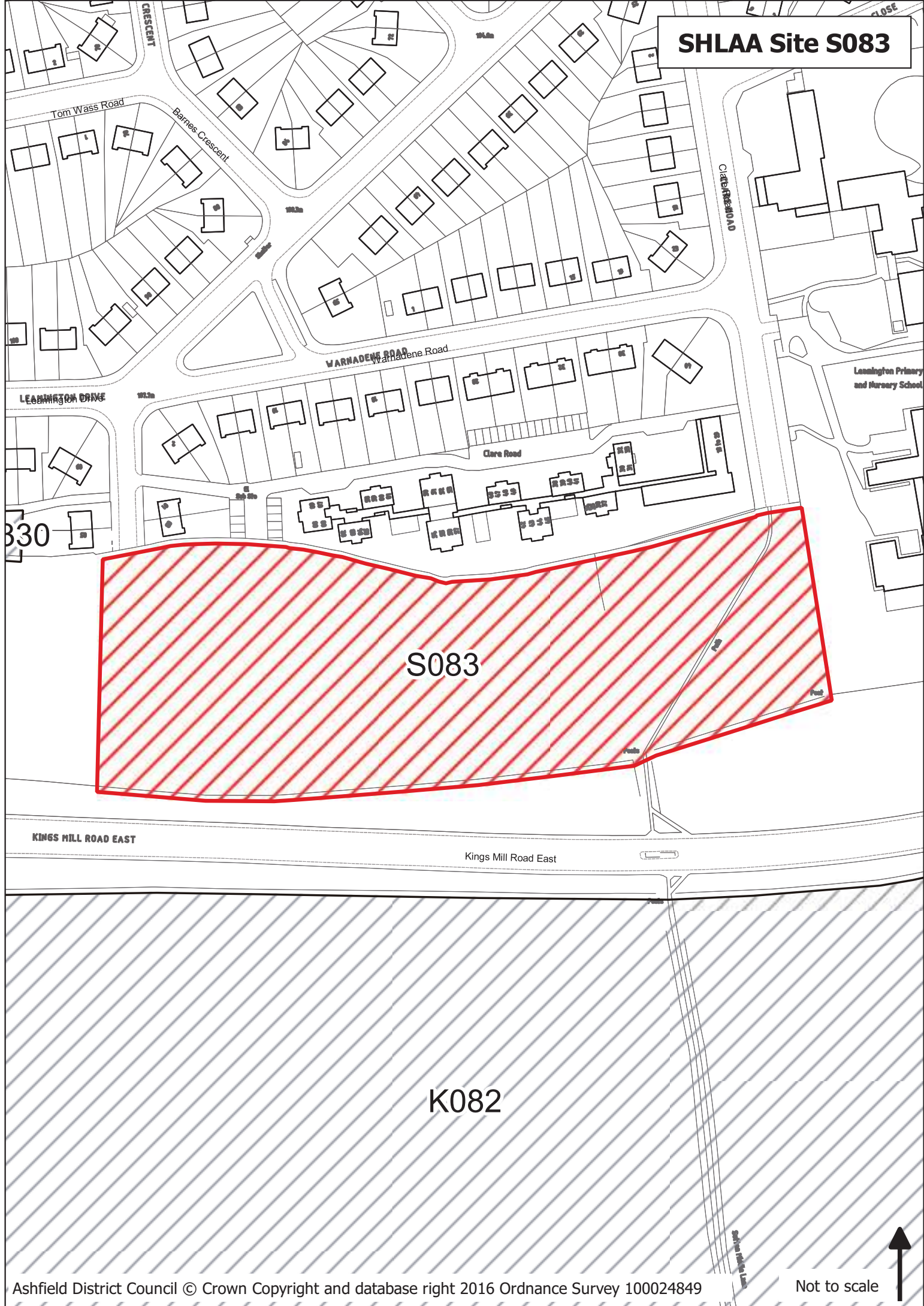
The site forms a natural green break between Sutton in Ashfield and Kirkby in Ashfield. Development would be contrary to Policy RC2. However, the site is within the urban boundary and has good access to services and facilities.

PHYSICAL CONSTRAINTS

There are no significant highway constraints. A Noise impact assessment would be required to determine appropriate mitigation/suitability. No known protected species but potential for wildlife interests. Potential for mitigation.

Proposed for allocation in the Local Plan Publication.

SHLAA Site S083



Site Ref: S93**Land to the west of Fisher Close, Sutton in Ashfield****Area (Hectares):** 3.60**Yield:** 100**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential**Current Use:** Agriculture/equestrian**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by residential development to the south and east, Brierley Forest Park to the west and a watercourse to the north.Policy**The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes	Site
Site within 200m Public Open Space?:	No	
Site within 300m Parks and Rec. Grounds?:	No	

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints**The site may be suitable****Highway Access Issues:**

Yes The site cannot be accessed from Fisher Close. Access via Stanton Crescent - third party land required (one or two properties).

Contaminated Land?

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No Known Issues All water from this area converges at Buttery Lane - explore requirement for upgrade on the culverts further downstream**Additional Comments:**

The site may have the potential to form part of one comprehensive development with SHLAA site S95. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated as Countryside. The site is well contained by its boundary with Brierley Forest Park and residential development to the east and south, and is directly adjacent to the urban boundary.

PHYSICAL CONSTRAINTS

The access off Fisher Close is unsuitable as the public highway is at capacity. The site would require an alternative point of access. Potential access opportunities exist to the south of the site (one or two properties required). All water from this area converges at Buttery Lane, Skegby. Mitigation may be required (subject to a flood risk assessment).

Taken forward for allocation in the Local Plan.

Site Ref: S93**Land to the west of Fisher Close, Sutton in Ashfield****Area (Hectares):** 3.60**Yield:** 100**Site Source:** Site submitted by owner/agent**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:**

Yes Landscape character area zone ML021; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Enhance

Impact on views: No See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No No known protected species on site. However, it is within a SSSI impact risk zone. Consultation with Natural England may be required at a later stage.

Availability and **The site could be available within 5 years****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Access constraints - anticipated commencement year 4. Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site may have the potential to form part of one comprehensive development with SHLAA site S95. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

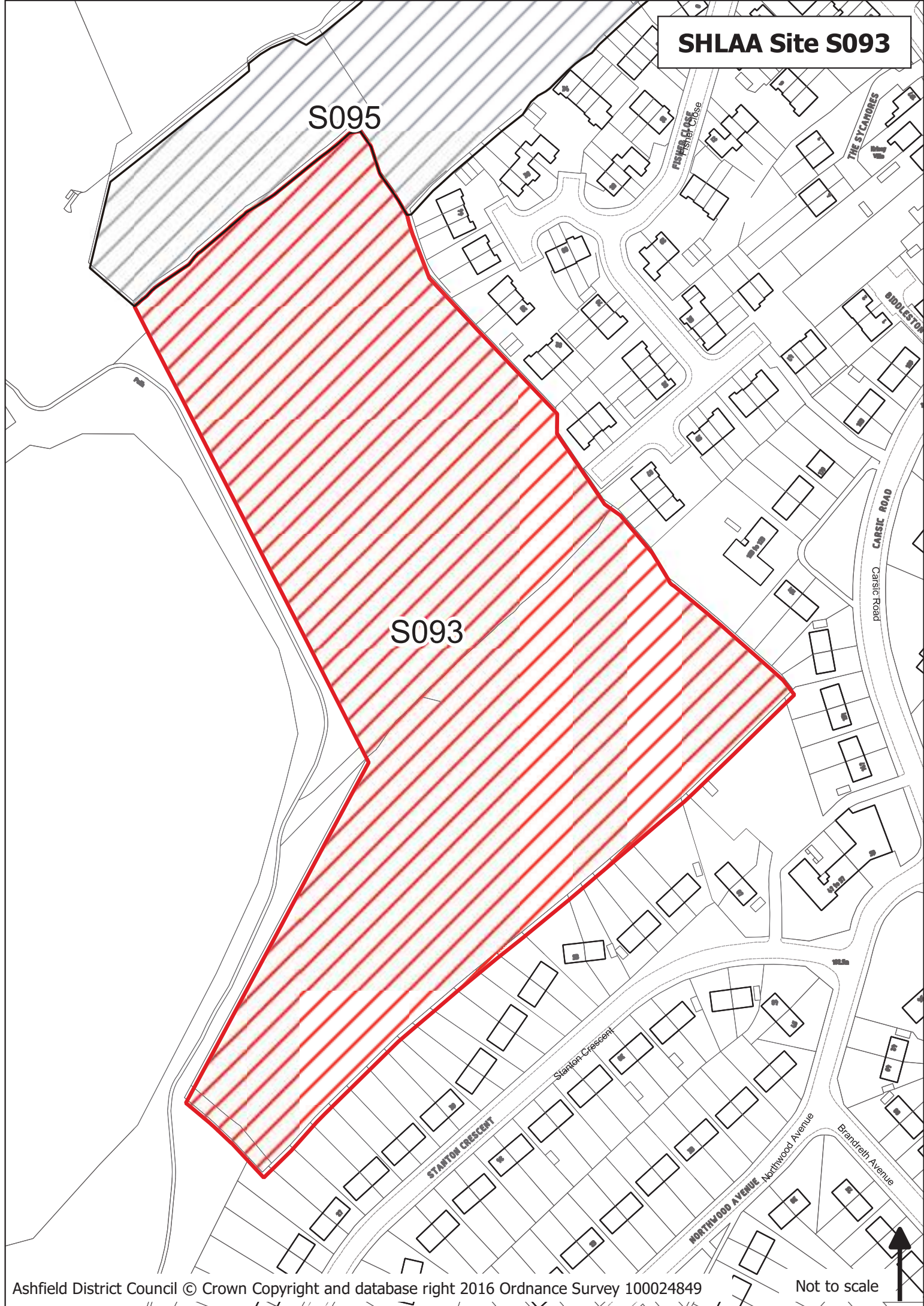
The site is designated as Countryside. The site is well contained by its boundary with Brierley Forest Park and residential development to the east and south, and is directly adjacent to the urban boundary.

PHYSICAL CONSTRAINTS

The access off Fisher Close is unsuitable as the public highway is at capacity. The site would require an alternative point of access. Potential access opportunities exist to the south of the site (one or two properties required). All water from this area converges at Buttery Lane, Skegby. Mitigation may be required (subject to a flood risk assessment).

Taken forward for allocation in the Local Plan.

SHLAA Site S093



S095

S093

Site Ref: S94**Land at Hilltop Farm, Skegby****Area (Hectares):** 0.72**Yield:** 19**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside and residential	Current Use:	Vacant
Planning Status:	No current or previous residential planning application	Setting:	Countryside Well contained by development and the public highway.

Policy**The site may be suitable**

Allocated Site:	EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.	Other:	
		Conflicting Issues:	Yes Development would be contrary to current planning policy.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre Approximately 1.5Km		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m Public Open Space?:	Partial	Site within 300m Parks and Rec. Grounds?:	Partial	Site within 200m accessible open space?:	Yes
						Does site affect existing open space?:	No

Physical Constraints**The site may be suitable**

Highway Access Issues:		Contaminated Land?	
Significant Constraints	Restricted access. Access to the public highway via adjoining site (S96)	No Known Contamination	
Topography Constraints:	No	Access to Utilities?:	Yes
Agricultural Land Quality:	Grade 3 (Good-moderate)	Strategic Flood Risk Assessment:	Yes A very small area has occurrences of surface water flooding.
Neighbour Issues:	None	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

Impact on Landscape & Biodiversity **The site may be suitable****Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated as Countryside and is currently unsuitable for development. It is well contained and could form a logical extension to the urban area. Any future development could potentially impact on its setting of Manor Farm Grade II Listed building. This could potentially be mitigated through sensitive design.

PHYSICAL CONSTRAINTS

The site does not have sufficient access to the public highway. Access can be established via third party land (S96). This is likely to affect the timescale for delivery of development.

Site Ref: S94**Land at Hilltop Farm, Skegby****Area (Hectares):** 0.72**Yield:** 19**Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	Adjacent Consider setting of Manor Farm and Cruck Cottage (both Grade II Listed buildings) in design process. The site may be suitable subject to no archaeological objection and appropriate design which respects the rural character of Back Lane.	Natural Features:	Yes Landscape character area zone NC07; Landscape condition: good; Landscape strength: Moderate; Strategy: Conserve and Enhance
Impact on views:	No See additional comments	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
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Timescale:	other constraints 6-10 years - Currently Policy constrained. Access constraints - Access dependent on third party land.
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Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

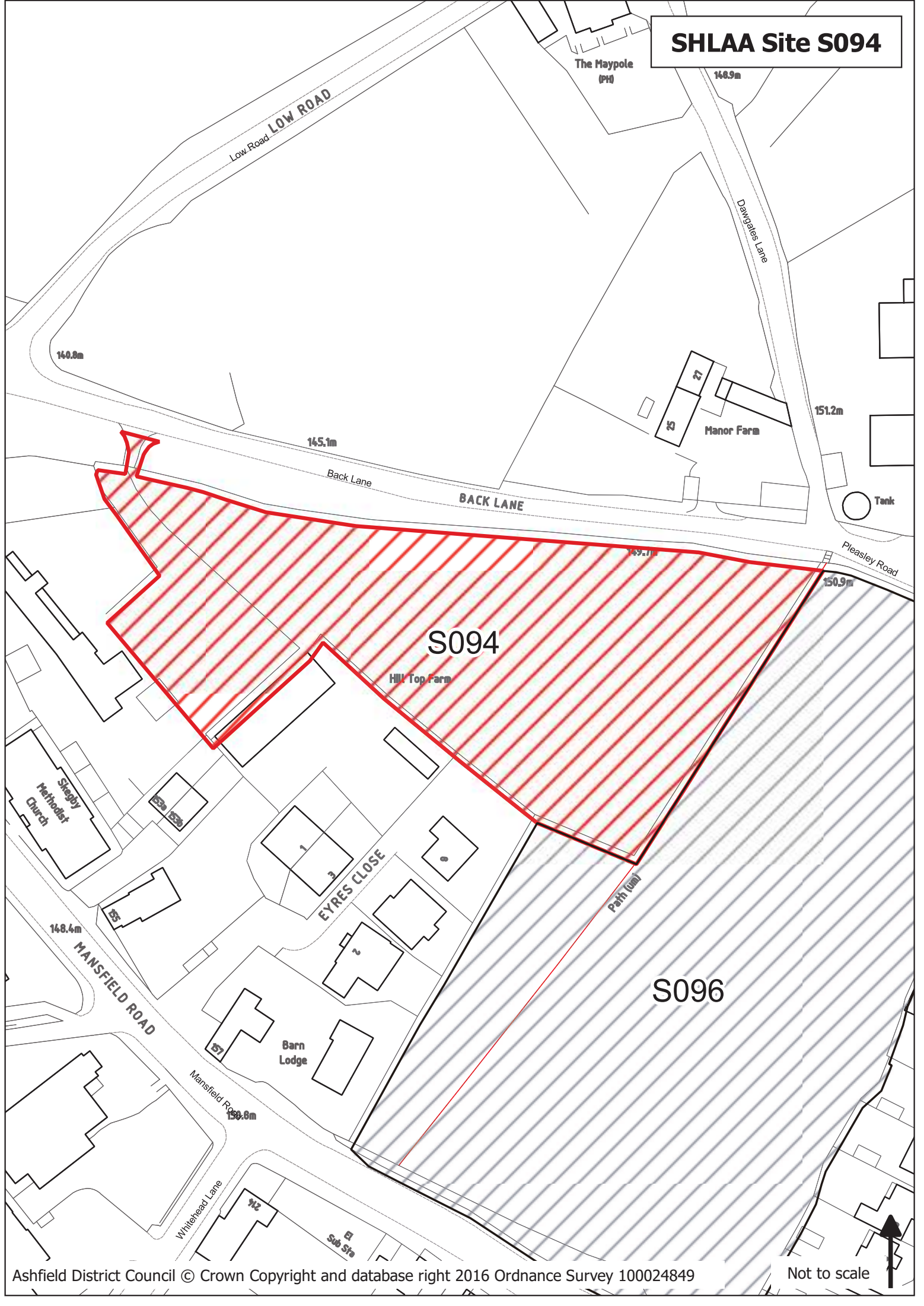
Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is designated as Countryside and is currently unsuitable for development. It is well contained and could form a logical extension to the urban area. Any future development could potentially impact on its setting of Manor Farm Grade II Listed building. This could potentially be mitigated through sensitive design.

PHYSICAL CONSTRAINTS

The site does not have sufficient access to the public highway. Access can be established via third party land (S96). This is likely to affect the timescale for delivery of development.

SHLAA Site S094



Site Ref: S95**Land off Stoneyford Road, Sutton in Ashfield****Area (Hectares):** 1.23**Yield:** 24**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside and residential. Green Break break.**Current Use:** Smallholding**Planning Status:** Planning permission for residential refused**Setting:** Countryside Adjacent to residential development to the south.Policy **The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 1.2KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes	Brier
Site within 200m Public Open Space?:	No	
Site within 300m Parks and Rec. Grounds?:	No	

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable**Highway Access Issues:

Significant Constraints Poor visibility towards Stanton Hill - third party land required to enable necessary public highway improvements.

Contaminated Land?

Contamination Suspected Approximately 25% historic landfill; Quarry with Limekilns, further 20% Sewage Works. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer

Topography Constraints: Yes Steeply sloping to the north**Access to Utilities?:** Unknown**Additional Comments:**

8 meter buffer zone required adjacent to the watercourse.

A desktop assessment has indicated that the site was formerly a quarry. The landowner has advised the Council that the quarry was directly adjacent to the site. Therefore a further assessment may be required prior to any future development.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated Countryside and is currently unsuitable for development.

Planning permission refused on appeal - recognised as an important green break between Sutton and Stanton Hill.

There is currently no suitable access from the public highway. The site may become suitable in the future if the physical constraints can be mitigated.

The site is adjacent to a stream and a flood risk assessment would be required should the site be considered for development.

Site Ref: S95 Land off Stoneyford Road, Sutton in Ashfield**Area (Hectares):** 1.23 **Yield:** 24 **Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:**

No Known Issues Directly adjacent to a stream. All water from this area converges at Buttery Lane. If development were to occur there would need to be an upgrade on the culverts further downstream.

Neighbour Issues: Directly adjacent to a stream.**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3 Directly adjacent to a stream. Environment Agency comments: Further investigation required to assess the flood risk.

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes Landscape character area zone NC07; Landscape condition: good; Landscape strength: Moderate; Strategy: Conserve and Enhance

Impact on views: No See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

Yes Approximately 25% of Western part of site is a SINC; Stanton Hill Relict Grassland (2008 SINC Survey, NBGRC)

Availability and Achievability The site could be available in 5 - 10 years time

The site is economically viable/achievable for housing

Ownership Constraints: owner constraints 6-10 years
Access constraints - access dependent on third party land. Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years -
Currently Policy constrained. Reassess as part of next Plan review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year**Additional Comments:**

8 meter buffer zone required adjacent to the watercourse.

A desktop assessment has indicated that the site was formerly a quarry. The landowner has advised the Council that the quarry was directly adjacent to the site. Therefore a further assessment may be required prior to any future development.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated Countryside and is currently unsuitable for development.

Planning permission refused on appeal - recognised as an important green break between Sutton and Stanton Hill.

There is currently no suitable access from the public highway. The site may become suitable in the future if the physical constraints can be mitigated.

The site is adjacent to a stream and a flood risk assessment would be required should the site be considered for development.

Site Ref: S95

Land off Stoneyford Road, Sutton in Ashfield

Area (Hectares): 1.23

Yield: 24

Site Source: Site submitted by owner/agent

delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

8 meter buffer zone required adjacent to the watercourse.

A desktop assessment has indicated that the site was formerly a quarry. The landowner has advised the Council that the quarry was directly adjacent to the site. Therefore a further assessment may be required prior to any future development.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: May be suitable if policy changes/mitigation

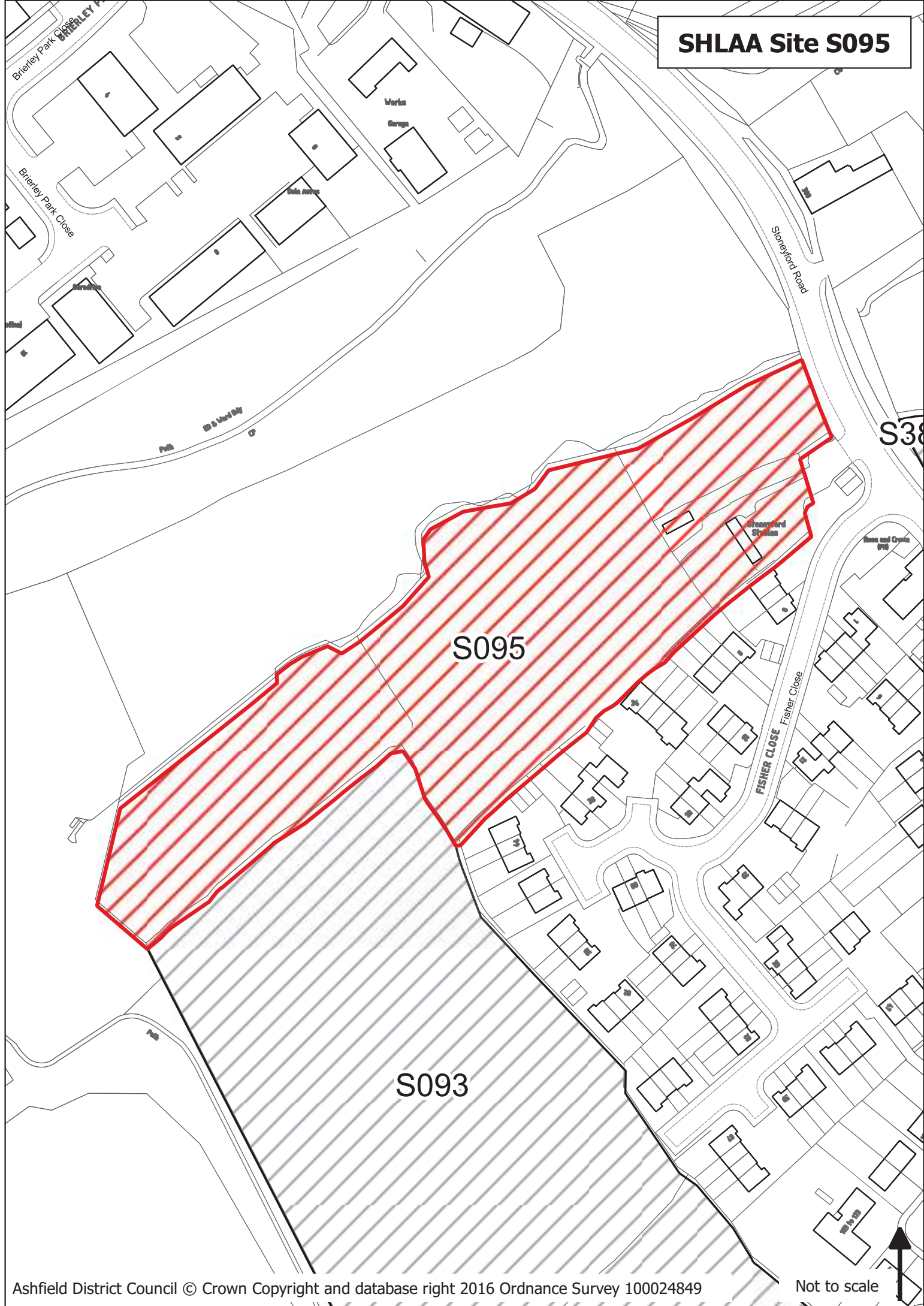
The site is designated Countryside and is currently unsuitable for development.

Planning permission refused on appeal - recognised as an important green break between Sutton and Stanton Hill.

There is currently no suitable access from the public highway. The site may become suitable in the future if the physical constraints can be mitigated.

The site is adjacent to a stream and a flood risk assessment would be required should the site be considered for development.

SHLAA Site S095



Site Ref: S97**Land off Silverhill Lane, Teversal****Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Open countryside**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside adjacent to Fackley. Open in character.Policy**The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes**Site within 200m Public Open Space?:** No**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** Yes**Does site affect existing open space?:**

No

Physical Constraints **The site may be suitable**Highway Access Issues:

No Constraints No significant constraints

Contaminated Land?

No Known Contamination Coal consultation required.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes Trees and hedgerows mainly on the field boundaries. See**Additional Comments:**

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is located in an area which is designated Countryside, as such, it is unsuitable for development. It adjoins the settlement of Fackley which is also designated countryside. This is an open, prominent landscape with a ridgeline running diagonally through the site.

PHYSICAL CONSTRAINTS

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services. Development would have a sprawling affect as the site is not well contained.

The role of Fackley and Teversal will be reviewed through the Local Plan process.

Site Ref: S97**Land off Silverhill Lane, Teversal****Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent

additional comments.

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** other constraints 6-10 years
Policy constraints. Reassess as part of next Plan review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation

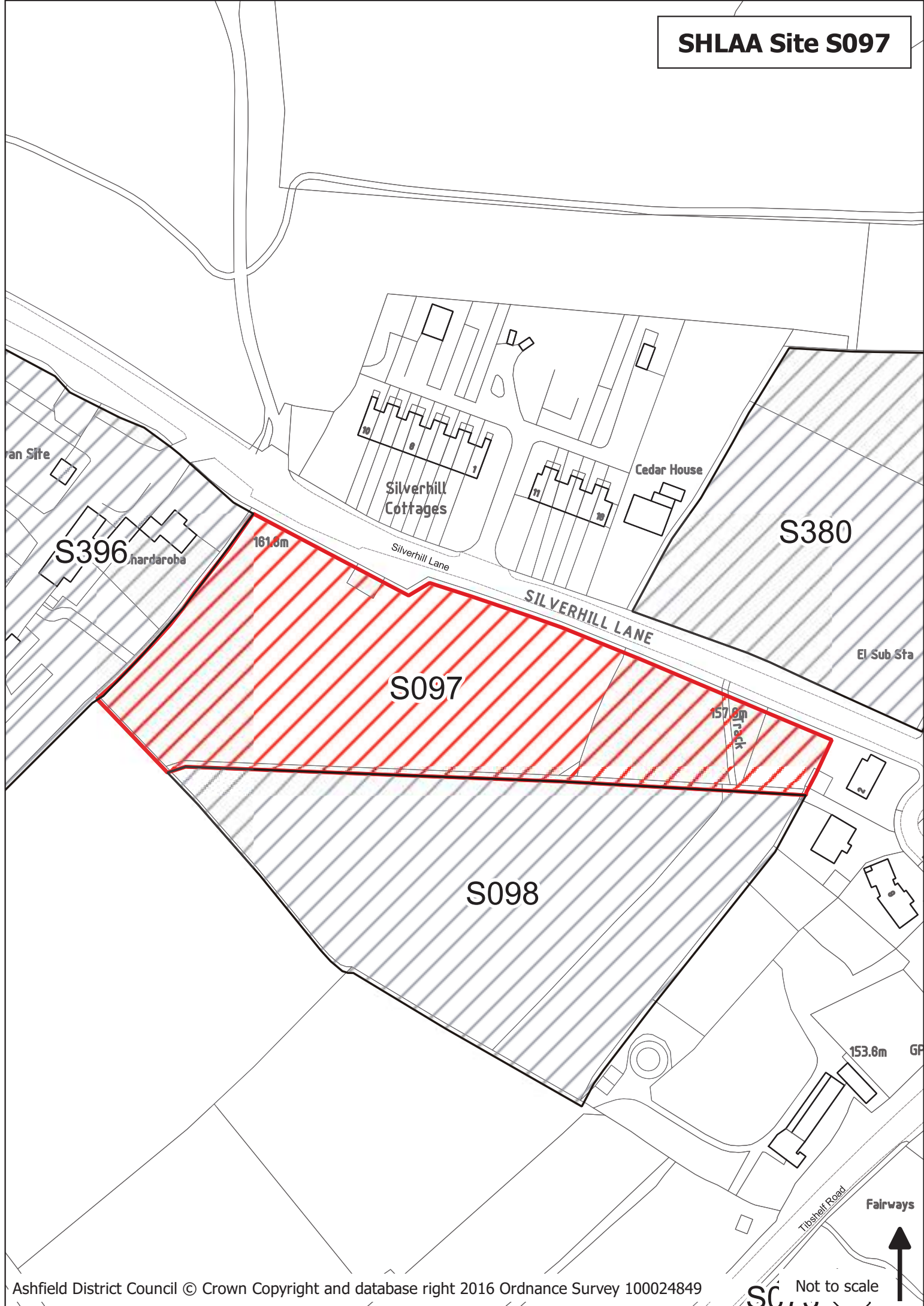
POLICY COMMENTS:

The site is located in an area which is designated Countryside, as such, it is unsuitable for development. It adjoins the settlement of Fackley which is also designated countryside. This is an open, prominent landscape with a ridgeline running diagonally through the site.

PHYSICAL CONSTRAINTS

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services. Development would have a sprawling affect as the site is not well contained.

The role of Fackley and Teversal will be reviewed through the Local Plan process.



Site Ref: S98**Land off Silverhill Lane, Teversal****Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Open countryside adjacent to a village.**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Open in character.Policy**The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP:** No **Cash Machine or Post Office:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes**Site within 200m accessible open space?:** Yes**Site within 200m Public Open Space?:** No**Does site affect existing open space?:****Site within 300m Parks and Rec. Grounds?:** No

No

Physical Constraints**The site may be suitable**Highway Access Issues:Contaminated Land?

Yes Site does not have direct access to the public highway. Access via S97.

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assesment:** No Known Issues**Neighbour Issues:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes Trees and hedgerows mainly**Additional Comments:**

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

This is an open landscape with a ridgeline running diagonally through the site. The site is located in an area which is designated Countryside, as such, it is unsuitable for development. It adjoins the settlement of Fackley which is also designated countryside.

PHYSICAL CONSTRAINTS

There is currently no direct access to the public highway from the site. It is understood that this could be mitigated (Access could be achieved via Site S97).

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services. Development would have a sprawling affect as the site is not well contained.

The role of Fackley and Teversal will be reviewed through the Local Plan process.

Site Ref: S98**Land off Silverhill Lane, Teversal****Area (Hectares):** 1.00**Yield:** 27**Site Source:** Site submitted by owner/agent

on the field boundaries. See additional comments.

Impact on views: Yes See additional comments.

Impact on existing recreational uses:

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability

The site could be available in 5 - 10 years time

The site is economically viable/achievable for housing

Ownership Constraints: owner constraints 6-10 years
Access constraints - third party land required. Land owner has indicated the site is available.

Legal Issues:

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years -
Currently Policy constrained.
Reassess as part of next Plan review.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation

POLICY COMMENTS:

This is an open landscape with a ridgeline running diagonally through the site. The site is located in an area which is designated Countryside, as such, it is unsuitable for development. It adjoins the settlement of Fackley which is also designated countryside.

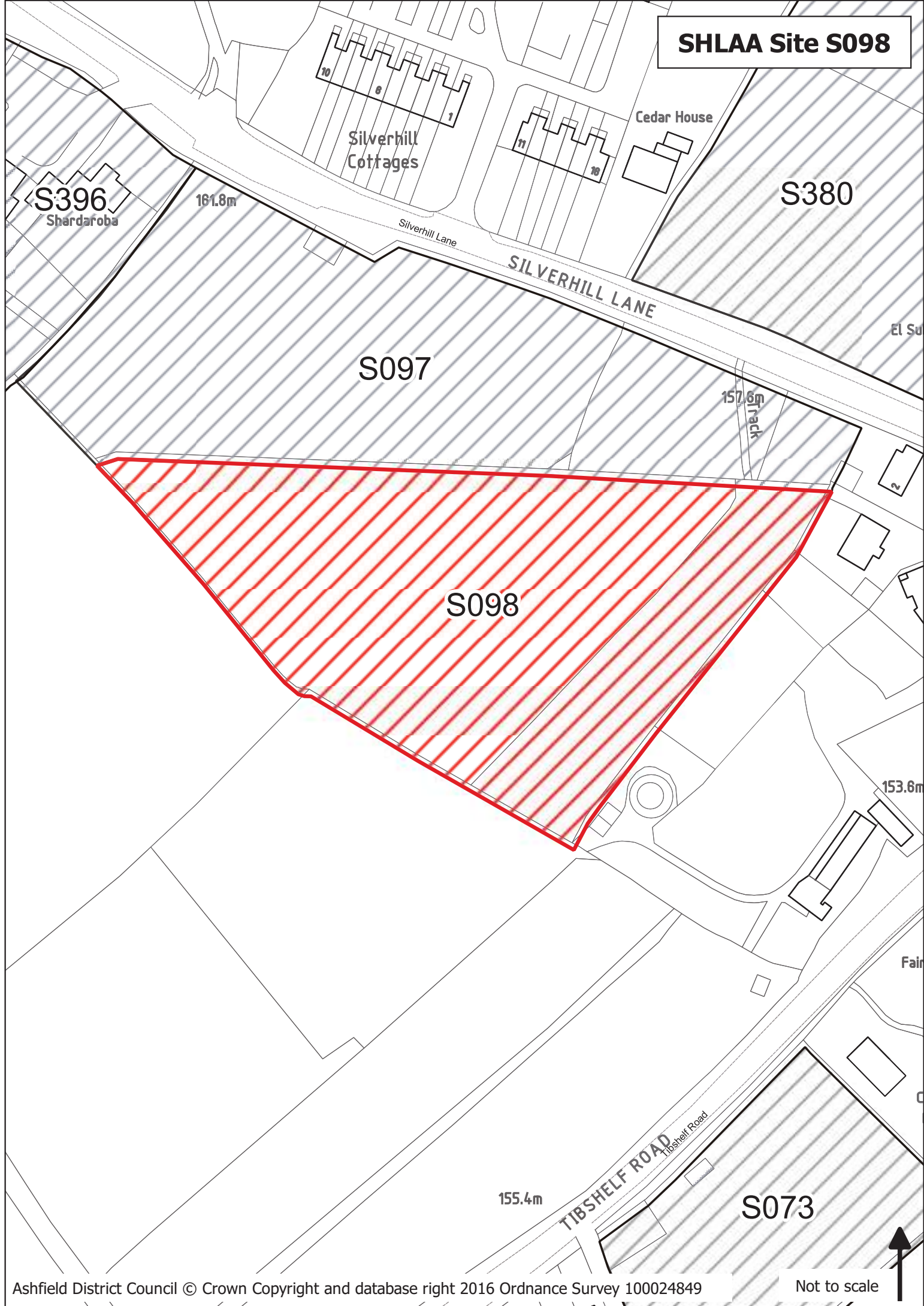
PHYSICAL CONSTRAINTS

There is currently no direct access to the public highway from the site. It is understood that this could be mitigated (Access could be achieved via Site S97).

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services. Development would have a sprawling affect as the site is not well contained.

The role of Fackley and Teversal will be reviewed through the Local Plan process.

SHLAA Site S098



Site Ref: S100 Formerly The Miners Welfare Sports Ground, Stoneyford Rd, Stanton Hi**Area (Hectares):** 3.80 **Yield:** 62 **Site Source:** Identified by ADC PPP Officers**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable

Location:	In urban fringe	PDL/Greenfield:	Combination
Area Character:	Countryside and residential	Current Use:	Vacant
Planning Status:	No current or previous residential planning application	Setting:	Countryside The site is well contained by development to the north.

Policy The site may be suitable

Allocated Site:	EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.	Other:	MLA site - Assessment contained in the Landscape Character Assessment
		Conflicting Issues:	Yes Development would be contrary to current planning policy.

Access to Services The site is suitable

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre Approximately 1.5Km		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	Partial
Site within 200m Public Open Space?:	Partial	Does site affect existing open space?:	No
Site within 300m Parks and Rec. Grounds?:	Partial		

Physical Constraints The site may be suitable

Highway Access Issues:		Contaminated Land?	
Significant Constraints	Restricted access from the public highway. Third party land required.	No Known Contamination	
Topography Constraints:	No	Access to Utilities?:	Yes
Agricultural Land Quality:	Urban	Strategic Flood Risk Assessment:	No Known Issues
Neighbour Issues:	None	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

Impact on Landscape & Biodiversity The site may be suitable

Effect on Built Heritage:	None	Natural Features:	Yes Landscape character area
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Additional Comments:

A phase one ecology assessment has been submitted by the landowner. The LWS will be reviewed in due course. Currently, development would only be considered where provision is made within the site for the protection of features of nature conservation or for their translocation to a suitable site. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated as Countryside and is unsuitable for development. Part of the site is also designated as a Local Wildlife Site and this area is unsuitable (see additional notes). The area which is not designated as an LWS is situated adjacent to the main urban area and may become suitable should policy change. The site is also constrained by very poor access to the public highway. Access via the existing roads which adjoin the site would be unsuitable and this may render the site unsuitable in the medium/long term. There are opportunities to gain access to the public highway via third party land to the east of the site.

Site Ref: S100 **Formerly The Miners Welfare Sports Ground, Stoneyford Rd, Stanton Hi**

Area (Hectares): 3.80 **Yield:** 62 **Site Source:** Identified by ADC PPP Officers

zone NC07; Landscape condition: good; Landscape strength: Moderate; Strategy: Conserve and Enhance.

Impact on views: No See additional comments

Impact on existing recreational uses:

No

Protected Species/Habitats:

Yes Part of site is a Local Wildlife Site (Site ref EV6/102) Stanton Hill Grasslands.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site may be viable/acheivable for housing

Ownership Constraints: No ownership constraints 0-5 years Access constraints - third party land required. Land owner has indicated the site is available.

Legal Issues:

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years - Currently Policy constrained. Reassess as part of next Plan review.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

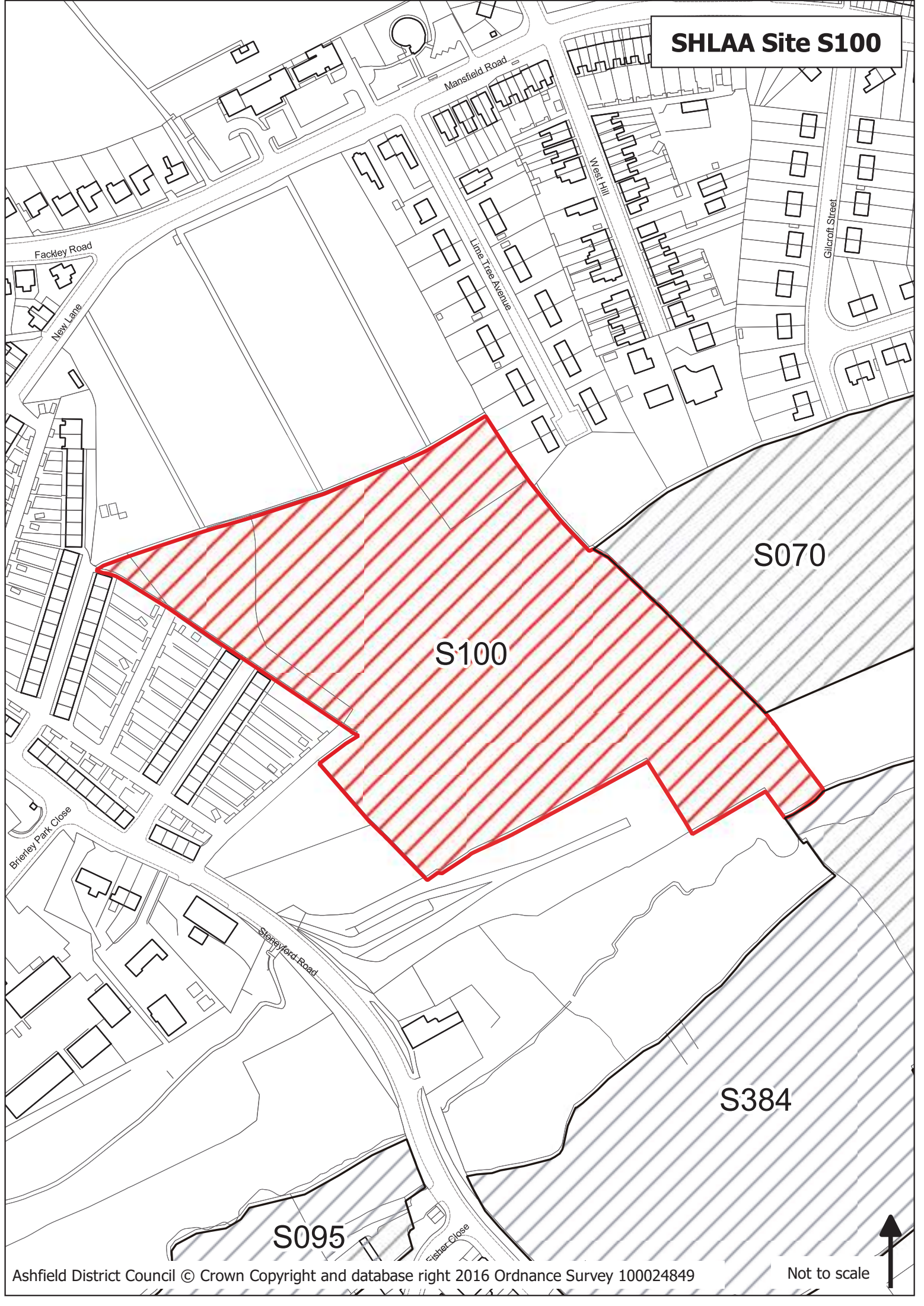
Additional Comments:

A phase one ecology assessment has been submitted by the landowner. The LWS will be reviewed in due course. Currently, development would only be considered where provision is made within the site for the protection of features of nature conservation or for their translocation to a suitable site. Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: May be suitable if policy changes/mitigation

The site is designated as Countryside and is unsuitable for development. Part of the site is also designated as a Local Wildlife Site and this area is unsuitable (see additional notes). The area which is not designated as an LWS is situated adjacent to the main urban area and may become suitable should policy change. The site is also constrained by very poor access to the public highway. Access via the existing roads which adjoin the site would be unsuitable and this may render the site unsuitable in the medium/long term. There are opportunities to gain access to the public highway via third party land to the east of the site.

SHLAA Site S100



Site Ref: S108 Land off Clegg Hill Drive, Huthwaite**Area (Hectares):** 2.50**Yield:** 56**Site Source:** Identified by ADC PPP Officers**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to residential**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by development to the south and west and a road to the north.Policy The site may be suitable**Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:** MLA site - Assessment contained in the Landscape Character Assessment**Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 3KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Partial
Site within 300m Parks and Rec. Grounds?:	Partial

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	

S173 Spang Lane fields-May affect views into Huthwaite from other side of valley.

Physical Constraints The site may be suitable**Highway Access Issues:**

Yes Access via adjoining site (third party land).

Contaminated Land?

No Known Contamination Coal consultation required.

Topography Constraints: No**Access to Utilities?:** Unknown Sewerage capacity issues (see additional comments).**Agricultural Land Quality:** Grade 2 (Very good) Part Grade 4. Where development of agricultural land is unavoidable PPS7 states that poorer quality agricultural land (Grade 3b, 4, 5) should be developed first.**Strategic Flood Risk Assessment:** No Known Issues**Additional Comments:**

The site could form part of a comprehensive development with adjacent SHLAA sites S5, S61, and S350. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently designated Countryside and development is currently unsuitable. This will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

Access from the public highway is constrained. There are opportunities for mitigation via the adjoining SHLAA site. Site taken forward as a housing allocation in the Local Plan.

Site Ref: S108**Land off Clegg Hill Drive, Huthwaite****Area (Hectares):** 2.50**Yield:** 56**Site Source:** Identified by ADC PPP Officers

However this grading is based on historical data so that further investigation of the site's Agricultural Land Grade would be needed if the site is brought forward through the LDF process.

Neighbour Issues: None**Site Apparatus:** None**Site within a flood zone?:**

Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity The site may be suitable**Effect on Built Heritage:** None**Natural Features:**

Yes Landscape character area zone NC08; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Enhance

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and The site could be available within 5 years**Achievability** The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Access via S51 and S61 - commencement in year 5.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

The site could form part of a comprehensive development with adjacent SHLAA sites S5, S61, and S350. Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently designated Countryside and development is currently unsuitable. This will be reviewed through the Local Plan process.

PHYSICAL CONSTRAINTS

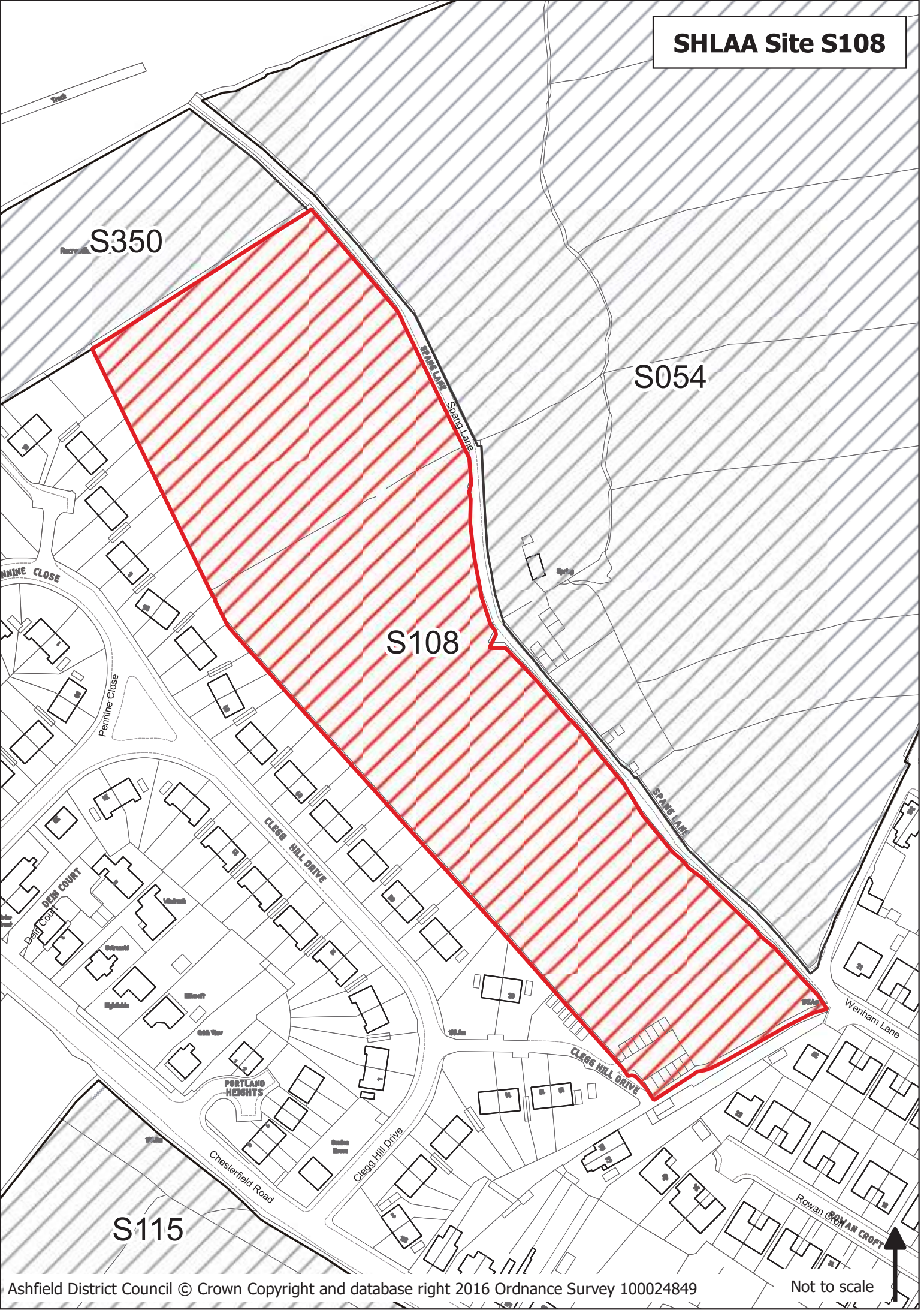
Access from the public highway is constrained. There are opportunities for mitigation via the adjoining SHLAA site. Site taken forward as a housing allocation in the Local Plan.

S350

S054

S108

S115



Site Ref: S112 Land adj. Rookery Farm, Sutton in Ashfield**Area (Hectares):** 2.50**Yield:** 45**Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside contained by a residential area to the south east.**Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Other Open area between Huthwaite and Sutton in Ashfield.Policy The site may be suitable**Allocated Site:** Open break/Green Wedge The site is allocated as RC2Sa; Open Area; Land Between Mill Lane and Alfreton Road.**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policy.Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre
Approximately 2KmAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	

S93 Rookery Park - The boundaries of this park and therefore the extent to which the site falls within the Park needs to be clarified.

Physical Constraints The site may be suitableHighway Access Issues:

Yes No suitable access to the public highway. Access could be achieved via third party land.

Contaminated Land?

No Known Contamination Site is within 250 metres of a registered landfill site.

Topography Constraints: Yes Steeply sloping in some areas.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** Adjacent to a landfill site.**Site Apparatus:** Power line runs through the site.**Site within a flood zone?:** Outside Floodzones 2 & 3
Environment Agency comments:**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S72, S310, S311, and S316.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is within the main urban boundary and is located in a sustainable location. The site is designated as an open area and forms a natural break between Sutton and Huthwaite. However, development of the site would not significantly affect the gap as the open area is very large (93 Hectares in total).

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. However, access could be achieved via third party land (one or two properties).

The site is being taken forward for allocation.

Site Ref: S112 Land adj. Rookery Farm, Sutton in Ashfield**Area (Hectares):** 2.50**Yield:** 45**Site Source:** Site submitted by owner/agent

Further investigation required to assess the flood risk.

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** None**Natural Features:** Yes Grassland, hedgerows and trees on field boundaries. See additional comments.**Impact on views:** No See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** Yes Small Local Wildlife Site to the north (Ref. 5/3363). No other known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** owner constraints 6-10 years
Access constraints. Third party land required which impacts on delivery.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years
Proposed allocation.
Land owner has indicated the site is available.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S72, S310, S311, and S316.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is within the main urban boundary and is located in a sustainable location. The site is designated as an open area and forms a natural break between Sutton and Huthwaite. However, development of the site would not significantly affect the gap as the open area is very large (93 Hectares in total).

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. However, access could be achieved via third party land (one or two properties).

The site is being taken forward for allocation.

S316

S112

S312

S311

S310

251a

253

253a



Site Ref: S114 Land off The Avenue, Sutton in Ashfield**Area (Hectares):** 0.49 **Yield:** 15 **Site Source:** Current Housing Allocation**Suitability The site is suitable**Character, Land Use & Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Urban Well contained by development.Policy The site is suitable**Allocated Site:** Housing The site is currently allocated as HG1Sf for residential development.**Other:****Conflicting Issues:** NoAccess to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Within 1km of a major public transport node**Proximity to District Shopping centre:** Within 1km of a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	No
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints The site may be suitableHighway Access Issues:

Yes Access via third party land.

Contaminated Land?

Contamination Suspected Approximately half of the site is Historic Allotments; Sutton - The Avenue. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** None**Site Apparatus:** None**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:**

None.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years**POLICY COMMENTS:**

The site is located within the urban boundary of Sutton in Ashfield and is allocated for residential development, As such, it is a suitable location for residential development.

PHYSICAL CONSTRAINTS

Access to the public highway is currently restricted. This could be resolved by accessing the site from an adjacent road which is in separate ownership.

The site has been included in the 11 to 15 delivery tranche. The site would also require an ecological survey as part of any future planning application.

Site Ref: S114 Land off The Avenue, Sutton in Ashfield**Area (Hectares):** 0.49 **Yield:** 15 **Site Source:** Current Housing Allocation**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** None**Natural Features:** Yes Mature trees**Impact on views:** No Located and contained within an urban setting.**Impact on existing recreational uses:** No**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** The site could be available in 10 - 15 years time
The site is economically viable/achievable for housing**Ownership Constraints:** owner constraints 11-15 years
Can only be accessed via third party land**Legal Issues:** Legal Constraints 11-15 years
Ransom Strip - access constraints with multiple ownership issues to resolve**Timescale:** other constraints 11-15 years
The site has been allocated for housing but vacant for over 10 years.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

None.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years**POLICY COMMENTS:**

The site is located within the urban boundary of Sutton in Ashfield and is allocated for residential development, As such, it is a suitable location for residential development.

PHYSICAL CONSTRAINTS

Access to the public highway is currently restricted. This could be resolved by accessing the site from an adjacent road which is in separate ownership.

The site has been included in the 11 to 15 delivery tranche. The site would also require an ecological survey as part of any future planning application.

SHLAA Site S114



S114

April
Cottage

Brooklands

OFF THE AVENUE

Highland Drive

Grey Gables

On

Site Ref: S115 Land off Chesterfield Road, Huthwaite**Area (Hectares):** 6.80 **Yield:** N/A **Site Source:** Site submitted by owner/agent**Suitability The site is not suitable**Character, Land Use & Location The site may be suitable

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside adjacent to the urban area.	Current Use:	Part Vacant/Part Agricultural
Planning Status:	No current or previous residential planning application	Setting:	Countryside Open, prominent site which does not relate well to the settlement.

Policy The site is not suitable

Allocated Site:	EV2; Countryside The Countryside designation will be subject to review through any subsequent review of the Local Plan. Local Wildlife Site (EV6).	Other:	MLA site - Assessment contained in the Landscape Character Assessment; EV4Rm; Huthwaite/Springwood (ALPR, 2002). Mature Landscape Areas will be subject to review through the upcoming Landscape Character Assessment.
		Conflicting Issues:	Yes Development would be contrary to current planning policy.

Access to Services The site may be suitable

Within 800m or 10 mins walking

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Transport Node:	Over 1km from a major public transport node
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Within 30 mins travel by public transport

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Proximity to District Shopping centre:	Over 1km from a town centre Approximately 3Km
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Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints The site may be suitableHighway Access Issues:

Significant Constraints Chesterfield Road

Contaminated Land?

Contamination Suspected Former factories & brickworks; Brickyard present on site, approximately half of the site falls within 250 metre landfill buffer. Any planning permission would be subject to conditions requiring at least a Phase I Desktop Survey and potentially further investigation where contamination is suspected. In cases where contamination is suspected, developers are encouraged to contact the Council's

Additional Comments:

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed. Aarea where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. Coal Mining Risk Assessment would be required at a later stage if taken forward.

Overall Final Conclusion: Unsuitable**POLICY COMMENTS:**

The site is a Local Wildlife Site and is designated EV2 Countryside (ALPR,2002). Consequently, development would be contrary to planning policy. The site is very prominent and development would be detrimental to the character of the landscape and to the diversity of species on the site. As such the site is considered unsuitable.

PHYSICAL CONSTRAINTS

The site is very steep and drops away from the road making access from the public highway very problematic.

Site Ref: S115 Land off Chesterfield Road, Huthwaite**Area (Hectares):** 6.80 **Yield:** N/A **Site Source:** Site submitted by owner/agent

Topography Constraints:	Yes Steeply sloping.	Contaminated Land Officer:	
Agricultural Land Quality:	Grade 4 (Poor)	Access to Utilities?:	Unknown
Neighbour Issues:	None	Strategic Flood Risk Assesment:	No Known Issues
Site Apparatus:	None	Site within a flood zone?:	Outside Floodzones 2 & 3 Directly adjacent to a stream. Environment Agency comments: Further investigation required to assess the flood risk.

Impact on Landscape & Biodiversity **The site is not suitable**

Effect on Built Heritage:	None	Natural Features:	Yes Landscape CA DPZ: NC08; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Enhance
Impact on views:	Yes See additional comments	Impact on existing recreational uses:	No Public rights of way through the site though these could be retained.
		Protected Species/Habitats:	Yes Entire site is a Local Wildlife Site; EV6/89; Chesterfield Road Pastures (2008 SINC Survey, NBGRC)

Availability and Achievability **The site has been assessed as unsuitable.**
As such availability and achievability have not been assessed

Ownership Constraints:	Legal Issues:
Timescale:	
Viability Comments:	

Additional Comments:

Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed. Aarea where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. Coal Mining Risk Assessment would be required at a later stage if taken forward.

Overall Final Conclusion: Unsuitable**POLICY COMMENTS:**

The site is a Local Wildlife Site and is designated EV2 Countryside (ALPR,2002). Consequently, development would be contrary to planning policy. The site is very prominent and development would be detrimental to the character of the landscape and to the diversity of species on the site. As such the site is considered unsuitable.

PHYSICAL CONSTRAINTS

The site is very steep and drops away from the road making access from the public highway very problematic.

SHLAA Site S115

S108

S115

S063

S047



Site Ref: S142**Land to the rear of 358 Alfreton Road, Sutton in Ashfield****Area (Hectares):** 1.49**Yield:** 40**Site Source:** Current Housing Allocation**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential, countryside and industrial**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy**The site is suitable****Allocated Site:** Housing This site is currently allocated for housing in the ALPR (2002) and is being carried forward as a housing allocation in the Local Plan Publication document.**Other:****Conflicting Issues:** NoAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: Yes **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre Approximately 2KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes **Sutt**
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** No
Does site affect existing open space?: NoPhysical Constraints**The site may be suitable**Highway Access Issues:

Yes Potential constraints relating to land ownership/access.

Contaminated Land?

No Known Contamination No historical land contamination

Topography Constraints: No Geological fault line runs SW - NE across the site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No Known Issues**Neighbour Issues:** High noise levels from the A38 and potentially from the adjoining employment site.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

An air quality assessment is likely to be required as part of any future planning application due to the sites proximity to the A38.

Third party land is required for access and it is unclear how this will be resolved.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Unknown

The site is currently a housing allocation and there are no major policy constraints to development. There are mature trees and hedgerow on some parts of the site. Residential amenity would be affected by noise levels from the A38 and the day to day activity of the adjoining industrial site (lorry park). This would need to be appropriately addressed. The site is adjacent to Fulwood Farmhouse, which is a Grade II listed building and the setting of this building will need to be considered. These issues could be mitigated through good design.

Access into the site is currently restricted and there are multiple landownership issues to resolve. This would need to be addressed prior to the site being considered deliverable. A geological fault line runs SW - NE across the site.

Site Ref: S142**Land to the rear of 358 Alfreton Road, Sutton in Ashfield****Area (Hectares):** 1.49**Yield:** 40**Site Source:** Current Housing Allocation**Impact on Landscape & Biodiversity** **The site is suitable****Effect on Built Heritage:** Adjacent Adjacent to Fulwood Farm - a Grade II Listed Building.**Natural Features:** Yes Mature trees and hedgerow on site - tree survey required at a later stage in the planning process.**Impact on views:** No See additional comments**Impact on existing recreational uses:** No Right of way footpath through the site though this could be retained.**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** **Unknown****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** owner constraints 16-20 years
No suitable access - multiple landownership issues to resolve.**Legal Issues:** Legal Constraints 16-20 years
Legal constraints relating to multiple landownership/access constraints.**Timescale:** other constraints 6-10 years
Major highway issues to resolve.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

An air quality assessment is likely to be required as part of any future planning application due to the sites proximity to the A38.

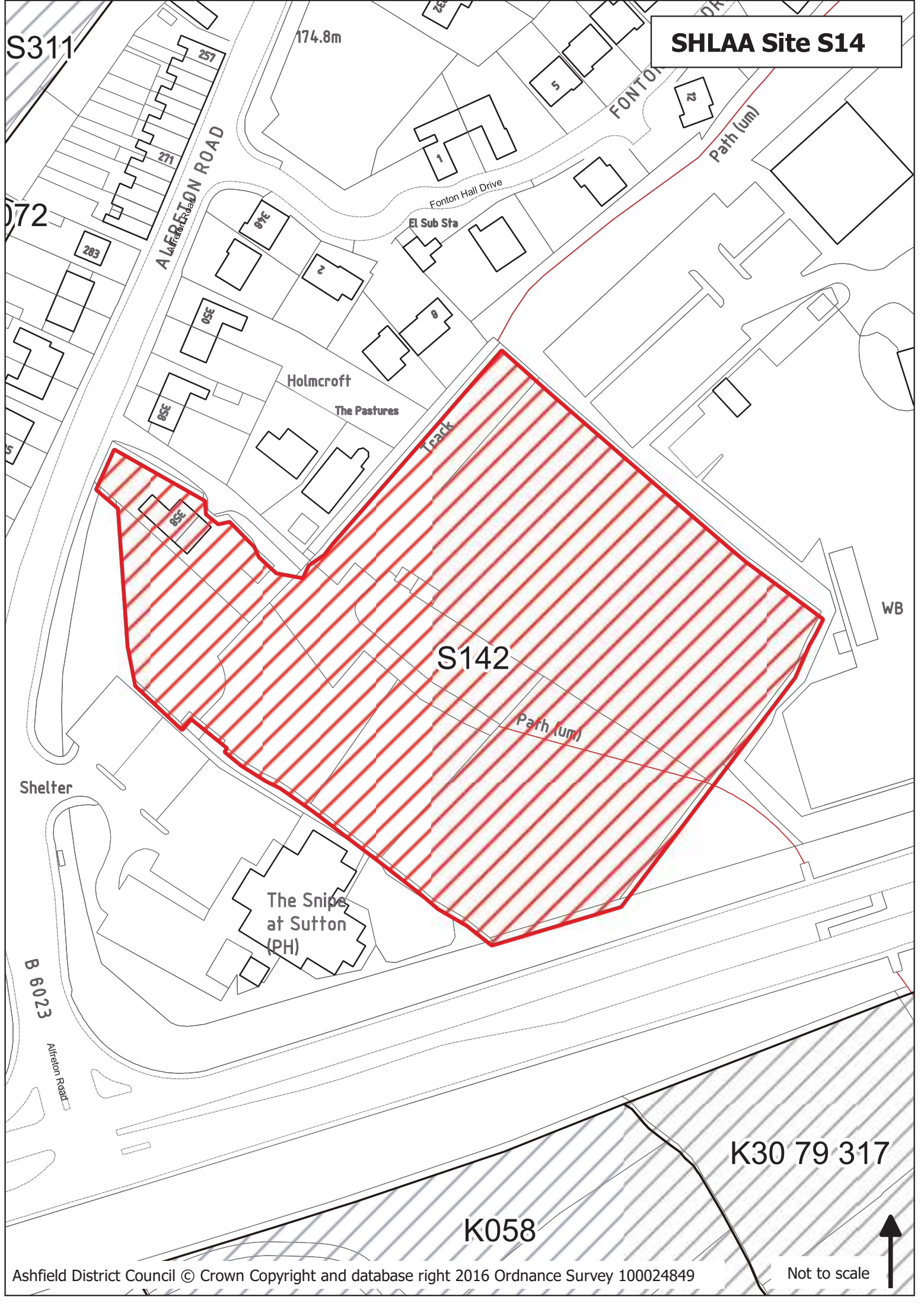
Third party land is required for access and it is unclear how this will be resolved.

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Unknown

The site is currently a housing allocation and there are no major policy constraints to development. There are mature trees and hedgerow on some parts of the site. Residential amenity would be affected by noise levels from the A38 and the day to day activity of the adjoining industrial site (lorry park). This would need to be appropriately addressed. The site is adjacent to Fulwood Farmhouse, which is a Grade II listed building and the setting of this building will need to be considered. These issues could be mitigated through good design.

Access into the site is currently restricted and there are multiple landownership issues to resolve. This would need to be addressed prior to the site being considered deliverable. A geological fault line runs SW - NE across the site.



SHLAA Site S14

S142

S311

072

174.8m

ALFRETON ROAD

Fenton Hall Drive

El Sub Sta

Path (um)

Holmcroft
The Pastures

Track

WB

Path (um)

The Snipe
at Sutton
(PH)

Shelter

B 6023

Alfreton Road

K30 79 317

K058

Site Ref: S314 Land at Greenwood Falls Farm, Mill Lane, Huthwaite, Sutton in Ashfield**Area (Hectares):** 15.70 **Yield:** 283 **Site Source:** Site submitted by 3rd Party**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:****Current Use:** Agriculture**Planning Status:** No current or previous residential planning application**Setting:** Other Open break between Sutton and Huthwaite.Policy

The site may be suitable

Allocated Site: Main Open Area The land is allocated as an Open Area(Policy RC2) in Ashfield Local Plan Review (2002).**Other:****Conflicting Issues:** Yes Contrary to Policy RC2Sa of Ashfield Local Plan review (2002)Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints

The site may be suitable

Highway Access Issues:

Yes Mill Lane is currently substandard. Access strategy required (Highway Authority).

Contaminated Land?

No Known Contamination Site boundary is 8 metres from a former landfill site. Farm buildings with cement/asbestos on centre of site. Minerals/coal consultation required

Topography Constraints: Yes steeply sloping to the north**Access to Utilities?:** Unknown Sewerage capacity issues (see additional comments).**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** Yes Natural springs. Substantial drainage improvements required. Surface water flooding. SUDS infiltration may be problematic on this site due to the Glacial Clay soil.**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. A Coal Mining Risk Assessment would be required prior to development..

Overall Final Conclusion: Unknown

The site is located within the main urban area and designated as an open area Policy RC2 of ALPR (2002). It is well contained, being surrounded by development to all sides.

The site is constrained by poor access and a suitable highway solution would be required. The site may be suitable if highway constraints can be overcome. The site could not be accessed via Mill Lane and an alternative access route would be required. It is unclear how this could be resolved.

The SFRA has indicated that there are problems with drainage in this area and this would need to be addressed as part of any future development scheme.

Site Ref: S314 Land at Greenwood Falls Farm, Mill Lane, Huthwaite, Sutton in Ashfield**Area (Hectares):** 15.70 **Yield:** 283 **Site Source:** Site submitted by 3rd Party**Neighbour Issues:** adjacent to a registered landfill site**Site within a flood zone?:**

Outside Floodzones 2 & 3

Site Apparatus:**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** none**Natural Features:**

Yes Hedgerows. Landscape CA DPZ: NC06; Landscape condition: poor; Landscape strength: weak; Strategy: Restore and create

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

Yes Public ROW through site

Protected Species/Habitats:

Yes SINC site (1.3Ha) Ref. 5/1098

Availability and Unknown**Achievability** The site is economically viable/acheivable for housing**Ownership Constraints:** owner constraints 16-20 years
No suitable highway access - access strategy required.**Legal Issues:**Legal Constraints 16-20 years
Landownership constraints relating to access**Timescale:** No other constraints 0-5 years**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Area where potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. A Coal Mining Risk Assessment would be required prior to development..

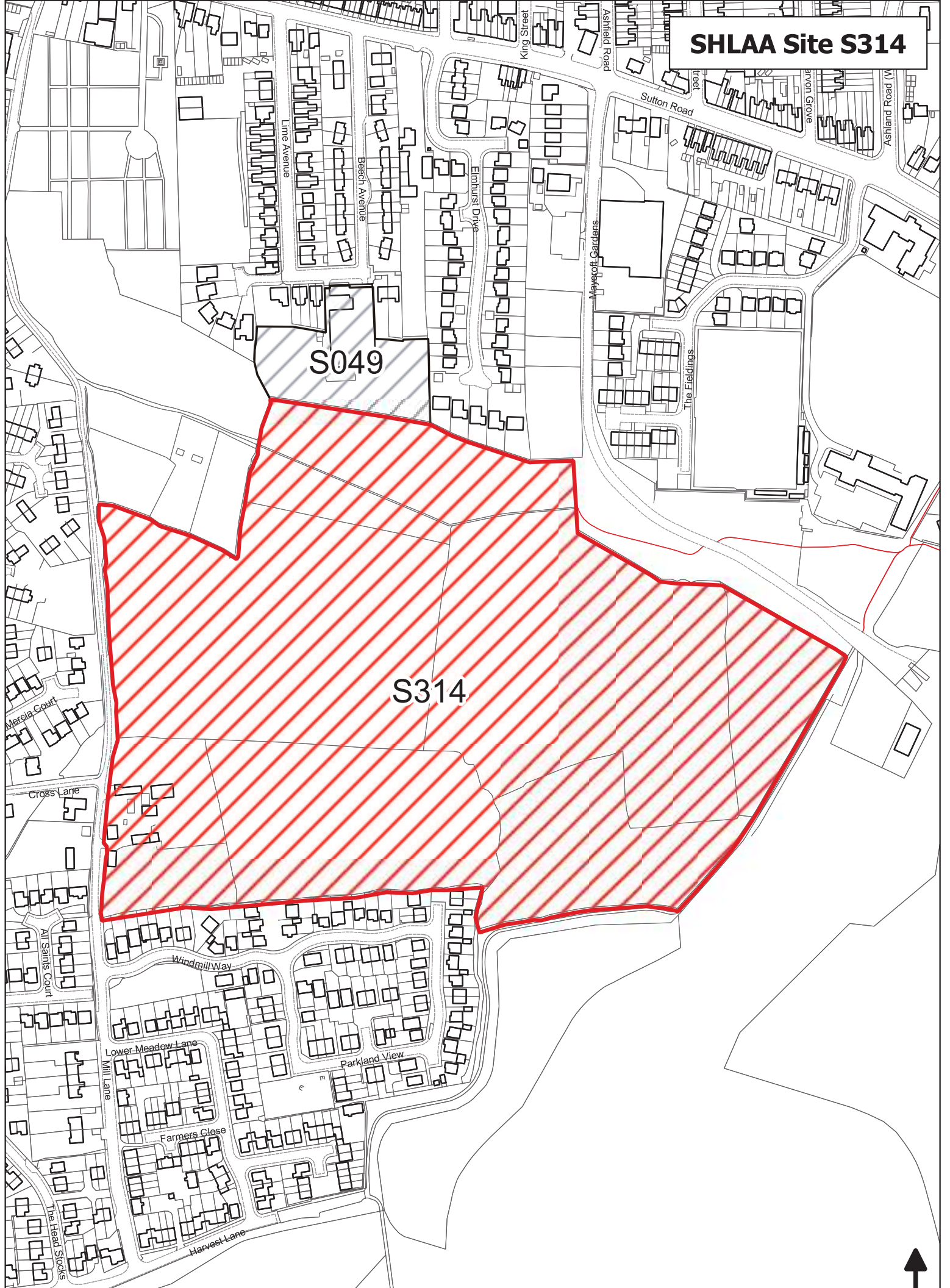
Overall Final Conclusion: Unknown

The site is located within the main urban area and designated as an open area Policy RC2 of ALPR (2002). It is well contained, being surrounded by development to all sides.

The site is constrained by poor access and a suitable highway solution would be required. The site may be suitable if highway constraints can be overcome. The site could not be accessed via Mill Lane and an alternative access route would be required. It is unclear how this could be resolved.

The SFRA has indicated that there are problems with drainage in this area and this would need to be addressed as part of any future development scheme.

SHLAA Site S314



Site Ref: S316**Land adj. Rookery Farm,, Sutton in Ashfield****Area (Hectares): 3.20****Yield: 72****Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:****PDL/Greenfield:** Greenfield**Area Character:** agricultural/edge of residential**Current Use:****Planning Status:** No current or previous residential planning application**Setting:** Urban Open break between Sutton and Huthwaite.Policy**The site may be suitable****Allocated Site:** Main Open Area The land is allocated as an Open Area(Policy RC2) in Ashfield Local Plan Review (2002).**Other:** Policy RC2 Open Area**Conflicting Issues:** Yes Currently development would be contrary to policy RC2 of Ashfield Local Plan Review (2002)Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** No
Does site affect existing open space?: NoPhysical Constraints**The site may be suitable****Highway Access Issues:**

Yes Currently no access to the highway. Third party land required.

Contaminated Land?

No Known Contamination Site is within 250 metres of a registered landfill site.

Topography Constraints: Yes Gently sloping**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** Yes Underground watercourse. Surface water flooding investigations required. Sewerage capacity investigations required.**Neighbour Issues:** No bad neighbours**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** Power line runs through part of**Additional Comments:**

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S72, S112, S310, and S311.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is within the main urban boundary. Development on this site would be contrary to Policy RC2 (ALPR,2002). The site is designated as an open area and forms a natural break between Sutton and Huthwaite. However, development of the site would not significantly affect the gap as the open area is very large (93 Hectares in total).

PHYSICAL CONSTRAINT

The site has poor access to the public highway. Third party land would be required (potentially via Alfreton Road).

Site Ref: S316**Land adj. Rookery Farm,, Sutton in Ashfield****Area (Hectares): 3.20****Yield: 72****Site Source:** Site submitted by owner/agent

the site. This could be re-routed.

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** no**Natural Features:**

Yes Hedgerows. Landscape CA DPZ: NC06; Landscape condition: poor; Landscape strength: weak; Strategy: Restore and create.

Impact on views: Yes See additional comments**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site may be viable/achievable for housing**Ownership Constraints:** owner constraints 6-10 years
Access constraints - third party land required (one or two properties). Land owner has indicated the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years
Proposed for allocation.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site has the potential to form part of one comprehensive development with adjacent SHLAA sites: S72, S112, S310, and S311.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is within the main urban boundary. Development on this site would be contrary to Policy RC2 (ALPR,2002). The site is designated as an open area and forms a natural break between Sutton and Huthwaite. However, development of the site would not significantly affect the gap as the open area is very large (93 Hectares in total).

PHYSICAL CONSTRAINT

The site has poor access to the public highway. Third party land would be required (potentially via Alfreton Road).

SHLAA Site S31

Allotment
Gardens

HENNING LANE

Henning Lane

Harlow
Cottage

Scrubbin

Spout

Corbin

Tin
Pavilion

S316

S112

S310

S311



Site Ref: S320 Quantum Clothing, North Street, Huthwaite, Sutton in Ashfield**Area (Hectares):** 2.19**Yield:** 90**Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Current Use:** Previously a manufacturer/business**Planning Status:** Planning permission for residential refused**Setting:** UrbanPolicy The site may be suitable**Allocated Site:** Employment The building is on the Council's Local Heritage List.**Other:** Local Heritage Asset**Conflicting Issues:** Yes Contrary to Policy EM5 (ALPR)Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: Yes **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints The site may be suitable**Highway Access Issues:**

Yes North Street would require an upgrade and improvement works to NCC. The site would require two permanent points of access with a looped linked infrastructure system in the site confines.

Contaminated Land?

No Known Contamination Further, comprehensive investigations required due to existing use. Historic landfill site on small part of the car park.

Topography Constraints: No**Access to Utilities?:** Yes Sewerage capacity issues (see additional comments).**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** None**Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity The site is suitable**Additional Comments:**

Parking provision for resident's vehicles would be required within the site curtilage.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently in operation as a clothing manufacturing company. Residential development would be contrary to Planning Policy due to loss of employment. It would need to be demonstrated that the site was no longer viable for business use, or that it was not a suitable location for such a use. Development may result in the loss of a local heritage asset. It would only be considered suitable if the building was retained and converted.

PHYSICAL CONSTRAINTS

There are highway constraints associated with large scale development of this site. A traffic impact assessment would be required to be undertaken as part of the planning application process.

Site taken forward as a housing allocation in Local Plan.

Site Ref: S320 Quantum Clothing, North Street, Huthwaite, Sutton in Ashfield**Area (Hectares):** 2.19 **Yield:** 90 **Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	Within The building is registered on the Council's Local Heritage List and is considered to be worthy of retention. The building could potentially be suitable for a change of use to residential.	Natural Features:	No
Impact on views:	No	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available within 5 years**
The site may be viable/achievable for housing

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	No other constraints 0-5 years Proposed allocation.		

Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

Parking provision for resident's vehicles would be required within the site curtilage.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

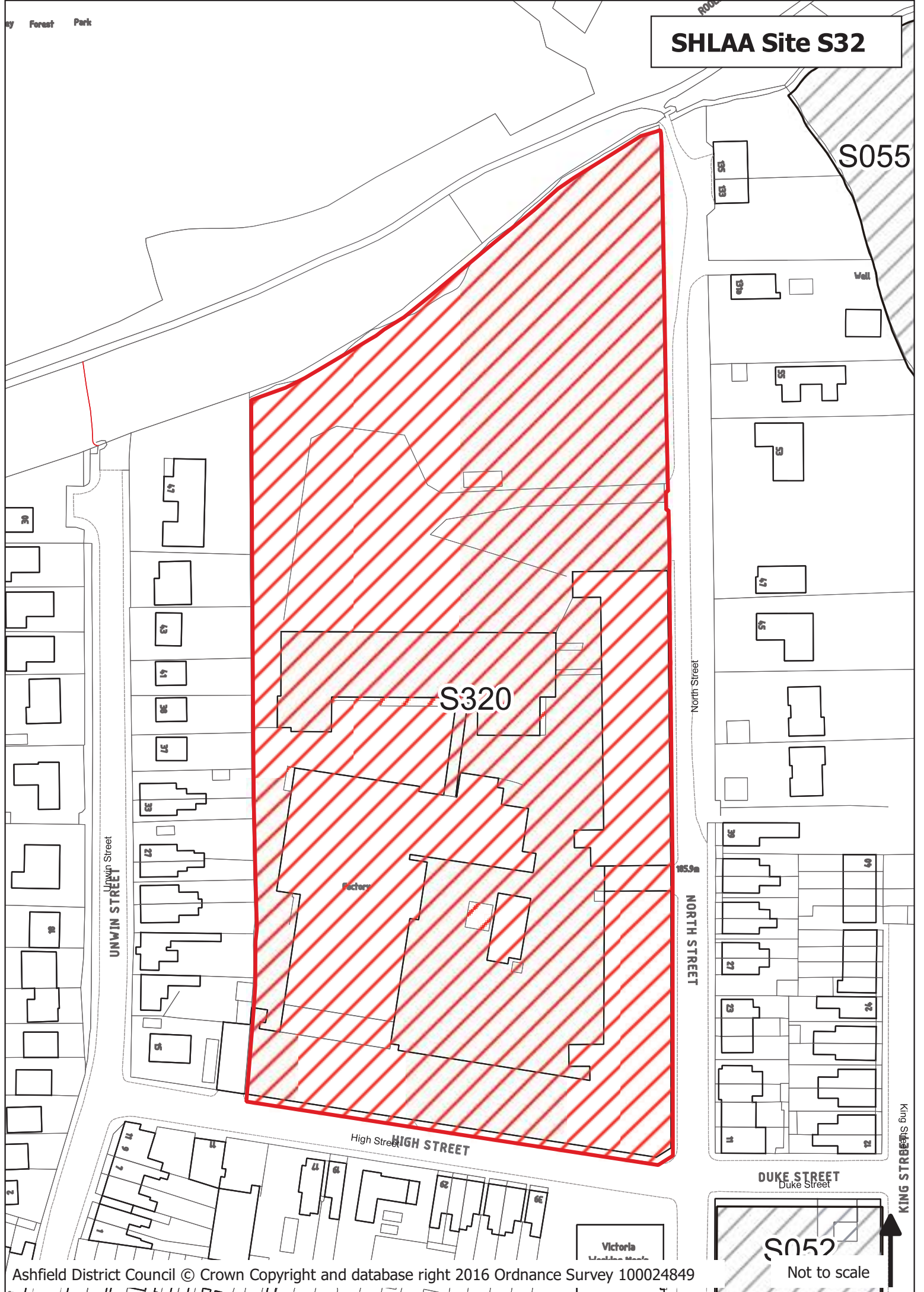
The site is currently in operation as a clothing manufacturing company. Residential development would be contrary to Planning Policy due to loss of employment. It would need to be demonstrated that the site was no longer viable for business use, or that it was not a suitable location for such a use. Development may result in the loss of a local heritage asset. It would only be considered suitable if the building was retained and converted.

PHYSICAL CONSTRAINTS

There are highway constraints associated with large scale development of this site. A traffic impact assessment would be required to be undertaken as part of the planning application process.

Site taken forward as a housing allocation in Local Plan.

SHLAA Site S32



Site Ref: S328 **Skegby Bottoms, Mansfield Rd, Skegby, Sutton in Ashfield**
Area (Hectares): 2.64 **Yield: 0** **Site Source:** Site submitted by owner/agent

Suitability **The site is not suitable**

Character, Land Use & Location **The site is not suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Historic setting of Skegby Hall, Skegby Manor House and Skegby Hall Park and Gardens.	Current Use:	Smallholding used for keeping livestock.
Planning Status:	Planning permission for residential refused	Setting:	Other Edge of urban area/Green break. Historic setting of heritage assets.

Policy **The site is not suitable**

Allocated Site:	EV2; Countryside NPPF Part 10 Climate Change: Flood risk area - approximately one third of the site is within floodzones 2 and 3.	Other:	NPPF: Part 10 Flood Risk Area
		Conflicting Issues:	Yes Approx. one third of the site within floodzones 2 and 3

Access to Services **The site is suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	Yes	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	Yes
Site within 200m Public Open Space?:	Yes	Does site affect existing open space?:	No
Site within 300m Parks and Rec. Grounds?:	Yes		

Physical Constraints **The site is not suitable**

Highway Access Issues:	No No significant constraints	Contaminated Land?	Contamination Suspected the site is infilled with unknown materials. An intrusive investigation would be required prior to any development taking place.
Topography Constraints:	No The site is gently sloping.	Access to Utilities?:	Yes
Agricultural Land Quality:	Unknown	Strategic Flood Risk Assesment:	No Adjacent sites have encountered surface water flooding in 2008.

Additional Comments:

Land contamination: A phase II site investigation should be undertaken prior to the commencement of any works (subject to planning consent).

Overall Final Conclusion: Unsuitable

POLICY COMMENTS:
The site is designated Countryside and development would be contrary to policy. It is also adjacent to three Grade II Listed Buildings and is within close proximity to a Scheduled Ancient Monument. Development would have less than substantial harm to the setting of the heritage assets. Residential development is unsuitable as part of the site is within flood zones 2 and 3. It is considered unsuitable for development.

PHYSICAL CONSTRAINTS
The site is infilled with unknown materials and requires an in-depth site investigation prior to any development taking place. At this stage it is unknown if the costs of remediation works (if necessary) would render the site unviable for development.

Site Ref: S328
Skegby Bottoms, Mansfield Rd, Skegby, Sutton in Ashfield

Area (Hectares): 2.64
Yield: 0
Site Source: Site submitted by owner/agent

Neighbour Issues:

Site Apparatus:

None

Site within a flood zone?:

In Zone 3 A large part of the site is within Floodzone 3. As such, the site is unsuitable

Impact on Landscape & Biodiversity
The site is not suitable

Effect on Built Heritage:

Adjacent - Situated between Skeby Hall (Grade II Listed) and Skegby Manor House (Grade II Listed and SAM) and opposite Skegy Pinfold. Development could potentially have a harmful affect. There is also archaeological potential.

Natural Features:

No Mature trees. The site is adjacent to Skegby Hall Historic Park and Gardens. Development could be detrimental to the character of this aea.

Impact on views:

Yes Landscape is open in character.

Impact on existing recreational uses:

No

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability
The site has been assessed as unsuitable.
As such availability and achievability have not been assessed

Ownership Constraints:

Legal Issues:

Timescale:

Viability Comments:

Additional Comments:

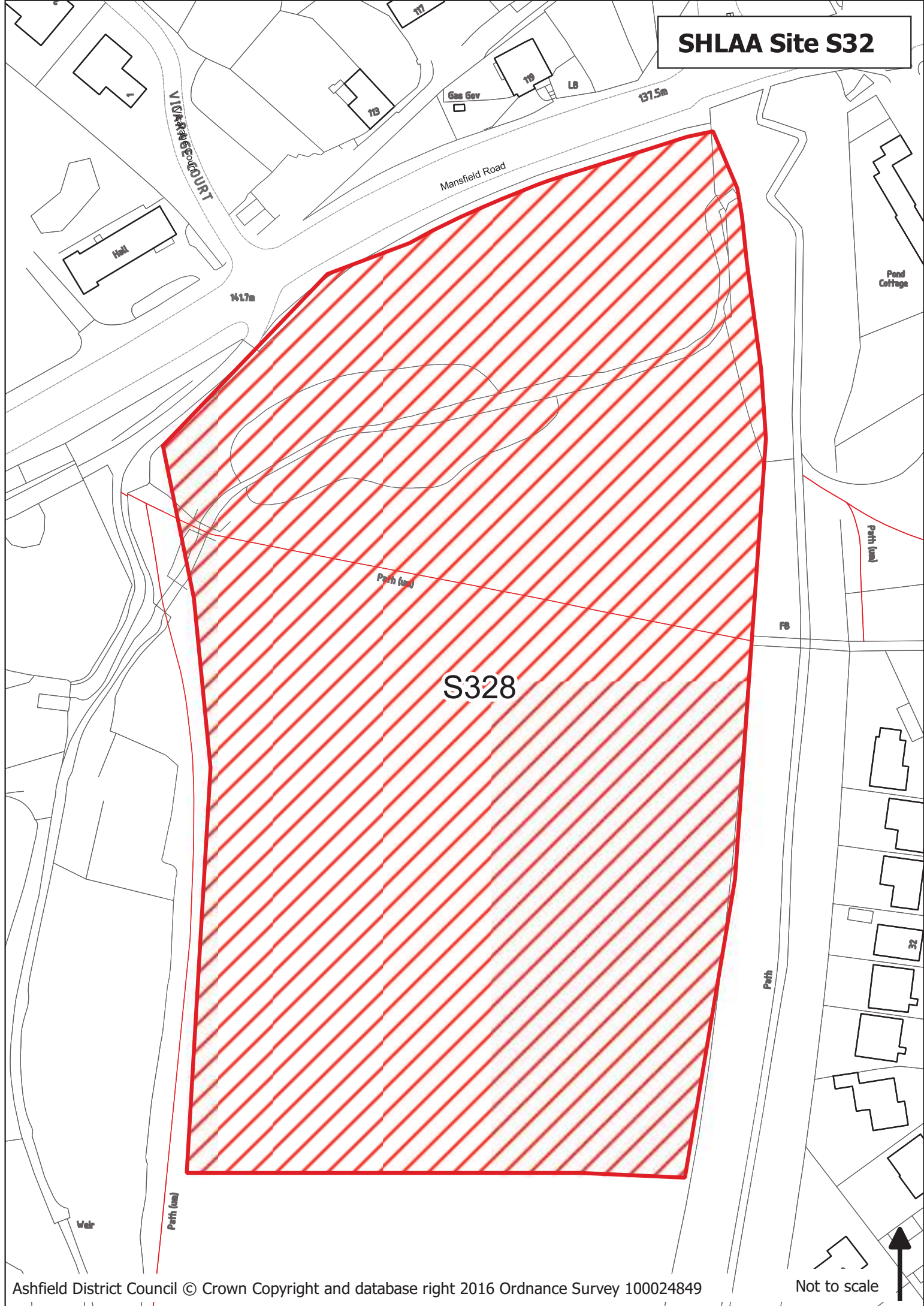
Land contamination: A phase II site investigation should be undertaken prior to the commencement of any works (subject to planning consent).

Overall Final Conclusion: Unsuitable

POLICY COMMENTS:
The site is designated Countryside and development would be contrary to policy. It is also adjacent to three Grade II Listed Buildings and is within close proximity to a Scheduled Ancient Monument. Development would have less than substantial harm to the setting of the heritage assets. Residential development is unsuitable as part of the site is within flood zones 2 and 3. It is considered unsuitable for development.

PHYSICAL CONSTRAINTS
The site is infilled with unknown materials and requires an in-depth site investigation prior to any development taking place. At this stage it is unknown if the costs of remediation works (if necessary) would render the site unviable for development.

SHLAA Site S32



Site Ref: S330 Former allotments off Leamington Drive, Sutton, Sutton in Ashfield

Area (Hectares): 0.14

Yield: 4

Site Source: Identified by ADC PPP Officers

Suitability The site is not suitableCharacter, Land Use & Location The site may be suitable

Location: Within urban boundary

PDL/Greenfield: Greenfield

Area Character: Residential

Current Use: Vacant

Planning Status: No current or previous residential planning application

Setting: Urban

Policy

The site is suitable

Allocated Site: There are no policy restrictions to development.

Other:

Conflicting Issues: No

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Over 1km from a town centre

Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	No
Does site affect existing open space?:	No

Physical Constraints

The site is not suitable

Highway Access Issues:

Yes Currently no access from the public highway

Contaminated Land?

Contamination Suspected See additional comments

Topography Constraints: No

Access to Utilities?: Yes

Agricultural Land Quality: Urban

Strategic Flood Risk Assessment: Yes Directly adjacent to the site - flooding from the public highway.

Neighbour Issues: None

Site within a flood zone?: Outside Floodzones 2 & 3

Site Apparatus: None

Impact on Landscape & Biodiversity The site may be suitable

Effect on Built Heritage: None

Natural Features: Yes Overgrown allotment site.

Impact on views: Yes Potential overlooking issue re adjacent properties.

Impact on existing recreational uses: No Currently disused allotments.

Additional Comments:

The site is a disused allotment. Such sites are notorious for localised organic/inorganic contamination of the surface soils and sub-soils. Any development on this site would require an intrusive investigation to establish whether the site was suitable for use or required some form of remediation.

Overall Final Conclusion: Unsuitable**POLICY COMMENTS:**

The site is located within the main urban area adjacent to residential development. Its long narrow shape and close proximity to existing properties is likely to make it very difficult to address issues of overlooking.

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. A suitable access point would need to be established prior to the site being considered suitable for development. The site would require further investigations to determine if there any land contamination issues to address.

Site Ref: S330

Former allotments off Leamington Drive, Sutton, Sutton in Ashfield

Area (Hectares): 0.14

Yield: 4

Site Source: Identified by ADC PPP Officers

Protected Species/
Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and
Achievability**

The site has been assessed as unsuitable.

As such availability and achievability have not been assessed

Ownership Constraints:

No ownership constraints 0-5
years

Legal Issues:

No Known Legal Constraints 0-5
years

Timescale:

Viability Comments:

The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. The site is regarded as viable.

Additional Comments:

The site is a disused allotment. Such sites are notorious for localised organic/inorganic contamination of the surface soils and sub-soils. Any development on this site would require an intrusive investigation to establish whether the site was suitable for use or required some form of remediation.

Overall Final Conclusion: Unsuitable

POLICY COMMENTS:

The site is located within the main urban area adjacent to residential development. Its long narrow shape and close proximity to existing properties is likely to make it very difficult to address issues of overlooking.

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. A suitable access point would need to be established prior to the site being considered suitable for development. The site would require further investigations to determine if there any land contamination issues to address.

SHLAA Site S330

Tom Wass Road

Leamington Drive 168.9m

LEAMINGTON

Allotment Gardens
S330

shfields Hotel
(PH)



Site Ref: S336 Former railway land off Beristow Lane, Huthwaite, Sutton in Ashfield**Area (Hectares):** 4.20**Yield:** 0**Site Source:** Site submitted by owner/agent**Suitability The site is not suitable****Character, Land Use & Location The site is not suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Disused industrial land adjacent to an industrial estate**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Countryside Adjacent to large industrial buildings.**Policy The site is not suitable****Allocated Site:** EV2; Countryside This site is unsuitable due to its location in the Countryside and it contains rare plant species which are protected by Policy EV6 (SINC).**Other:** EV6 - Site of Importance for Nature Conservation**Conflicting Issues:** Yes The site adjoins the urban area adjacent to an industrial estate**Access to Services The site is not suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	No

Secondary school:	No	Retail Area:	Yes
Further Education:	No	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre**Access to Open Space****Site within 500m of Natural Open Space?:** Yes**Site within 200m Public Open Space?:** No**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No**Does site affect existing open space?:**

No

Physical Constraints The site is not suitable**Highway Access Issues:**

Yes Poor access to the public highway. Can only be accessed via an industrial estate.

Contaminated Land?

Contamination Suspected Former railway land

Topography Constraints: No Sloping site**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No**Neighbour Issues:****Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity The site is not suitable****Additional Comments:**

None.

Overall Final Conclusion: Unsuitable

The site is not suitable for residential development due to its location. It is situated adjacent to an industrial estate and is surrounded by countryside.

Site Ref: S336 **Former railway land off Beristow Lane, Huthwaite, Sutton in Ashfield**

Area (Hectares): 4.20

Yield: 0

Site Source: Site submitted by owner/agent

Effect on Built Heritage: None

Natural Features: Yes

Impact on views: Yes

Impact on existing recreational uses: No

Protected Species/Habitats: Yes SINC site

Availability and **The site has been assessed as unsuitable.**

Achievability **As such availability and achievability have not been assessed**

Ownership Constraints:

Legal Issues:

Timescale:

Viability Comments:

Additional Comments:

None.

Overall Final Conclusion: Unsuitable

The site is not suitable for residential development due to its location. It is situated adjacent to an industrial estate and is surrounded by countryside.

S336



Site Ref: S337 Beck Lane, Sutton, Sutton in Ashfield**Area (Hectares):** 13.40 **Yield:** 241 **Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside adjacent to urban area	Current Use:	Agriculture
Planning Status:	Extant full planning permission, S106 agreed or not required	Setting:	Countryside Open character.

Policy The site may be suitable

Allocated Site:	EV2; Countryside EV2; Countryside - The Countryside designation will be reviewed through the Local Plan process.	Other:	
		Conflicting Issues:	Yes Development would currently be contrary to Policies EV2 and ST4 of ALPR (2002).

Access to Services The site may be suitable

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	No	Bus stop:	No	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	No	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	No
Site within 200m Public Open Space?:	No	Does site affect existing open space?:	
Site within 300m Parks and Rec. Grounds?:	No		No

Physical Constraints The site may be suitable

Highway Access Issues:	Yes Access could be achieved but would require major highway improvement works. Traffic regulation order required		Contaminated Land?	No Known Contamination	
Topography Constraints:	No	The site is relatively flat.	Access to Utilities?:	Unknown	
Agricultural Land Quality:	Grade 3 (Good-moderate)		Strategic Flood Risk Assesment:	No	
Neighbour Issues:			Site within a flood zone?:	Outside Floodzones 2 & 3	
Site Apparatus:					

Impact on Landscape & Biodiversity The site may be suitable**Additional Comments:**

The site has full planning permission for the development of a Football Academy. Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation

The site is currently designated Countryside (ALPR,2002) and is unsuitable for residential development. It is in an area which is typically urban fringe and is adjacent to a residential area which is well served by a range of services. The site can be accessed from the public highway. Any future development would require major highway improvements. The Highway Authority has indicated that this could be mitigated. The landowner has confirmed that the site is available and development is deliverable. Site taken forward for allocation. Pending planning application for residential development.

Site Ref: S337 Beck Lane, Sutton, Sutton in Ashfield**Area (Hectares):** 13.40 **Yield:** 241 **Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	Adjacent Opposite Dalestorth House a Grade II Listed Building. Potential for development to impact on the setting of the Listed Building.	Natural Features:	Yes Open countryside. Hedgerows on boundary. Landscape CA DPZ: ML023; Landscape condition: good; Landscape strength: strong; Strategy: Conserve.
Impact on views:	Yes See additional comments	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

**Availability and Achievability The site could be available within 5 years
The site is economically viable/achievable for housing**

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated the site is immediately available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	No other constraints 0-5 years Proposed housing allocation.		

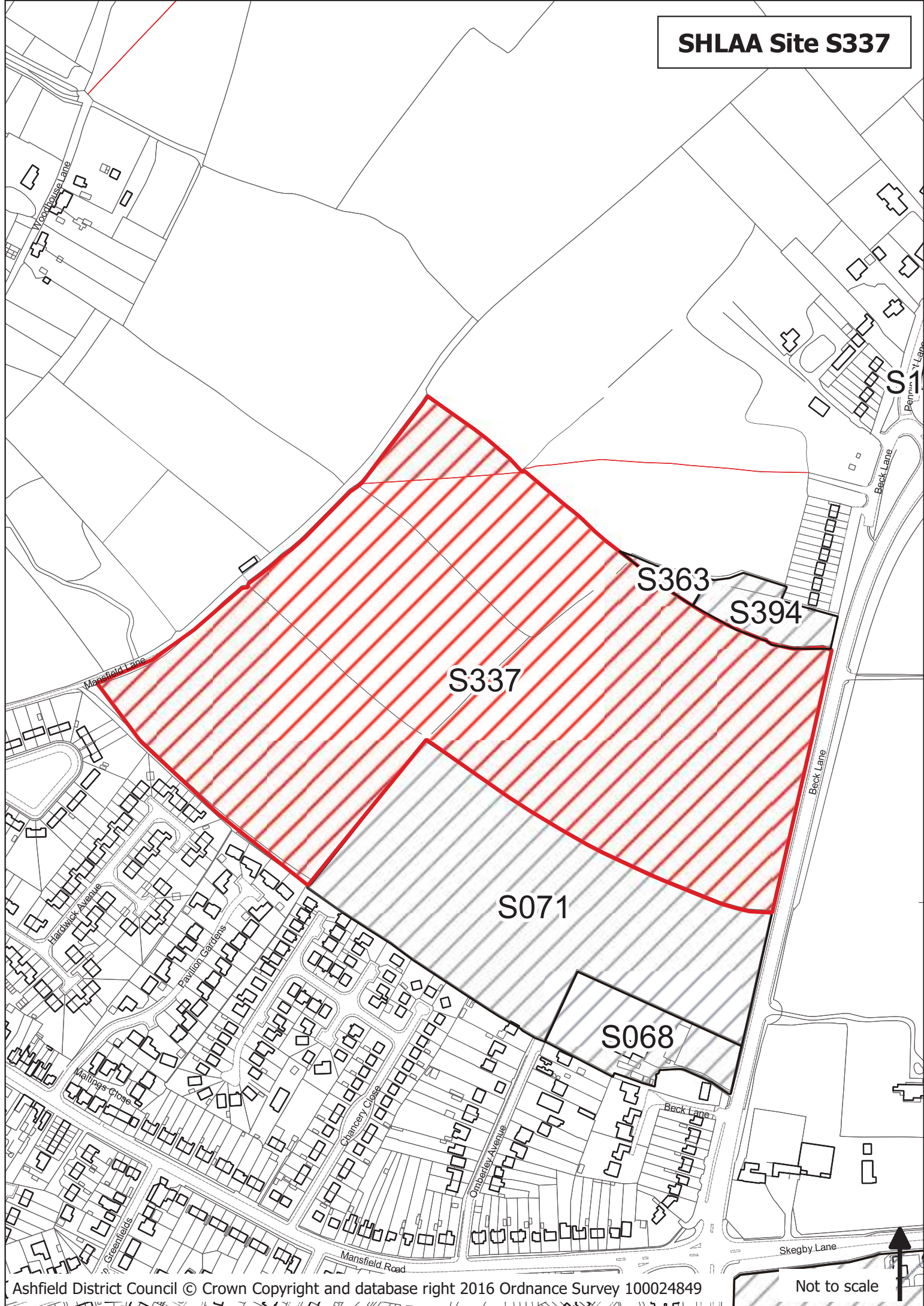
Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

The site has full planning permission for the development of a Football Academy. Effect on the landscape would be High – total or major alteration to key elements , features or characteristics of the local or wider landscape resource, so that post development the baseline situation will be fundamentally changed.

Overall Final Conclusion: Proposed Local Plan Housing Allocation

The site is currently designated Countryside (ALPR,2002) and is unsuitable for residential development. It is in an area which is typically urban fringe and is adjacent to a residential area which is well served by a range of services. The site can be accessed from the public highway. Any future development would require major highway improvements. The Highway Authority has indicated that this could be mitigated. The landowner has confirmed that the site is available and development is deliverable. Site taken forward for allocation. Pending planning application for residential development.



Site Ref: S350**Land off Clegg Hill Drive, Huthwaite, Sutton in Ashfield****Area (Hectares):** 0.83**Yield:** 25**Site Source:** Identified by ADC PPP Officers**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Recreation ground in countryside adjacent to residential area**Current Use:** Formal Open Space**Planning Status:** No current or previous residential planning application**Setting:** Countryside Public recreation space adjacent to a residential area and countryside.Policy**The site may be suitable****Allocated Site:** EV2; Countryside The Countryside and open space designations have been reviewed through the Local Plan process. As a result of this there are currently no plans to change the status of this land at this time. The site may or may not be removed from the Countryside through any subsequent review of the Local Plan.**Other:** Open space Policy RC3**Conflicting Issues:** Yes Development would currently be contrary to policy EV2 and RC3 of ALPR (2002).Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** No **Retail Area:** Yes
Further Education: No **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?:

The site is a recreation ground (Policy RC3 of ALPR, 2002). Opportunity to move the rec ground to a more accessible location on the adjacent SHLAA site (S108).

Physical Constraints **The site may be suitable****Highway Access Issues:**

Yes Access via adjoining site.

Contaminated Land?

No Known Contamination No significant land contamination suspected. Require testing of topsoil prior

Additional Comments:**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is a recreation ground which is located in the countryside, directly adjacent to the main urban area of Huthwaite. Residential development would currently be contrary to planning policy. There is an opportunity to move the recreation ground to a more central area which would provide better access to local residents.

PHYSICAL CONSTRAINTS

Access constraints with potential for mitigation.

The site is adjacent to a boarding kennels. A noise impact assessment would be required.

The site is being taken forward for allocation.

Site Ref: S350**Land off Clegg Hill Drive, Huthwaite, Sutton in Ashfield****Area (Hectares):** 0.83**Yield:** 25**Site Source:** Identified by ADC PPP Officers

Topography Constraints:	No	Access to Utilities?:	Yes
Agricultural Land Quality:	Unknown	Strategic Flood Risk Assessment:	No
Neighbour Issues:	Residential area. Adjacent to Woodend Farm Kennels. Noise impact assessment required.	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage:	None No	Natural Features:	Yes Hedgerows and mature trees border the site
Impact on views:	Yes See landscape assessment for details	Impact on existing recreational uses:	Yes Existing rec ground
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing

Ownership Constraints:	owner constraints 6-10 years Access constraints which may restrict development in the short term.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years Proposed allocation.		

Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is a recreation ground which is located in the countryside, directly adjacent to the main urban area of Huthwaite. Residential development would currently be contrary to planning policy. There is an opportunity to move the recreation ground to a more central area which would provide better access to local residents.

PHYSICAL CONSTRAINTS

Access constraints with potential for mitigation.

The site is adjacent to a boarding kennels. A noise impact assessment would be required.

The site is being taken forward for allocation.



Site Ref: S351 Land to the rear of Alfreton Road, Sutton in Ashfield, Sutton in Ashfield**Area (Hectares):** 0.88**Yield:** 26**Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside adjacent to residential area**Current Use:** Pastoral farming**Planning Status:** No current or previous residential planning application**Setting:** CountrysidePolicy The site may be suitable**Allocated Site:** Open break/Green Wedge The site is designated as an Open Area (Policy RC2).**Other:** RC2**Conflicting Issues:** Yes Residential development is contrary to planning policy (Policy EV2).Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes**Site within 200m Public Open Space?:** No**Site within 300m Parks and Rec. Grounds?:** No**Site within 200m accessible open space?:** No**Does site affect existing open space?:**

No

Physical Constraints The site may be suitableHighway Access Issues:

Yes Currently no access - third party land required to form an access into the site.

Contaminated Land?

No Known Contamination No significant land contamination suspected. Testing of topsoil required prior to development.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk****Assesment:****Neighbour Issues:** No**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** NoneImpact on Landscape & Biodiversity The site may be suitable**Additional Comments:****Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is located within the main urban area. Development on this site would currently be contrary to Policy RC2 (the site is designated as an open area and forms a natural break between Sutton and Huthwaite). It is considered suitable for allocation as part of a comprehensive development with the adjoining site (S72).

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. However, access could be achieved via third party land (one or two properties).

Site Ref: S351 Land to the rear of Alfreton Road, Sutton in Ashfield, Sutton in Ashfield**Area (Hectares):** 0.88 **Yield:** 26 **Site Source:** Site submitted by owner/agent

Effect on Built Heritage:	None	Natural Features:	Yes Mature hedgerows border the site.
Impact on views:	Yes See landscape assessment for details	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site is economically viable/acheivable for housing

Ownership Constraints:	owner constraints 6-10 years The land owner has indicated that the site is available. Requires third party land for access (one property).	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years Proposed allocation.		

Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is located within the main urban area. Development on this site would currently be contrary to Policy RC2 (the site is designated as an open area and forms a natural break between Sutton and Huthwaite). It is considered suitable for allocation as part of a comprehensive development with the adjoining site (S72).

PHYSICAL CONSTRAINTS

There is currently no suitable access to the public highway. However, access could be achieved via third party land (one or two properties).

S072

S351

FULWOOD

Issues

Tr

CUTTING AVENUE

TON ROAD

Alfreton Road



Site Ref: S362**Land Rear of Station Farm, Fackley Road, Teversal****Area (Hectares):** 0.42**Yield:** 0**Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site is not suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Surrounded by open fields and adjacent to public footpath**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Countryside Open countryside surrounds the site.Policy **The site may be suitable****Allocated Site:** EV2; Countryside**Other:** Mature Landscape Area**Conflicting Issues:** Yes Public footpath directly adjacent to site and countryside designationAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	No	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site is not suitable****Highway Access Issues:**

Yes This site is unsuitable as the visibility splays are restricted by the bridge on Fackley Road. It is unlikely that this could be satisfactorily mitigated.

Contaminated Land?

Contamination Suspected Ground investigations required in relation to former railway infrastructure.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:****Neighbour Issues:** Adjacent footpath**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:**Impact on Landscape & Biodiversity **The site is not suitable****Effect on Built Heritage:** Adjacent Within close proximity of Teversal Conservation Area**Natural Features:** Yes Trees**Additional Comments:****Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

The site is designated Countryside and development is contrary to policy EV2. Development in this location would have an adverse impact on the open, rural character of the area. This is a very narrow strip of land which is quite set back from the main road and is surrounded by open countryside and a public right of way (Teversal Trails). Part of the site forms part of a Local Wildlife Site.

PHYSICAL CONSTRAINTS

There are significant highway constraints relating to the bridge which is in close proximity to the site. The bridge restricts visibility and it is considered unlikely that this could be satisfactorily mitigated.

Impact on views:	No	Impact on existing recreational uses:	No
		Protected Species/Habitats:	Yes Approximately 1/3 of the site forms part of a Local Wildlife Site.

Availability and Achievability

The site has been assessed as unsuitable.
As such availability and achievability have not been assessed

Ownership Constraints:	Legal Issues:
Timescale:	
Viability Comments:	

Additional Comments:

Overall Final Conclusion: Unsuitable

POLICY COMMENTS:
The site is designated Countryside and development is contrary to policy EV2. Development in this location would have an adverse impact on the open, rural character of the area. This is a very narrow strip of land which is quite set back from the main road and is surrounded by open countryside and a public right of way (Teversal Trails). Part of the site forms part of a Local Wildlife Site.

PHYSICAL CONSTRAINTS
There are significant highway constraints relating to the bridge which is in close proximity to the site. The bridge restricts visibility and it is considered unlikely that this could be satisfactorily mitigated.

S380

SHLAA Site S36

Pleasley Road

S075

Path

Farm

ion Farm Barn

S362

The Parsonage

Jasmin Cottage

150.6m

Fackley Road



Site Ref: S363**Land to Rear of 113 Beck Lane, Skegby, Sutton in Ashfield****Area (Hectares):** 0.00**Yield:** 2**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Open countryside adjacent to ribbon development - may be suitable if merged with adjacent site**Current Use:** Vacant**Planning Status:** Planning permission for residential refused**Setting:** Countryside The site is surrounded by open countryside with ribbon development to the north east.Policy **The site may be suitable****Allocated Site:** EV2; Countryside The site is designated Countryside (Policy EV2 of the ALPR (2002)).**Other:****Conflicting Issues:** Yes Development would currently be contrary to Policy EV2.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	No

Within 30 mins travel by public transport

Secondary school:	No	Retail Area:	Yes
Further Education:	No	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	No
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	No
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable****Highway Access Issues:**

Yes Site must be accessed via S337 or S394

Contaminated Land?

No Known Contamination Minimal testing of topsoil required prior to any development taking place.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No - no reported issues.**Neighbour Issues:** Adjacent land allocated for housing in Ashfield Local Plan Preferred Approach 2012 HG1Ss**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:****Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is designated Countryside and does not adjoin the urban boundary. It adjoins another site which has been submitted to the SHLAA process to the south S337). The site is considered suitable as part of a more comprehensive development subject to the acceptability design of any future scheme.

PHYSICAL CONSTRAINT

There is currently no suitable access. Access should be via S337.

Site Ref: S363 **Land to Rear of 113 Beck Lane, Skegby, Sutton in Ashfield**
Area (Hectares): 0.00 **Yield:** 2 **Site Source:** Site submitted by owner/agent

Site Apparatus:

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage: one None

Natural Features: Yes Mature hedgerow along southern boundary

Impact on views: Yes See landscape assessment for details

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 10 - 15 years time**
 The site may be viable/acheivable for housing

Ownership Constraints: owner constraints 11-15 years
 Access via adjoining site (allocated).

Legal Issues: Legal Constraints 11-15 years

Timescale: other constraints 11-15 years
Likely to form part of the latter stages of development if the adjacent site was taken forward.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

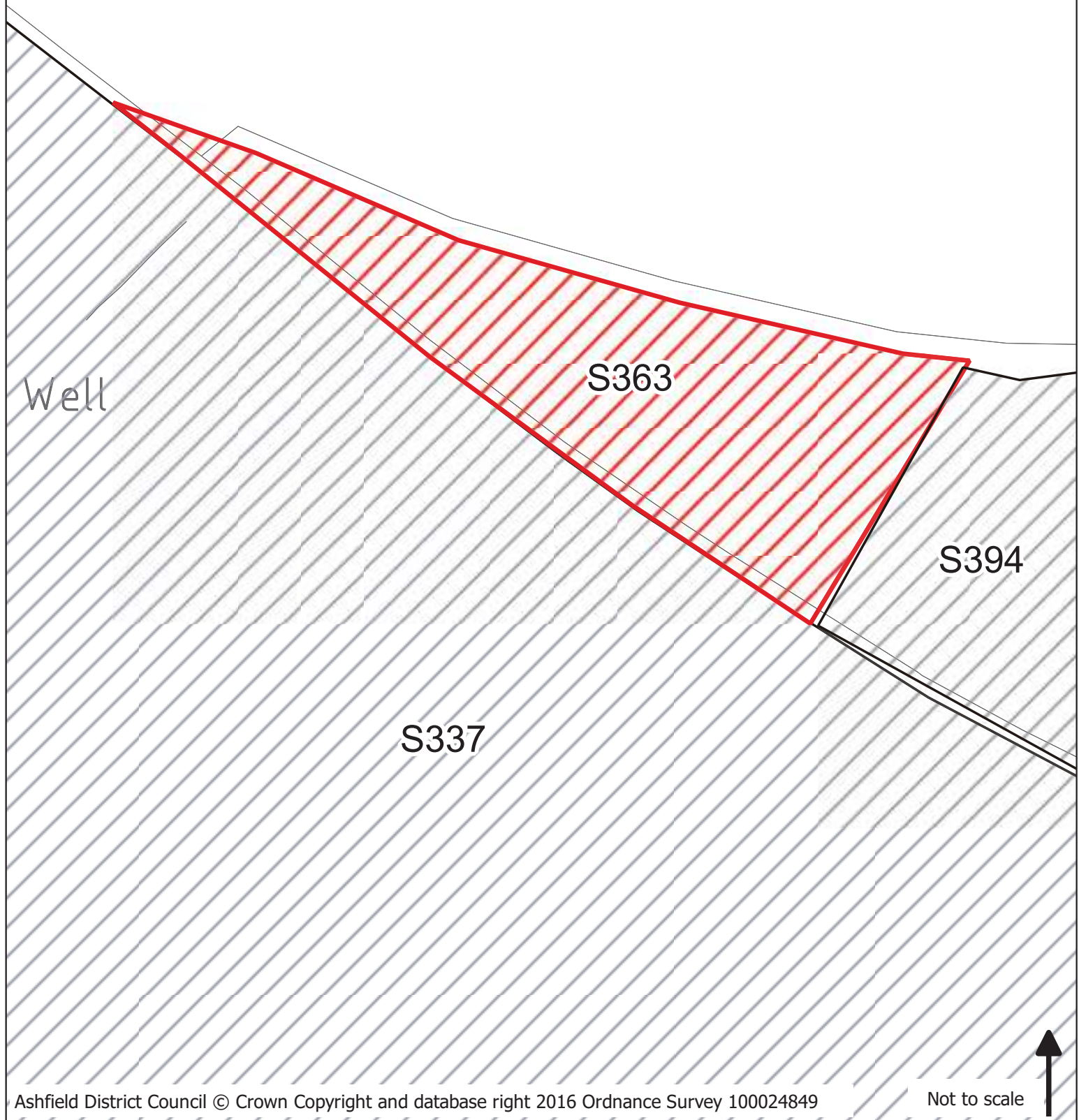
Overall Final Conclusion: **Proposed Local Plan Housing Allocation**

POLICY COMMENTS:

The site is designated Countryside and does not adjoin the urban boundary. It adjoins another site which has been submitted to the SHLAA process to the south S337). The site is considered suitable as part of a more comprehensive development subject to the acceptability design of any future scheme.

PHYSICAL CONSTRAINT

There is currently no suitable access. Access should be via S337.



Site Ref: S371**Land South of Unwin Road, Sutton in Ashfield****Area (Hectares):** 2.40**Yield:** 63**Site Source:** Site submitted by owner/agent**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixture of residential, recreation and sewage works**Current Use:** Recreational space (football pitches)**Planning Status:** Current Outline Residential Planning Permission**Setting:** UrbanPolicy **The site may be suitable****Allocated Site:** Community Use Part of the site has outline planning permission for 18 dwellings (V/2013/0094). The rest of the site is unsuitable as the Playing Pitch Strategy identifies that there is a requirement for sports pitches in this area. This would be reviewed if suitable alternative provision is identified.**Other:** ALPR 2002 RC3sh Formal Open Space**Conflicting Issues:** Yes Land allocated as Formal Open SpaceAccess to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes
GP: No**Bus stop:** Yes
Cash Machine or Post Office: No**Secondary school:** Yes
Further Education: Yes
Supermarket: Yes**Retail Area:** Yes
Hospital: Yes
Employment: Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints **The site is suitable****Highway Access Issues:****Contaminated Land?****Topography Constraints:****Access to Utilities?:****Additional Comments:**

V/2004/0073 - Major Outline application for 18 dwellings

Overall Final Conclusion: May be suitable if policy changes/mitigation

Only a small part of the site is suitable (a small section of the site to the north has outline planning permission for 18 dwellings). The remainder of the site is in use as a sports pitch. The Playing Pitch Strategy identifies that there is a requirement to retain the pitch for sports use. As such, the site would not be suitable for further residential development. However, policy will be reviewed as part of the Local Plan process. Development may be suitable where adequate replacement is provided or where it would make a significant improvement to existing open space.

Site Ref: S371 Land South of Unwin Road, Sutton in Ashfield**Area (Hectares):** 2.40**Yield:** 63**Site Source:** Site submitted by owner/agent

Agricultural Land Quality:

Neighbour Issues:

Site Apparatus:

Strategic Flood Risk
Assesment:Site within a flood
zone?:Impact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** None**Natural Features:**

No Currently in use as a sports pitch and partly vacant, overgrown land

Impact on views: No The site is located within a suburban setting.**Impact on existing recreational uses:**

Yes Loss of Football Pitch

**Protected Species/
Habitats:**

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and **The site has been assessed as unsuitable.****Achievability** **As such availability and achievability have not been assessed****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:**

No Known Legal Constraints 0-5 years

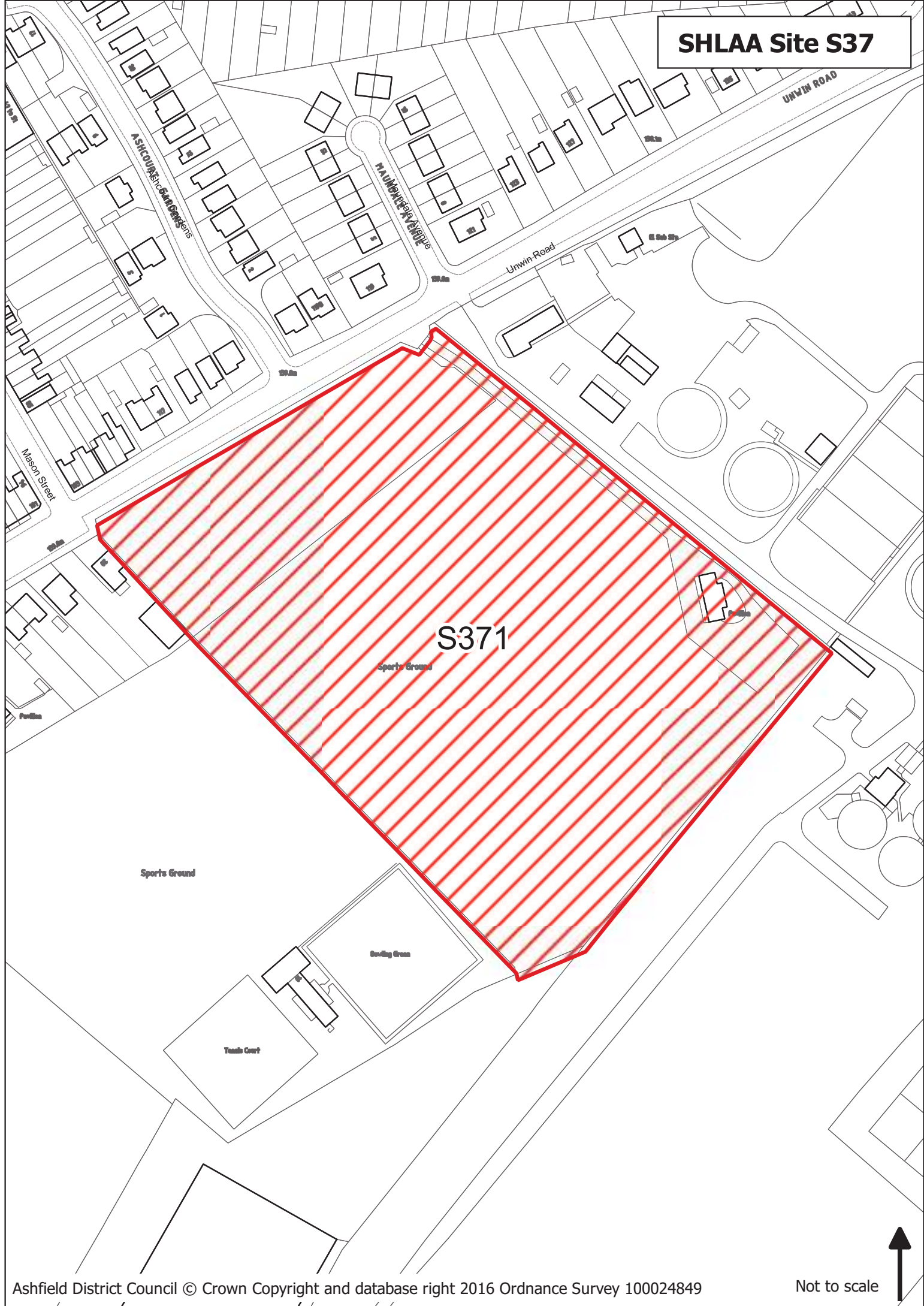
Timescale: No other constraints 0-5 years *Part of the site is unsuitable**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

V/2004/0073 - Major Outline application for 18 dwellings

Overall Final Conclusion: May be suitable if policy changes/mitigation

Only a small part of the site is suitable (a small section of the site to the north has outline planning permission for 18 dwellings). The remainder of the site is in use as a sports pitch. The Playing Pitch Strategy identifies that there is a requirement to retain the pitch for sports use. As such, the site would not be suitable for further residential development. However, policy will be reviewed as part of the Local Plan process. Development may be suitable where adequate replacement is provided or where it would make a significant improvement to existing open space.

SHLAA Site S37



S371

Sports Ground

Sports Ground

Bowling Green

Tennis Court

Site Ref: S373**Sutton in Ashfield Delivery Office, Langton Road, Sutton in Ashfield****Area (Hectares):** 0.10**Yield:** 5**Site Source:** Site submitted by 3rd Party**Suitability** **The site is suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Town centre - mix of residential, retail, office etc.**Current Use:** Royal Mail sorting office**Planning Status:** No current or previous residential planning application**Setting:** Urban Sutton Town CentrePolicy **The site is suitable****Allocated Site:** Not Allocated Located on the periphery of the town centre.**Other:****Conflicting Issues:** NoAccess to Services **The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Within 400m of a major public transport node**Proximity to District Shopping centre:** Within 400m of a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	No
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site is suitable****Highway Access Issues:**

No Subject to parking standards being met, there are no major highway constraints.

Contaminated Land?

Contamination Suspected as a minimum a phase 1 desktop and risk assessment would be required. Following this more intensive investigation may be required.

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** Yes Small area of surface water flooding.**Neighbour Issues:** No bad neighbouring uses**Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site is suitable****Additional Comments:**

In relation to land contamination, the site would require, as a minimum, a phase one deskstudy and risk assessment.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years**POLICY COMMENTS:**

The site is located on the periphery of Sutton town centre and is currently in use as a delivery office. The character of the area is mixed with residential development to the west, retail to the north and south and offices to the east. The land owner has indicated that the site may be available in the long term following relocation of the business.

PHYSICAL CONSTRAINTS

No major constraints

Effect on Built Heritage:	one	Natural Features:	No
Impact on views:	No	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability	<div>The site could be available in 10 - 15 years time</div> <div>The site is economically viable/acheivable for housing</div>		
Ownership Constraints:	owner constraints 6-10 years	Legal Issues:	Legal Constraints 6-10 years
Timescale:	other constraints 6-10 years Land owner has indicated that the site isn't available at the present time but may become available in the medium to long term.		
Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.		

Additional Comments:

In relation to land contamination, the site would require, as a minimum, a phase one deskstudy and risk assessment.

Overall Final Conclusion: 5 Year Tranche: 10 -15 Years

POLICY COMMENTS:

The site is located on the periphery of Sutton town centre and is currently in use as a delivery office. The character of the area is mixed with rsidential development to the west, retail to the north and south and offices to the east. The land owner has indicated that the site may be available in the long term following relocation of the business.

PHYSICAL CONSTRAINTS

No major constraints

SHLAA Site S373

S373

Brook Street

Langton Road

King Street



Site Ref: S374**Land at Stubbin Hill Farm, Stanton Hill, Sutton in Ashfield****Area (Hectares):** 7.20**Yield:** 160**Site Source:** Site submitted by 3rd Party**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Residential to East, open fields surrounding to north, south and west**Current Use:** Agricultural/equestrian**Planning Status:** Planning application for residential pending**Setting:** Countryside Partially contained - residential to the east, Brierley Forest Park to the west, industrial to the south.Policy **The site may be suitable****Allocated Site:** EV2; Countryside The site is designated Countryside (Policy EV2 of the ALPR (2002)).**Other:****Conflicting Issues:**Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	No	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes	Sutt
Site within 200m Public Open Space?:		
Site within 300m Parks and Rec. Grounds?:		

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	
No	

Physical Constraints **The site may be suitable****Highway Access Issues:**

No Highway improvements considered achievable.

Contaminated Land?

No Known Contamination The majority of the site would require minimal testing for land contamination. The farm yard would require more intensive investigation.

Topography Constraints: No Gently undulating site.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 2 (Very good)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Majority of the site adjacent to countryside with residential development to the north east. A small part of the site adjoins**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:**

Minerals safeguarding area. Consultation required at a later stage.

Landscape Character Assessment: Moderate/good. Strategy Conserve and enhance.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently designated Countryside and development would be considered unsuitable. It has good access to the local shopping centre at Stanton Hill and has good transport links to Sutton in Ashfield, Mansfield and Chesterfield.

PHYSICAL CONSTRAINTS

Public highway improvements would be required as part of any future scheme.

Site taken forward for allocation.

Site Ref: S374**Land at Stubbin Hill Farm, Stanton Hill, Sutton in Ashfield****Area (Hectares):** 7.20**Yield:** 160**Site Source:** Site submitted by 3rd Party

industrial.

Site Apparatus:

None

Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** one**Natural Features:**

Yes

Impact on views: Yes See landscape assessment for details**Impact on existing recreational uses:**

No

Protected Species/Habitats:

No No known protected species on site. However, it is within a SSSI impact risk zone. Consultation with Natural England may be required at a later stage.

Availability and **The site could be available in 5 - 10 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available. Pending planning app.**Legal Issues:**

No Known Legal Constraints 0-5 years

Timescale: other constraints 6-10 years
Policy constraints.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

Minerals safeguarding area. Consultation required at a later stage.

Landscape Character Assessment: Moderate/good. Strategy Conserve and enhance.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

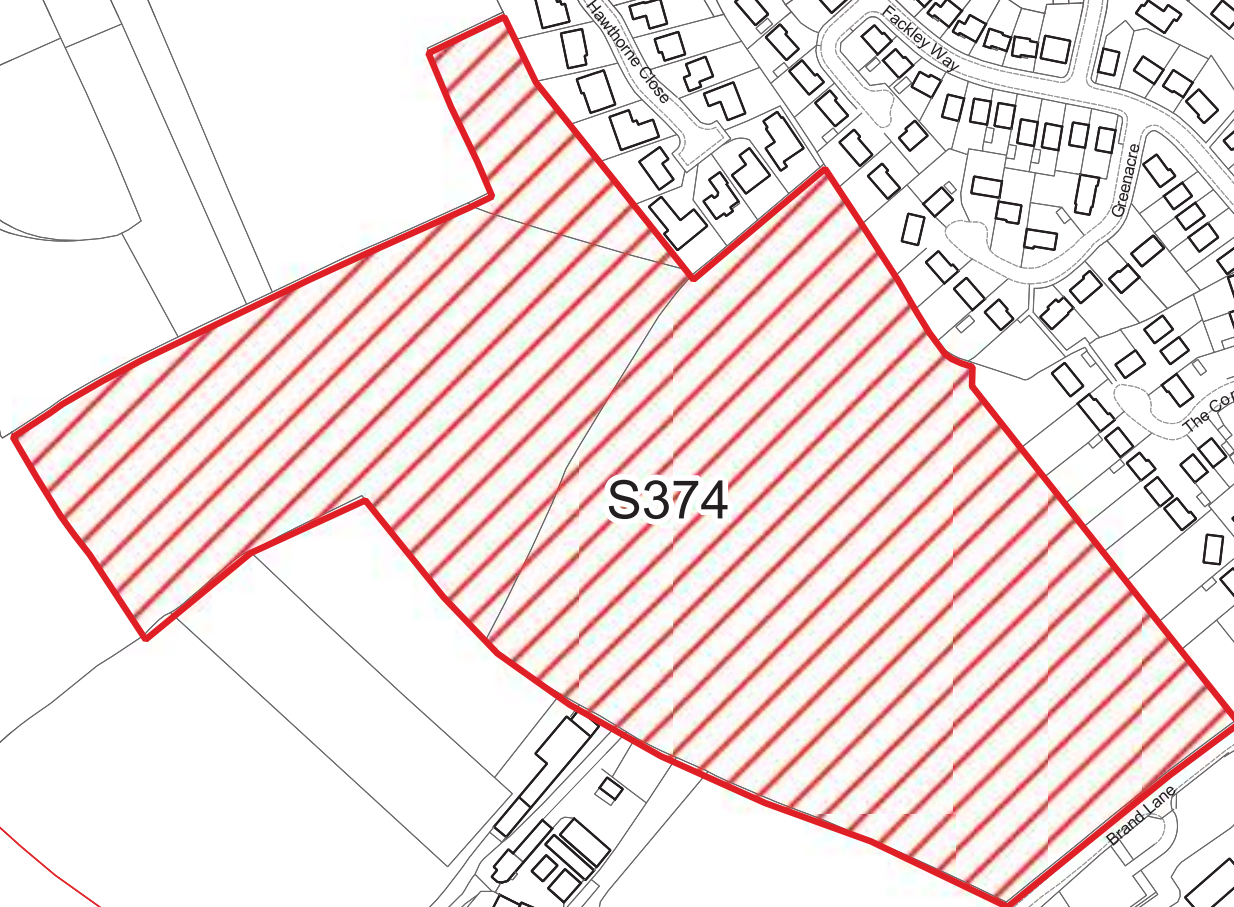
The site is currently designated Countryside and development would be considered unsuitable. It has good access to the local shopping centre at Stanton Hill and has good transport links to Sutton in Ashfield, Mansfield and Chesterfield.

PHYSICAL CONSTRAINTS

Public highway improvements would be required as part of any future scheme.

Site taken forward for allocation.

SHLAA Site S37



S374



Site Ref: S379 Land off Common Road, Huthwaite**Area (Hectares):** 1.38**Yield:** 20**Site Source:** Site submitted by 3rd Party**Suitability The site may be suitable**Character, Land Use & Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Paddock**Planning Status:** No current or previous residential planning application**Setting:** Urban Well contained by residential to all sides.Policy The site is suitable**Allocated Site:** Housing Current housing allocation in ALPR (2002). Notts County Council previously reserved for a school extension. Now available for residential development.**Other:** HG1 Saj**Conflicting Issues:** NoAccess to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Partial
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints The site may be suitableHighway Access Issues:

No No significant constraints so long as it meets necessary adopted standards.

Contaminated Land?

Contamination Suspected Special consideration for possible shallow coal mine workings may be necessary. Minimal testing of topsoil would be required.

Topography Constraints: Yes Steeply sloping on entrance to site**Access to Utilities?:** Unknown**Agricultural Land Quality:** Urban**Strategic Flood Risk Assesment:** No**Neighbour Issues:** No bad neighbouring uses**Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:**

Land allocated in the ALPR 2002 for residential - HG1 Saj

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently allocated for residential use and is located within a residential area in the main urban area of Huthwaite.

PHYSICAL CONSTRAINTS:

Whilst the principle of residential development has been established through the allocation of the site, there are some physical constraints which could impact on delivery of development. There are mature trees through the centre of the site which reduce the developable area. The trees could be incorporated into a scheme.

Issues associated with former coal mining activities also affect the site. Remediation works are likely to be required prior to development.

Site Ref: S379 Land off Common Road, Huthwaite**Area (Hectares):** 1.38 **Yield:** 20 **Site Source:** Site submitted by 3rd Party**Impact on Landscape & Biodiversity** The site may be suitable

Effect on Built Heritage:	one	Natural Features:	Yes Mature trees and hedges on site.
Impact on views:	No See landscape assessment for details	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No known protected species. Ecology assessment required at a later stage in the planning process. Tree survey required.

Availability and Achievability The site could be available within 5 years
The site is economically viable/achievable for housing

Ownership Constraints:	No ownership constraints 0-5 years The land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	No other constraints 0-5 years		

Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

Land allocated in the ALPR 2002 for residential - HG1 Saj

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is currently allocated for residential use and is located within a residential area in the main urban area of Huthwaite.

PHYSICAL CONSTRAINTS:

Whilst the principle of residential development has been established through the allocation of the site, there are some physical constraints which could impact on delivery of development. There are mature trees through the centre of the site which reduce the developable area. The trees could be incorporated into a scheme.

Issues associated with former coal mining activities also affect the site. Remediation works are likely to be required prior to development.

SHLAA Site S37

Blackwell Road

Huthwaite All
Saints' C of E
(Aided) Infant School

Commonside
Farm

Farm
Cottage

The Orchards

S379

Common Road

YEW TREE DRIVE

Yew Tree
Cottage

Kennels

Willow House

ROSE COTTAGE DRIVE

Pippin
Lodge

Rose
Cottage

Site Ref: S380 Land adj to Carnarvon Cottage, Silverhill Lane, Sutton in Ashfield**Area (Hectares):** 2.90**Yield:** 65**Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside/Village fringe**Current Use:** Equestrian/Paddocks**Planning Status:** No current or previous residential planning application**Setting:** Countryside Partially well contained - residential to west, south and southeast, Silverhill Woods Park to the north.Policy The site may be suitable**Allocated Site:** EV2; Countryside NPPF Part 12 - Consider wider setting of Teversal Conservation Area.**Other:****Conflicting Issues:** YesAccess to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes**GP:** No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes**Site within 200m Public Open Space?:** Yes**Site within 300m Parks and Rec. Grounds?:** Yes**Site within 200m accessible open space?:** Yes**Does site affect existing open space?:**

No

Physical Constraints The site may be suitableHighway Access Issues:

No No significant constraints so long as necessary adopted standards are met.

Contaminated Land?

No Known Contamination Land immediately adjacent to the sub station would need to be checked for adverse impact. The rest of the site would require minimal testing of topsoil.

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No No known issues**Neighbour Issues:** Adjacent to a large electricity sub station**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

If the site is taken forward in the future, careful consideration should be given to the boundary treatment.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is currently designated Countryside and is unsuitable for development. The site is fairly well contained by existing development to the south and west, by a road to the east and by Silverhill Wood Country Park to the north. Development has potential to encroach on the rural character of the wider setting of Teversal and thus the experience of how the village is approached. The NPPF defines setting and reminds us that experience forms part of understanding setting. Insensitive access points and substantial loss of tree screening would be harmful to the rural character of the setting of the conservation area but potentially could be mitigated.

PHYSICAL CONSTRAINTS

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services.

Site Ref: S380 Land adj to Carnarvon Cottage, Silverhill Lane, Sutton in Ashfield**Area (Hectares):** 2.90 **Yield:** 65 **Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity** **The site may be suitable**

Effect on Built Heritage:	Adjacent Site within close proximity to Teversal Conservation Area	Natural Features:	Yes Trees and hedgerows on boundaries.
Impact on views:	Yes See landscape assessment for details	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 5 - 10 years time**
The site may be viable/achievable for housing

Ownership Constraints:	No ownership constraints 0-5 years The land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
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Timescale:	other constraints 6-10 years Policy constraints. Reassess as part of next Plan review.
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Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

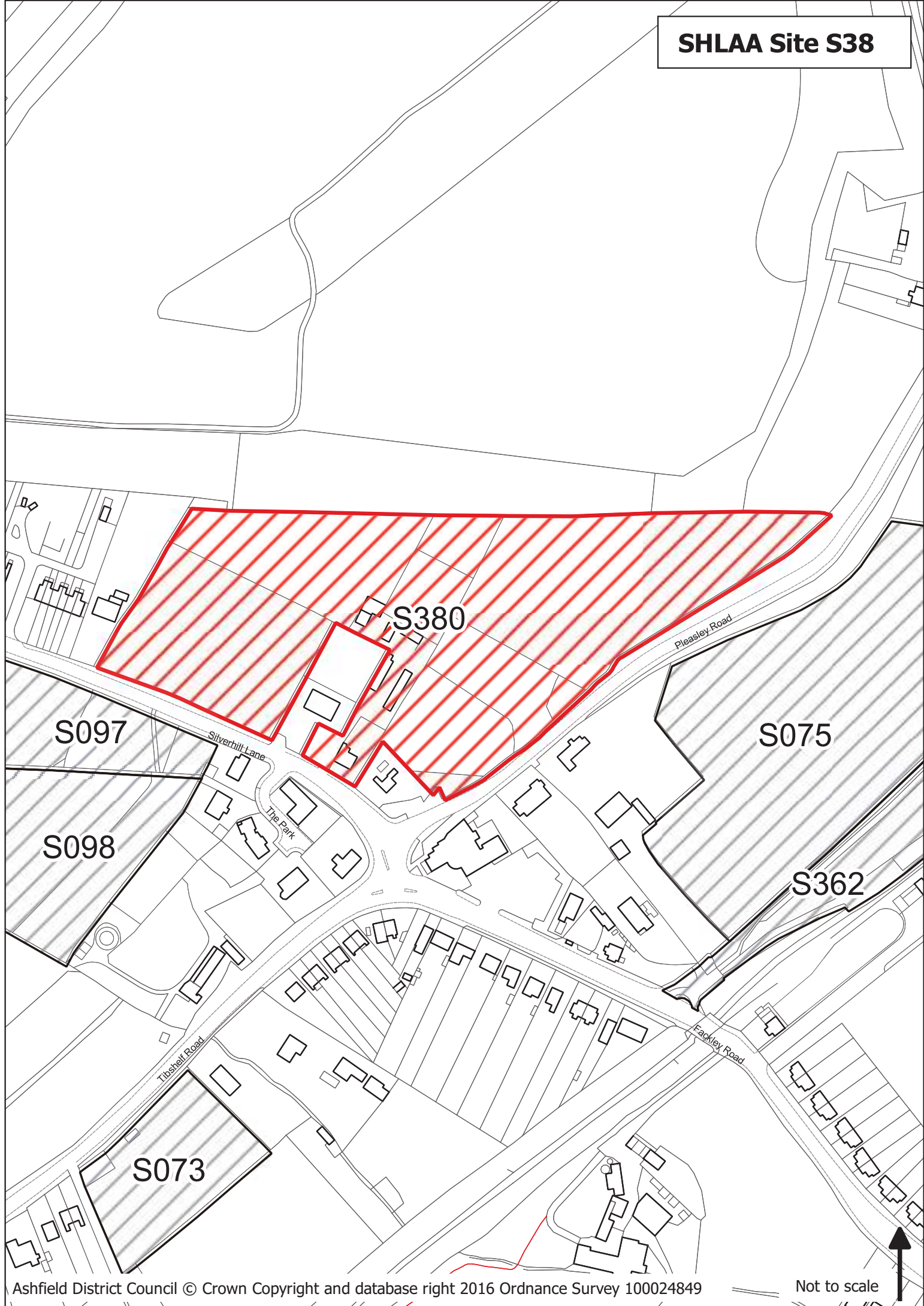
If the site is taken forward in the future, careful consideration should be given to the boundary treatment.

Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is currently designated Countryside and is unsuitable for development. The site is fairly well contained by existing development to the south and west, by a road to the east and by Silverhill Wood Country Park to the north. Development has potential to encroach on the rural character of the wider setting of Teversal and thus the experience of how the village is approached. The NPPF defines setting and reminds us that experience forms part of understanding setting. Insensitive access points and substantial loss of tree screening would be harmful to the rural character of the setting of the conservation area but potentially could be mitigated.

PHYSICAL CONSTRAINTS

Whilst there are no major physical constraints, the site is located in an area which has poor access to a range of services, including education and medical services.



Site Ref: S384 Stoneyford Road,, Sutton in Ashfield**Area (Hectares):****Yield: 158****Site Source:** Site submitted by owner/agent**Suitability The site is not suitable**Character, Land Use & Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside//urbanfringe**Current Use:** Equestrian**Planning Status:** No current or previous residential planning application**Setting:** Countryside Residential to the west, secondary school to the south, a watercourse to the north.Policy The site is not suitable**Allocated Site:** EV2; Countryside Policy EV6
Development which adversely affects Local Wildlife Sites will only be permitted where provision is made within the development for the protection of features of nature conservation or geological significance; or where development cannot be located elsewhere, adequate provision is made for the creation of similar habitats, negotiated and secured by a planning condition.**Other:** EV6 2 x SINCS: 5/66 Skegby disused quarry, 2/189 Stanton Hill Grasslands and EV8 Development affecting trees**Conflicting Issues:** Yes Yes, The whole of the site contains 2 Sites of Importance for Nature Conservation.Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** No
Does site affect existing open space?: NoPhysical Constraints The site may be suitableHighway Access Issues:

No Site has planning permission for an access road into adjacent site

Contaminated Land?

Contamination Suspected Comprehensive ground investigation work required to the west of the site and any

Additional Comments:**Overall Final Conclusion: Unsuitable****POLICY COMMENTS:**

Whilst the site benefits from planning permission for an access road through it to the adjacent site on Vere Avenue, the whole of the site contains two Local Wildlife Sites. It is unclear at the time of the assessment whether any adverse impact of future development could be mitigated in this respect. As such, development would be considered unsuitable on this site until such a time that satisfactory mitigation can be demonstrated.

POTENTIALLY MAJOR PHYSICAL CONSTRAINTS

Comprehensive ground investigation works would be required in relation to land stability and contamination. It is unclear at this stage if the site would be suitable.

Site Ref: S384	Stoneyford Road,, Sutton in Ashfield
Area (Hectares):	Yield: 158
	Site Source: Site submitted by owner/agent

		necessary remediation works. Special consideration - likely fissured limestone strata.
Topography Constraints:	Yes Part of the site is a disused quarry.	Access to Utilities?: Unknown
Agricultural Land Quality:	Unknown	Strategic Flood Risk Assesment: No SUDs scheme likely to be required
Neighbour Issues:		
Site Apparatus:		Site within a flood zone?: Outside Floodzones 2 & 3
Impact on Landscape & Biodiversity The site is not suitable		
Effect on Built Heritage:	one	Natural Features: Yes Hedgerow and trees on site
Impact on views:	Yes The site forms an important open break between Stanton Hill and Sutton in Ashfield.	Impact on existing recreational uses: No The site is in private ownership and is not publicly accessible. Development may create an opportunity to improve pedestrian links to Skegby.
		Protected Species/Habitats: Yes 2 SINC's (Local Wildlife Sites) on site 5/66 Skegby disused quarry and 2/186 Stanton Hill Grasslands. Site unsuitable unless this can be appropriately mitigated.

Availability and Achievability	The site has been assessed as unsuitable. As such availability and achievability have not been assessed	
Ownership Constraints:	No ownership constraints 0-5 years	Legal Issues: No Known Legal Constraints 0-5 years
Timescale:	other constraints 6-10 years Whilst the site is available it is not suitable due to nature conservation interests on site (SINC's). It would need to be demonstrated that the harm that would be csused by development could be satisfactorily mitigated.	
Viability Comments:		

Additional Comments:
Overall Final Conclusion: Unsuitable
<p>POLICY COMMENTS:</p> <p>Whilst the site benefits from planning permission for an access road through it to the adjacent site on Vere Avenue, the whole of the site contains two Local Wildlife Sites. It is unclear at the time of the assessment whether any adverse impact of future development could be mitigated in this respect. As such, development would be considered unsuitable on this site until such a time that satisfactory mitigation can be demonstrated.</p> <p>POTENTIALLY MAJOR PHYSICAL CONSTRAINTS</p> <p>Comprehensive ground investigation works would be required in relation to land stability and contamination. It is unclear at this stage if the site would be suitable.</p>

SHLAA Site S38

S32

S070

S100

S384

S324

S095

S093



Site Ref: S385 Peveril Drive, Sutton in Ashfield**Area (Hectares):** 2.20**Yield:** 56**Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Unknown**Neighbour Issues:** Adjacent to landfill site**Site Apparatus:** None**Strategic Flood Risk Assessment:** No**Site within a flood zone?:** Outside Floodzones 2 & 3**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** one N/A**Impact on views:** Yes Not significant. The site is well contained, being bound by residential development to 2 sides and a belt of mature trees. Views to the surrounding area are screened by mature trees.**Natural Features:** Yes Mature trees on boundary.**Impact on existing recreational uses:** Yes Currently allocated as a formal open space in the Ashfield Local Plan (2002).**Protected Species/Habitats:** - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and Achievability** **The site could be available in 5 - 10 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** owner constraints 6-10 years
Third party land required for access.**Legal Issues:** Legal Constraints 6-10 years
Third party land required for access.**Timescale:** other constraints 6-10 years
Policy constraints. Reassess as part of next review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion:** **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is designated formal open space (Policy RC3Sk). Development would only be permitted where adequate replacement is provided or where it would make a significant improvement to existing open space.

MAJOR PHYSICAL CONSTRAINT

There is currently no suitable access into the site. Third party land would be required. Land ownership issues may prevent development of the site in the short/medium term.

Site Ref: S390**Former British Legion Club, Mansfield Road, Skegby****Area (Hectares):** 0.26**Yield:** 5**Site Source:** Identified by ADC PPP Officers**Suitability** **The site may be suitable**Character, Land Use & Location **The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Urban Well contained - residential north, west and east, medical centre to the south.Policy **The site is suitable****Allocated Site:****Other:****Conflicting Issues:**Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints **The site may be suitable****Highway Access Issues:**

Yes Signifiacnt access constraints - may be potential for small scale residential development (5 units)

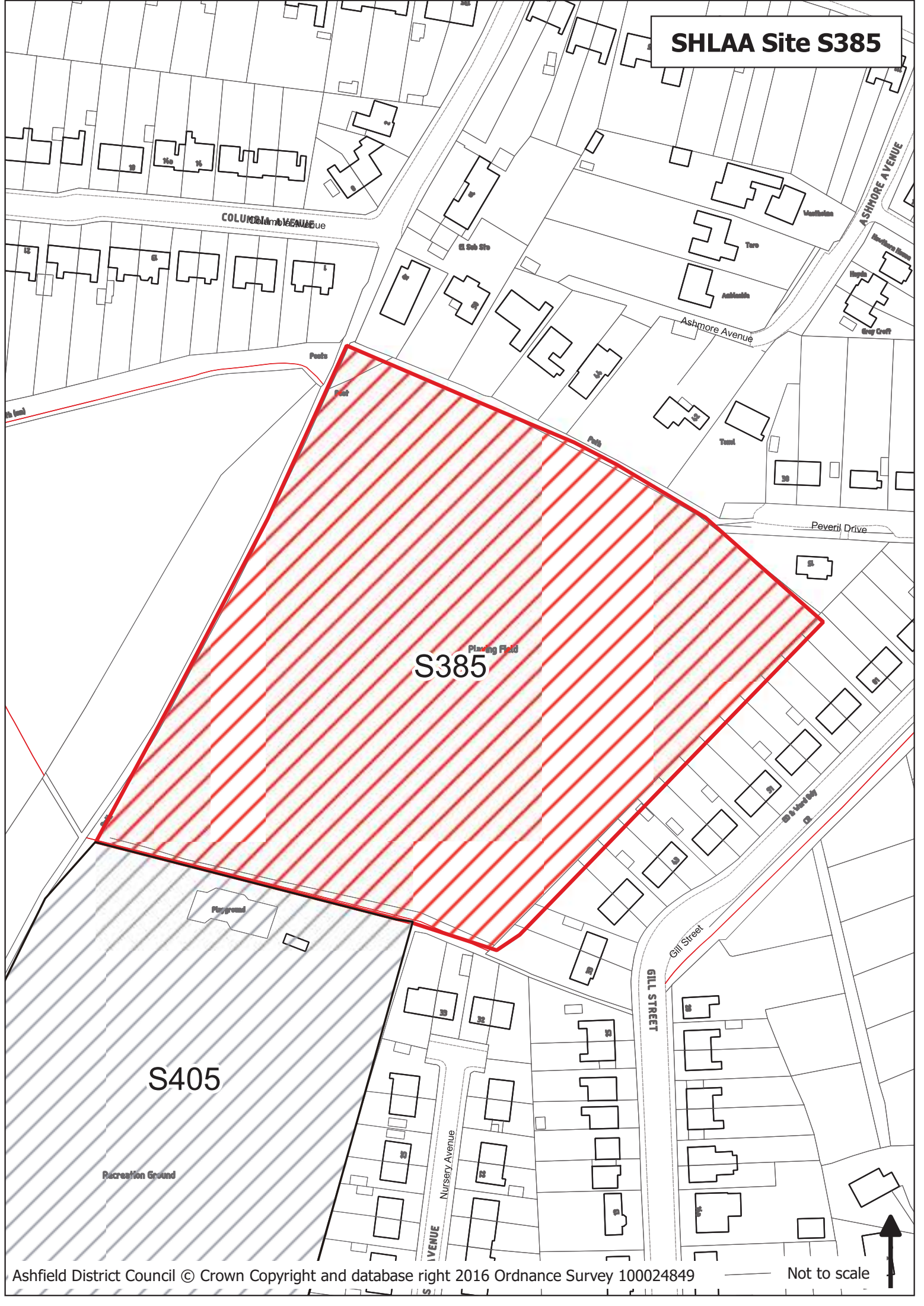
Contaminated Land?

Contamination Suspected Brownfield site

Topography Constraints: No Gently sloping.**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assesment:** No**Neighbour Issues:****Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site is suitable****Effect on Built Heritage:** one Adjacent building may be suitable to designate as a Local Heritage asset**Natural Features:** No Building and hardstanding/car park**Additional Comments:****Overall Final Conclusion:** **Non Deliverable or Developable**

Not available.

SHLAA Site S385



SHLAA Site S385

S385

S405

Recreation Ground

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Not to scale



Site Ref: S390 Former British Legion Club, Mansfield Road, Skegby

Area (Hectares): 0.26

Yield: 5

Site Source: Identified by ADC PPP Officers

Suitability The site may be suitableCharacter, Land Use & Location The site is suitable

Location: Within urban boundary

PDL/Greenfield: PDL

Area Character: Residential

Current Use: Vacant

Planning Status: No current or previous residential planning application

Setting: Urban Well contained - residential north, west and east, medical centre to the south.

Policy The site is suitable

Allocated Site:

Other:

Conflicting Issues:

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node

Proximity to District Shopping centre: Over 1km from a town centre

Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints The site may be suitable

Highway Access Issues:

Yes Significant access constraints - may be potential for small scale residential development (5 units)

Contaminated Land?

Contamination Suspected Brownfield site

Topography Constraints: No Gently sloping.

Access to Utilities?: Yes

Agricultural Land Quality: Urban

Strategic Flood Risk Assessment: No

Neighbour Issues:

Site Apparatus:

Site within a flood zone?: Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity The site is suitable

Effect on Built Heritage: one Adjacent building may be suitable to designate as a Local Heritage asset

Natural Features: No Building and hardstanding/car park

Additional Comments:**Overall Final Conclusion: Non Deliverable or Developable**

Not available.

Impact on views:	No The site is well contained by existing development.	Impact on existing recreational uses:	No Not an open space
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability

The site is not available

Ownership Constraints:	No ownership constraints 0-5 years	Legal Issues:	No Known Legal Constraints 0-5 years
Timescale:	No other constraints 0-5 years Access constraints may impact on delivery if third party land is pursued.		
Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.		



S390

Club

Healdswood House

El Sub Sta

Legion Drive



Not to scale

Healdswood St

Site Ref: S394 113 Beck Lane, Sutton in Ashfield**Area (Hectares):** 0.44 **Yield:** 14 **Site Source:** Site submitted by 3rd Party**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside.**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Countryside Open countryside.Policy The site may be suitable**Allocated Site:** EV2; Countryside The site is designated Countryside and is separated from the urban boundary. It adjoins SHLA sites S71 and S337 which adjoin the urban area.**Other:****Conflicting Issues:** Yes Development would be contrary to Policy EV2.Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:**
Further Education: **Hospital:** Yes
Supermarket: **Employment:** Yes**Transport Node:****Proximity to District Shopping centre:**Access to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: No
Site within 300m Parks and Rec. Grounds?: No**Site within 200m accessible open space?:** No
Does site affect existing open space?: NoPhysical Constraints The site may be suitable**Highway Access Issues:****Contaminated Land?**

Yes Access via adjoining site S337

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** No bad neighbours**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:**Impact on Landscape & Biodiversity The site may be suitable**Additional Comments:****Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is designated Countryside - Policy EV2.

It is located adjacent to S337 and is considered suitable as part of a comprehensive development.

PHYSICAL CONSTRAINTS:

No suitable access from the public highway. The site should be accessed via the adjacent site (S337). It is being taken forward as a residential allocation.

Site Ref: S394 113 Beck Lane, Sutton in Ashfield**Area (Hectares):** 0.44 **Yield:** 14 **Site Source:** Site submitted by 3rd Party

Effect on Built Heritage:	one	Natural Features:	Yes Mature trees on southern boundary
Impact on views:	Yes See landscape assessment for details	Impact on existing recreational uses:	No
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available within 5 years**
The site may be viable/acheivable for housing

Ownership Constraints:	No ownership constraints 0-5 years The land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
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Timescale: Planning Policy constraints

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

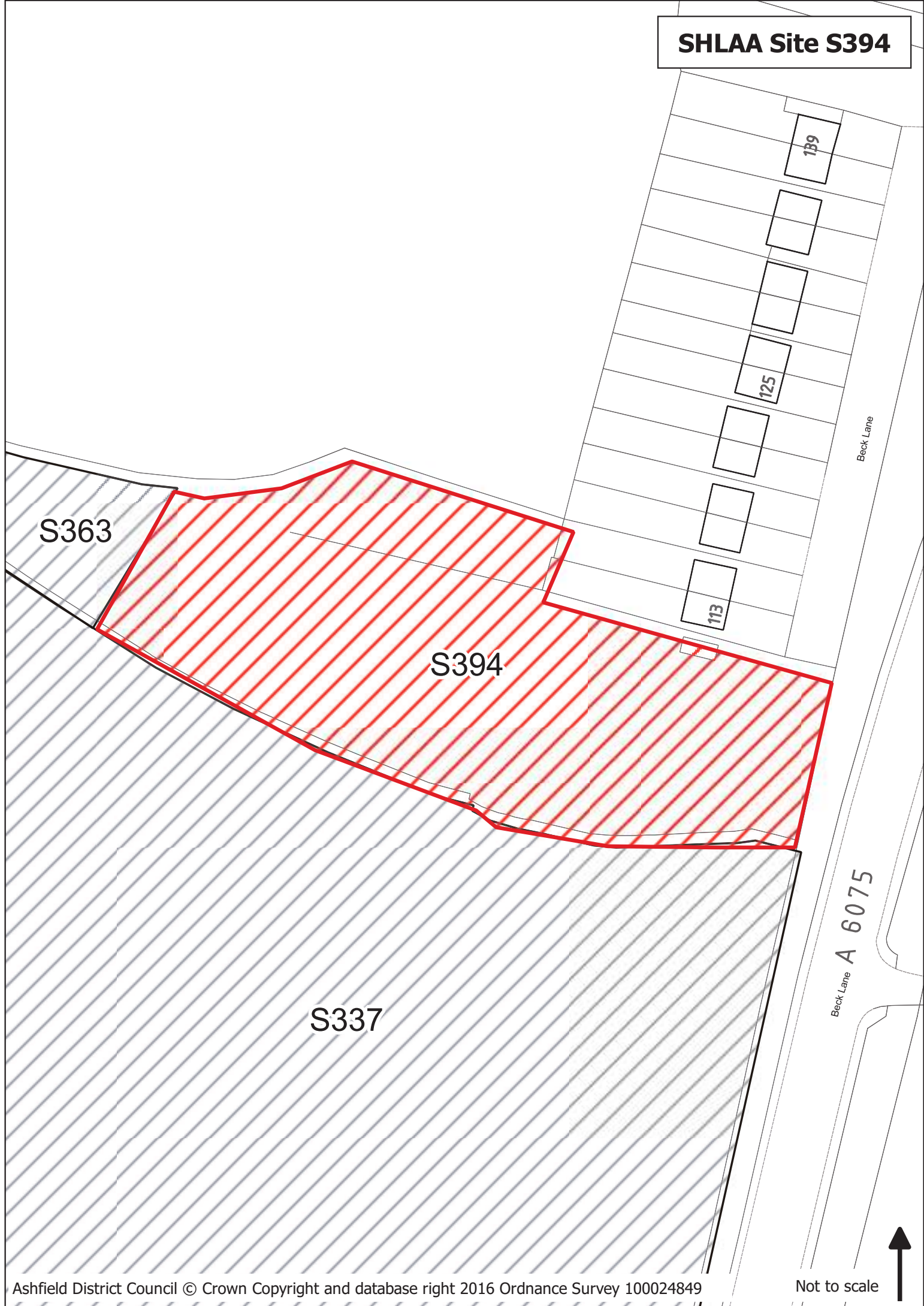
The site is designated Countryside - Policy EV2.

It is located adjacent to S337 and is considered suitable as part of a comprehensive development.

PHYSICAL CONSTRAINTS:

No suitable access from the public highway. The site should be accessed via the adjacent site (S337). It is being taken forward as a residential allocation.

SHLAA Site S394



S363

S394

S337

Beck Lane A 6075

Beck Lane

139

125

113

Site Ref: S396**Sharradoba, Silverhill Lane, Teversal****Area (Hectares): 2.20****Yield: 0****Site Source:** Site submitted by owner/agent**Suitability** **The site is not suitable**Character, Land Use & Location **The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Open countryside on the fringe of a village.**Current Use:** Caravan site**Planning Status:** No current or previous residential planning application**Setting:** Countryside The site is surrounded by open countrysidePolicy **The site is not suitable****Allocated Site:** EV2; Countryside The site is surrounded by open countryside and does not adjoin the settlement boundary. It is considered unsuitable for residential development.**Other:** NPPF Part 6 - isolated homes in the countryside should be avoided.**Conflicting Issues:** Yes NPPF Part 6 - isolated homes in the countryside should be avoided.Access to Services **The site is not suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** No**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Yes
Site within 300m Parks and Rec. Grounds?: Yes**Site within 200m accessible open space?:** Yes
Does site affect existing open space?: NoPhysical Constraints **The site may be suitable****Highway Access Issues:** No**Contaminated Land?**

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Unknown**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:****Site Apparatus:****Site within a flood zone?:** In Zone 3Impact on Landscape & Biodiversity**Additional Comments:****Overall Final Conclusion: Unsuitable**

The site is designated Countryside and does not adjoin the settlement boundary. Whilst it adjoins another site submitted to the SHLAA process (Site S97) the site would not form a logical extension to the settlement and its development would result in urban sprawl. As such, it is unsuitable for residential development.

Site Ref: S396	Sharradoba, Silverhill Lane, Teversal		
Area (Hectares): 2.20	Yield: 0	Site Source: Site submitted by owner/agent	

Effect on Built Heritage:	one	Natural Features:	Yes Hedgerows on boundary
Impact on views:	Yes	Impact on existing recreational uses:	Yes In use as a caravan and camping site.
		Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability	The site has been assessed as unsuitable. As such availability and achievability have not been assessed
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Ownership Constraints:	Legal Issues:
Timescale:	
Viability Comments:	

Additional Comments:

Overall Final Conclusion: Unsuitable

The site is designated Countryside and does not adjoin the settlement boundary. Whilst it adjoins another site submitted to the SHLAA process (Site S97) the site would not form a logical extension to the settlement and its development would result in urban sprawl. As such, it is unsuitable for residential development.

SHLAA Site S39

Car Park

165.8m

Silverhill Lane

185.2m

Caravan Site

S396

Shordaroba

161.8m

S097

S098

Pond



Site Ref: S405**Charnwood Street, Sutton in Ashfield, Sutton in Ashfield****Area (Hectares):** 2.10**Yield:** 57**Site Source:** Identified by ADC PPP Officers**Suitability** **The site may be suitable**Character, Land Use & Location **The site may be suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Recreation Ground**Planning Status:** No current or previous residential planning application**Setting:** UrbanPolicy**The site may be suitable****Allocated Site:** Open Space Policy RC3Sj - the site may be suitable if adequate suitable provision could be provided in the locality.**Other:****Conflicting Issues:** Yes Development may result in the loss of an open space.Access to Services **The site may be suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node:**Proximity to District Shopping centre:**Access to Open Space

Site within 500m of Natural Open Space?:	No
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	
The site is a formal open space	

Physical Constraints **The site may be suitable****Highway Access Issues:**

Yes Access improvements would be required

Contaminated Land?

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Yes The site is adjacent to a residential area.**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** No bad neighbours**Site Apparatus:****Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity **The site may be suitable****Effect on Built Heritage:** one**Natural Features:** Yes Mature trees along the**Additional Comments:****Overall Final Conclusion:** **May be suitable if policy changes/mitigation**

The site is currently a formal open space and residential development would be contrary to policy. Policies will be reviewed through the Local Plan process and this may result in the site becoming suitable. Formally the open space was used by a local football team for weekly matches. It is now unsuitable as there are no facilities on site. The Council is seeking to identify new football pitches through the Local Plan process. Rookery Park adjoins the site to the west. This is a relatively new park which provides an opportunity to improve play provision in the area. The site may be suitable if alternative provision can be identified.

Site Ref: S405**Charnwood Street, Sutton in Ashfield, Sutton in Ashfield****Area (Hectares): 2.10****Yield: 57****Site Source:** Identified by ADC PPP Officers

western boundary.

Impact on views: Yes**Impact on existing recreational uses:**

Yes Development of the site would result in the loss of a formal open space.

Protected Species/Habitats:

No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability**The site could be available in 5 - 10 years time****The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years**Legal Issues:****Timescale:** other constraints 16-20 years
An amendment to the current Policy (RC3) would be required.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion: May be suitable if policy changes/mitigation**

The site is currently a formal open space and residential development would be contrary to policy. Policies will be reviewed through the Local Plan process and this may result in the site becoming suitable. Formally the open space was used by a local football team for weekly matches. It is now unsuitable as there are no facilities on site. The Council is seeking to identify new football pitches through the Local Plan process. Rookery Park adjoins the site to the west. This is a relatively new park which provides an opportunity to improve play provision in the area. The site may be suitable if alternative provision can be identified.

SHLAA Site S405

S385

S405

NURSERY AVENUE
Nursery Avenue

CHARNWOOD STREET

Charnwood Street

CHARNWOOD STREET

Playin

Playground

Poppleville
2m (5m)

Site Ref: S407 Davies Avenue, Sutton in Ashfield**Area (Hectares):** 0.60**Yield:** N/A**Site Source:** Site submitted by owner/agent**Suitability The site is suitable**Character, Land Use & Location The site is suitable

Location:

PDL/Greenfield:

Area Character:

Current Use:

Planning Status:

Setting:

Policy

The site is suitable

Allocated Site:

Other:

Conflicting
Issues:Access to Services

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:

Bus stop:

Secondary school:

Retail Area:

GP:

Cash Machine or
Post Office:Further Education:
Supermarket:Hospital:
Employment:

Transport Node:

Proximity to District
Shopping centre:Access to Open Space

Site within 500m of Natural Open Space?:

Site within 200m accessible open space?:

Site within 200m Public Open Space?:

Does site affect existing open space?:

Site within 300m Parks and Rec. Grounds?:

No

Physical Constraints

The site is suitable

Highway Access Issues:

Contaminated Land?

No

No Known Contamination

Topography Constraints: No

Access to Utilities?: Yes

Agricultural Land Quality: Urban

Strategic Flood Risk
Assesment: No

Neighbour Issues: None

Site within a flood
zone?: Outside Floodzones 2 & 3

Site Apparatus: None

Impact on Landscape & Biodiversity The site is suitable

Effect on Built Heritage: none

Natural Features: No

Impact on views: No

Impact on existing
recreational uses: Yes The site was formerly used
for leisure purposesProtected Species/
Habitats: No**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

The site is formerly occupied by a social club. The Council has plans to develop approximately 30 dwellings on the site.

Site Ref: S407 Davies Avenue, Sutton in Ashfield

Area (Hectares): 0.60 **Yield:** N/A **Site Source:** Site submitted by owner/agent

Availability and Achievability **The site could be available within 5 years**
The site is economically viable/acheivable for housing

Ownership Constraints: No ownership constraints 0-5 years **Legal Issues:** No Known Legal Constraints 0-5 years

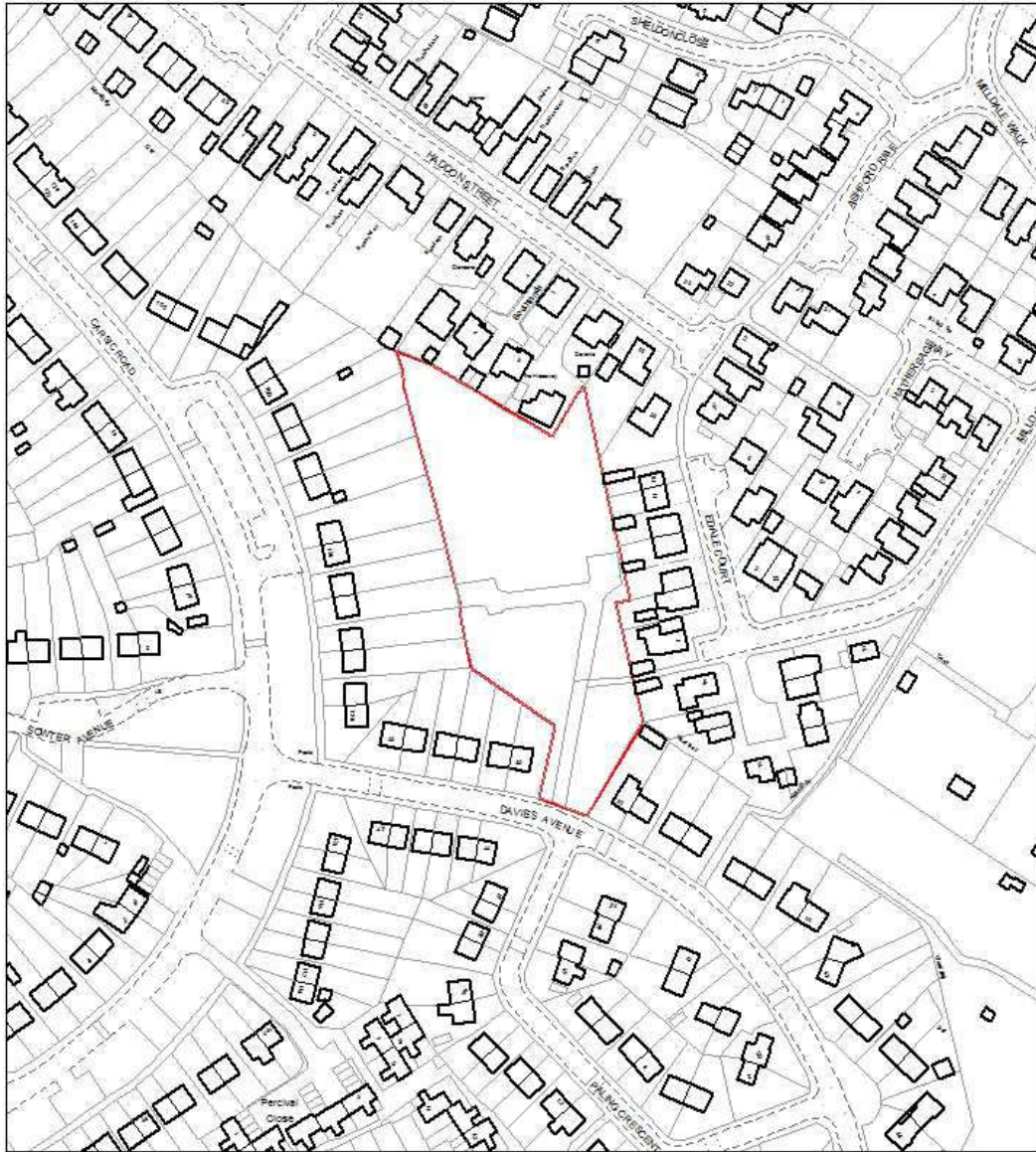
Timescale: No other constraints 0-5 years

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years

The site is formerly occupied by a social club. The Council has plans to develop approximately 30 dwellings on the site.



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SHLAA Site S407

Site Ref: S413 Cross Row, Stanton Hill, Sutton in Ashfield**Area (Hectares):** 0.20**Yield:** 12**Site Source:** Identified by ADC PPP Officers**Suitability The site is suitable**Character, Land Use & Location The site is suitable**Location:****PDL/Greenfield:** Greenfield**Area Character:** Residential**Current Use:** Vacant**Planning Status:** Planning application for residential pending**Setting:** UrbanPolicy

The site is suitable

Allocated Site: Not Allocated**Other:** Site located within the Main Urban Area where the principle of development is established (Policy ST2)**Conflicting Issues:**Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	Yes	Bus stop:	Yes
GP:	Yes	Cash Machine or Post Office:	Yes

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints

The site is suitable

Highway Access Issues:

No

Contaminated Land?

No Known Contamination

Topography Constraints: No**Access to Utilities?:** Yes**Agricultural Land Quality:** Urban**Strategic Flood Risk Assessment:** No**Neighbour Issues:** N/A**Site Apparatus:** N/A**Site within a flood zone?:** Outside Floodzones 2 & 3Impact on Landscape & Biodiversity The site is suitable**Effect on Built Heritage:** none**Natural Features:** No**Impact on views:** No**Impact on existing recreational uses:** No**Additional Comments:****Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years**

Planning consent for 17 dwellings lapsed. Current planning application for 12 dwellings pending. Given there are no major physical constraints and the principle of development has previously been established, the site is considered to be suitable. Given that there is a pending planning application, development is considered to be deliverable.

Site Ref: S413

Cross Row, Stanton Hill, Sutton in Ashfield

Area (Hectares): 0.20

Yield: 12

Site Source: Identified by ADC PPP Officers

**Protected Species/
Habitats:** No

Availability and **The site could be available within 5 years**

Achievability **The site is economically viable/acheivable for housing**

Ownership Constraints: No ownership constraints 0-5 years

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Overall Final Conclusion: 5 Year Tranche: 0 - 5 Years

Planning consent for 17 dwellings lapsed. Current planning application for 12 dwellings pending. Given there are no major physical constraints and the principle of development has previously been established, the site is considered to be suitable. Given that there is a pending planning application, development is considered to be deliverable.

SHLAA Site S413



Site Ref: SM42 **Land to the rear of Rostellen, Derby Road, Sutton/Mansfield**
Area (Hectares): 0.28 **Yield: 8** **Site Source:** Site submitted by owner/agent

Suitability **The site may be suitable**

Character, Land Use & Location **The site may be suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside and residential	Current Use:	Residential
Planning Status:	No current or previous residential planning application	Setting:	Countryside Backland site which is poorly connected to the settlement.

Policy **The site may be suitable**

Allocated Site:	EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.	Other:	
		Conflicting Issues:	Yes Development would be contrary to current planning policy.

Access to Services **The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school:	No	Bus stop:	Yes	Secondary school:	Yes	Retail Area:	Yes
GP:	No	Cash Machine or Post Office:	No	Further Education:	Yes	Hospital:	Yes
				Supermarket:	Yes	Employment:	Yes
Transport Node:	Over 1km from a major public transport node			Proximity to District Shopping centre:	Over 1km from a town centre Approximately 4 Km		

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	Yes
Site within 200m Public Open Space?:	No	Does site affect existing open space?:	
Site within 300m Parks and Rec. Grounds?:	No		No

Physical Constraints **The site may be suitable**

Highway Access Issues:		Contaminated Land?	
Significant Constraints	Currently no suitable access. Third party land required for access.	No Known Contamination	
Topography Constraints:	No	Access to Utilities?:	Yes
Agricultural Land Quality:	Grade 4 (Poor)	Strategic Flood Risk Assesment:	No Known Issues
Neighbour Issues:	None	Site within a flood zone?:	Outside Floodzones 2 & 3
Site Apparatus:	None		

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage:	None	Natural Features:	Yes
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Additional Comments:

Overall Final Conclusion: **May be suitable if policy changes/mitigation**

POLICY COMMENTS:

The site is in designated Countryside and development would be contrary to Policy EV2 (ALPR,2002).

PHYSICAL CONSTRAINTS:

The site has no suitable access. Access could be achieved via third party land but this would require tree felling resulting in a poorly designed, backland scheme with a very long access road.

Site Ref: SM42 **Land to the rear of Rostellen, Derby Road, Sutton/Mansfield**
Area (Hectares): 0.28 **Yield: 8** **Site Source:** Site submitted by owner/agent

Impact on views: No

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.

Availability and Achievability **The site could be available in 10 - 15 years time**
The site is economically viable/achievable for housing

Ownership Constraints: owner constraints 11-15 years
Landowner is currently not seeking to pursue development.

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: other constraints 11-15 years - Currently Policy constrained. Demolition of property required for access.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

Additional Comments:

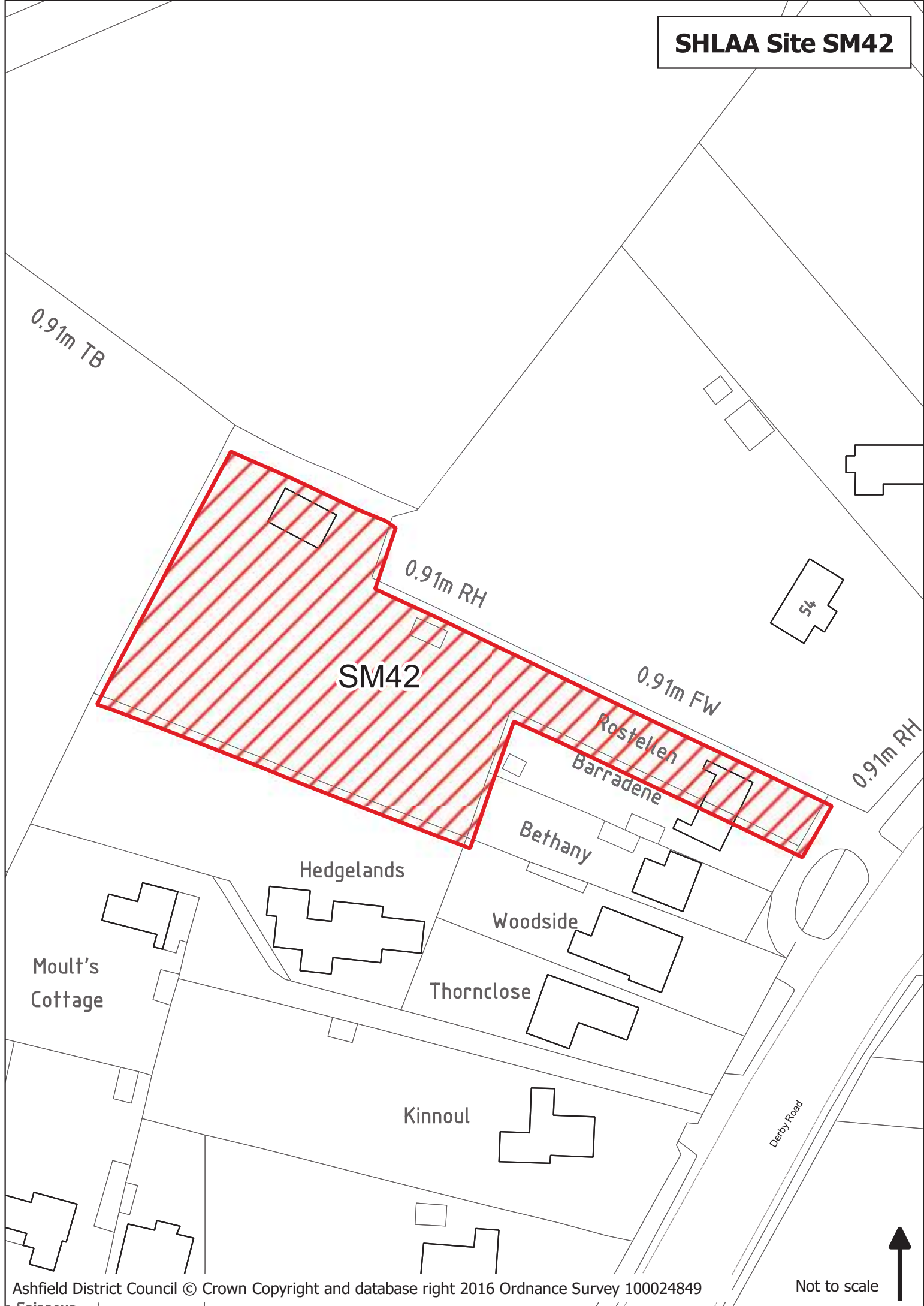
Overall Final Conclusion: May be suitable if policy changes/mitigation

POLICY COMMENTS:

The site is in designated Countryside and development would be contrary to Policy EV2 (ALPR,2002).

PHYSICAL CONSTRAINTS:

The site has no suitable access. Access could be achieved via third party land but this would require tree felling resulting in a poorly designed, backland scheme with a very long access road.



Site Ref: SM44 Land south of Skegby Lane, Sutton in Ashfield**Area (Hectares):** 14.70 **Yield:** 250 **Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Residential and countryside**Current Use:** Nursery (Horticulture)**Planning Status:** No current or previous residential planning application**Setting:** Countryside Well contained by development to the north, south and west.Policy The site may be suitable**Allocated Site:** EV2; Countryside EV2; Countryside - The Countryside designation has been reviewed through the Local Plan process. The Council are proposing to allocate this site for housing.**Other:****Conflicting Issues:** Yes Development would currently be contrary planning policy.Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes
GP: No **Cash Machine or Post Office:** Yes**Secondary school:** Yes **Retail Area:** Yes
Further Education: Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes**Transport Node:** Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centre
Approximately 1.5 KmAccess to Open Space**Site within 500m of Natural Open Space?:** Yes
Site within 200m Public Open Space?: Partial
Site within 300m Parks and Rec. Grounds?: Partial**Site within 200m accessible open space?:** Partial
Does site affect existing open space?:
NoPhysical Constraints The site is suitable**Highway Access Issues:****Contaminated Land?**

No Significant Constraints Access via Skegby Road.

No Known Contamination

Topography Constraints: Yes The site is very undulating and gently slopes. There will be topographical constraints to overcome during design/construction stages if taken forward.**Access to Utilities?:** Unknown**Additional Comments:**

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site forms part of a natural open break between Sutton in Ashfield and Mansfield and is currently designated as Countryside. A review of sites and options through the Local Plan process has concluded that the site is suitable for allocation.

PHYSICAL CONSTRAINTS:

The site is bound by the urban area to three sides and the open break could still be maintained through the incorporation of open space. Whilst the site is well contained, the landscape is very undulating resulting in the need for a well designed landscape and SUDS scheme.

The site is well connected to Sutton and Mansfield in terms of services and facilities, including public transport.

Site Ref: SM44 Land south of Skegby Lane, Sutton in Ashfield**Area (Hectares):** 14.70 **Yield:** 250 **Site Source:** Site submitted by owner/agent

Agricultural Land Quality:	Grade 3 (Good-moderate)	Strategic Flood Risk Assessment:	Yes Surface water flooding issues could be mitigated through the planning process.
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Neighbour Issues:	None
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Site Apparatus:	Telegraph lines overhead	Site within a flood zone?:	Outside Floodzones 2 & 3
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Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage:	Adjacent Grade II Listed Building; Dalestorth House	Natural Features:	Yes Hedgerows. Landscape CA DPZ: ML023; Landscape condition:good; Landscape strength: strong; Strategy:conserve
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Impact on views:	Yes See additional comments	Impact on existing recreational uses:	No
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Protected Species/Habitats:	No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.
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Availability and Achievability **The site could be available within 5 years**
The site is economically viable/acheivable for housing

Ownership Constraints:	No ownership constraints 0-5 years Land owner has indicated that the site is available.	Legal Issues:	No Known Legal Constraints 0-5 years
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Timescale:	No other constraints 0-5 years Proposed allocation.
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Viability Comments:	The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.
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Additional Comments:

Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site forms part of a natural open break between Sutton in Ashfield and Mansfield and is currently designated as Countryside. A review of sites and options through the Local Plan process has concluded that the site is suitable for allocation.

PHYSICAL CONSTRAINTS:

The site is bound by the urban area to three sides and the open break could still be maintained through the incorporation of open space. Whilst the site is well contained, the landscape is very undulating resulting in the need for a well designed landscape and SUDS scheme.

The site is well connected to Sutton and Mansfield in terms of services and facilities, including public transport.

S071

S068

Beck Lane

Beck Lane

Skegby Lane

Skegby Lane

SM44

Kings Mill Road East

Cosgrove Avenue

Grafton Close

Grendon Way

Roosevelt Road

Hill Crescent

Milton Close

Broadlands Close

High Oakham Close

Wessex Way



Site Ref: SM46 Land to the north of MARR, Sutton/Mansfield**Area (Hectares):** 14.00 **Yield:** N/A **Site Source:** Site submitted by owner/agent**Suitability The site is not suitable**Character, Land Use & Location The site is not suitable**Location:** Separated from urban/village boundary**Area Character:** Countryside**Planning Status:** No current or previous residential planning application**PDL/Greenfield:** Greenfield**Current Use:** Countryside**Setting:** Countryside Detached from the settlement boundary.Policy The site may be suitable**Allocated Site:** EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.**Other:** Policy EV6 SINC located within the site**Conflicting Issues:** Yes Policy EV2 and EV6Access to Services The site is not suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	No	Retail Area:	No
Further Education:	Yes	Hospital:	Yes
Supermarket:	No	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints The site is not suitableHighway Access Issues:

Yes No access to the public highway

Contaminated Land?

No Known Contamination

Topography Constraints: Yes Land levels significantly different - approx. 5 metres difference from MARR.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 4 (Poor)**Strategic Flood Risk Assessment:** No Not identified in the SFRA but Cauldwell Brook runs through the site.**Neighbour Issues:** Industrial site and MARR adjacent - potential noise implications**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None**Additional Comments:**

The site is directly adjoining the Mansfield boundary. Mansfield Local Planning Policy NE5(C) is a green wedge which is very open in character. Development of this site would impact on the open character of this area. The site adjoins another SHLAA site in Mansfield District (Ref. 76). Mansfield District Council have assessed this site as being unsuitable for residential development.

Overall Final Conclusion: Unsuitable

This site does not adjoin the main urban boundary and is isolated from the settlement. Whilst it adjoins a site that is included in Mansfield District Council's SHLAA (Site Ref 76), this site has been assessed as being unsuitable. As such, site SM46 is considered to be unsuitable for development due to its isolated location. Further to this, part of the site is designated as a Local Wildlife Site (Cauldwell Brook). Development would adversely affect the watercourse which crosses through the centre of the site.

Site Ref: SM46 Land to the north of MARR, Sutton/Mansfield**Area (Hectares):** 14.00 **Yield:** N/A **Site Source:** Site submitted by owner/agent**Impact on Landscape & Biodiversity** **The site is not suitable****Effect on Built Heritage:** one**Natural Features:**

Yes Cauldwell Brook, mature hedgerows cross through the site.

Impact on views: Yes The site is very open in character. Views through the site would be affected.**Impact on existing recreational uses:**

No

**Protected Species/
Habitats:**

Yes SINC - Caldwell Brook crosses diagonally through the site.

Availability and Achievability **The site has been assessed as unsuitable.**
As such availability and achievability have not been assessed**Ownership Constraints:****Legal Issues:****Timescale:****Viability Comments:****Additional Comments:**

The site is directly adjoining the Mansfield boundary. Mansfield Local Planning Policy NE5(C) is a green wedge which is very open in character. Development of this site would impact on the open character of this area. The site adjoins another SHLAA site in Mansfield District (Ref. 76). Mansfield District Council have assessed this site as being unsuitable for residential development.

Overall Final Conclusion: Unsuitable

This site does not adjoin the main urban boundary and is isolated from the settlement. Whilst it adjoins a site that is included in Mansfield District Council's SHLAA (Site Ref 76), this site has been assessed as being unsuitable. As such, site SM46 is considered to be unsuitable for development due to its isolated location. Further to this, part of the site is designated as a Local Wildlife Site (Caldwell Brook). Development would adversely affect the watercourse which crosses through the centre of the site.

SM46

SM45

Cauldwell Road

Site Ref: SM319 Land adjacent to Rushley Farm, Nottingham Road,, Sutton/Mansfield**Area (Hectares):** 30.00 **Yield:** 540 **Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Separated from urban/village boundary**Area Character:** Countryside**Planning Status:** No current or previous residential planning application**PDL/Greenfield:** Greenfield**Current Use:** Agriculture**Setting:** Countryside Separated from the urban area by the MARR.Policy**The site may be suitable****Allocated Site:** EV2; Countryside The Countryside designation will be reviewed through the Local Plan process.**Other:****Conflicting Issues:** Yes The site is in the countryside and is separated from the main urban area by the MARR. However, the site is adjacent to the Lindhurst Development in Mansfield and would form a continuation of the Sustainable Urban Extension.Access to Services The site may be suitable

Within 800m or 10 mins walking

Primary school:	No	Bus stop:	No
GP:	No	Cash Machine or Post Office:	No

Within 30 mins travel by public transport

Secondary school:	No	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes	Foot
Site within 200m Public Open Space?:	Yes	
Site within 300m Parks and Rec. Grounds?:	Yes	

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints The site may be suitable**Highway Access Issues:**

Yes Major highway infrastructure improvements would be required on the A60 and A611.

Contaminated Land?

No Known Contamination

Topography Constraints: No Slightly undulating.**Access to Utilities?:** Unknown**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Adjacent to the MARR. An air quality assessment is likely to be required at a later stage in the**Site within a flood zone?:** Outside Floodzones 2 & 3**Additional Comments:**

The site is adjacent to woodland identified as being an important bird area.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is designated countryside and development would be contrary to policy. The Sherwood Forest area is currently being considered as a possible future Special Protection Area (SPA), a Natura2000 site of European importance. If the area is formally designated as a potential SPA and then classified as a full SPA, planning applications within the vicinity (including those approved but not yet commenced or implemented) would be subject to provisions under the Conservation of Habitats and Species Regulations 2010.

PHYSICAL CONSTRAINTS

Whilst there are no access constraints, development of the site would require major infrastructure improvement works. The site is adjacent to the Lindhurst development. A transport assessment would be required to determine if the site would be suitable in highways terms.

Site Ref: SM319 Land adjacent to Rushley Farm, Nottingham Road,, Sutton/Mansfield**Area (Hectares):** 30.00 **Yield:** 540 **Site Source:** Site submitted by owner/agent

planning process if the site is taken forward.

Site Apparatus: None**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** Adjacent Rushley Farm is a Local Heritage Asset.**Natural Features:** Yes Landscape CA DPZ: SH11; Landscape condition: moderate; Landscape strength: moderate; Strategy: Conserve and create**Impact on views:** Yes See additional comments**Impact on existing recreational uses:** No**Protected Species/Habitats:** Yes (See additional comments). Sherwood Forest area is currently being considered as a possible future Special Protection Area (SPA).**Availability and Achievability** **The site could be available in 10 - 15 years time**
The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years Land owner has indicated the site is available.**Legal Issues:** Potential legal constraints associated with the adjacent ppSPA**Timescale:** other constraints 11-15 years
Current policy and highway constraints. Reassess as part of next Local Plan review.**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site is adjacent to woodland identified as being an important bird area.

Effect on the landscape would be Medium – Partial alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be noticeably changed.

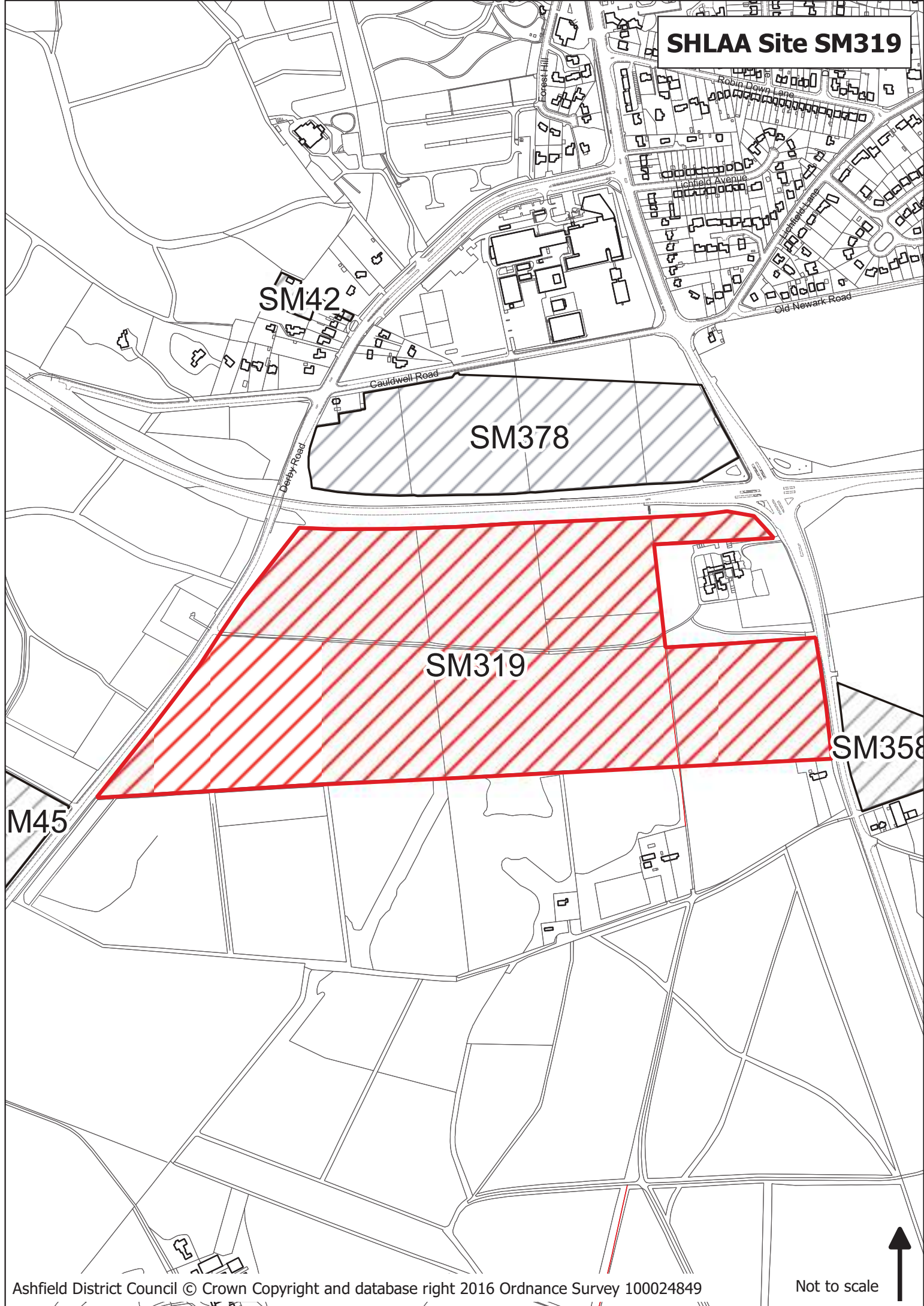
Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is designated countryside and development would be contrary to policy. The Sherwood Forest area is currently being considered as a possible future Special Protection Area (SPA), a Natura2000 site of European importance. If the area is formally designated as a potential SPA and then classified as a full SPA, planning applications within the vicinity (including those approved but not yet commenced or implemented) would be subject to provisions under the Conservation of Habitats and Species Regulations 2010.

PHYSICAL CONSTRAINTS

Whilst there are no access constraints, development of the site would require major infrastructure improvement works. The site is adjacent to the Lindhurst development. A transport assessment would be required to determine if the site would be suitable in highways terms.

SHLAA Site SM319



M45

Site Ref: SM358 Rushley Pumping Station, Sutton/Mansfield**Area (Hectares):** 3.40**Yield:** 77**Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** countryside, open fields, residential dwellings to south (2)**Current Use:** Vacant**Planning Status:** No current or previous residential planning application**Setting:** Countryside Lindhurst proposal to the north (within Mansfield District) now has planning permission.Policy**The site may be suitable****Allocated Site:** EV2; Countryside Site does not adjoin urban area. It does adjoin an area within Mansfield District which has planning permission for large scale development (Lindhurst).**Other:****Conflicting Issues:** Yes Development would be contrary to current planning policyAccess to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Secondary school:	Yes	Retail Area:	Yes
Further Education:	Yes	Hospital:	Yes
Supermarket:	Yes	Employment:	Yes

Transport Node: Over 1km from a major public transport node**Proximity to District Shopping centre:** Over 1km from a town centreAccess to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	No
Site within 300m Parks and Rec. Grounds?:	No

Site within 200m accessible open space?:	Yes
Does site affect existing open space?:	No

Physical Constraints The site may be suitableHighway Access Issues:

Yes Access should preferably be served from the adjacent development (Lindhurst).

Contaminated Land?

No Known Contamination No significant land contamination suspected. Testing of topsoil required prior to development.

Topography Constraints: No Fairly even gradient**Access to Utilities?:** Unknown**Additional Comments:**

The site is directly adjacent to an area identified by Natural England as a possible potential Special protection Area. A risk based approach is advocated and any future proposal would need to undertake an assessment of the likely impacts arising from proposals on the nature conservation interests of the site.

Overall Final Conclusion: May be suitable if policy changes/mitigation**POLICY COMMENTS:**

The site is located in an area designated as Countryside. It adjoins open countryside to three sides and woodland to the south (designated as a Local Wildlife Site). This area has also been identified as a possible potential Special protection Area by Natural England. The site adjoins an area which has planning permission for a large scale urban extension (Lindhurst development in Mansfield).

Given the sites proximity to the ppSPA, it is unclear if the site would be suitable. A further, more detailed assessment would be required.

PHYSICAL CONSTRAINTS

Significant highway constraints (the site directly adjoins the A60). The site should preferably be served from the adjoining development at Lindhurst.

Site Ref: SM358 Rushley Pumping Station, Sutton/Mansfield**Area (Hectares):** 3.40 **Yield:** 77 **Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Unknown**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Adjacent to Sherwood ppSPA.
Noise from A60**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None evident**Impact on Landscape & Biodiversity** **The site may be suitable****Effect on Built Heritage:** one**Natural Features:** Yes Adjacent to mature woodland**Impact on views:** Yes See landscape assessment for details**Impact on existing recreational uses:** No**Protected Species/Habitats:** Yes Directly adjacent to Sherwood Protected Bird Area which also forms part of Sherwood ppSPA. Assessment required to determine potential impact on ppSPA.**Availability and** **The site could be available in 10 - 15 years time****Achievability** **The site is economically viable/achievable for housing****Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:** Legal Constraints 11-15 years Site adjacent to Sherwood ppSPA - unknown implications at present**Timescale:** other constraints 11-15 years
Site adjacent to Sherwood ppSPA - unknown implications at present**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:**

The site is directly adjacent to an area identified by Natural England as a possible potential Special protection Area. A risk based approach is advocated and any future proposal would need to undertake an assessment of the likely impacts arising from proposals on the nature conservation interests of the site.

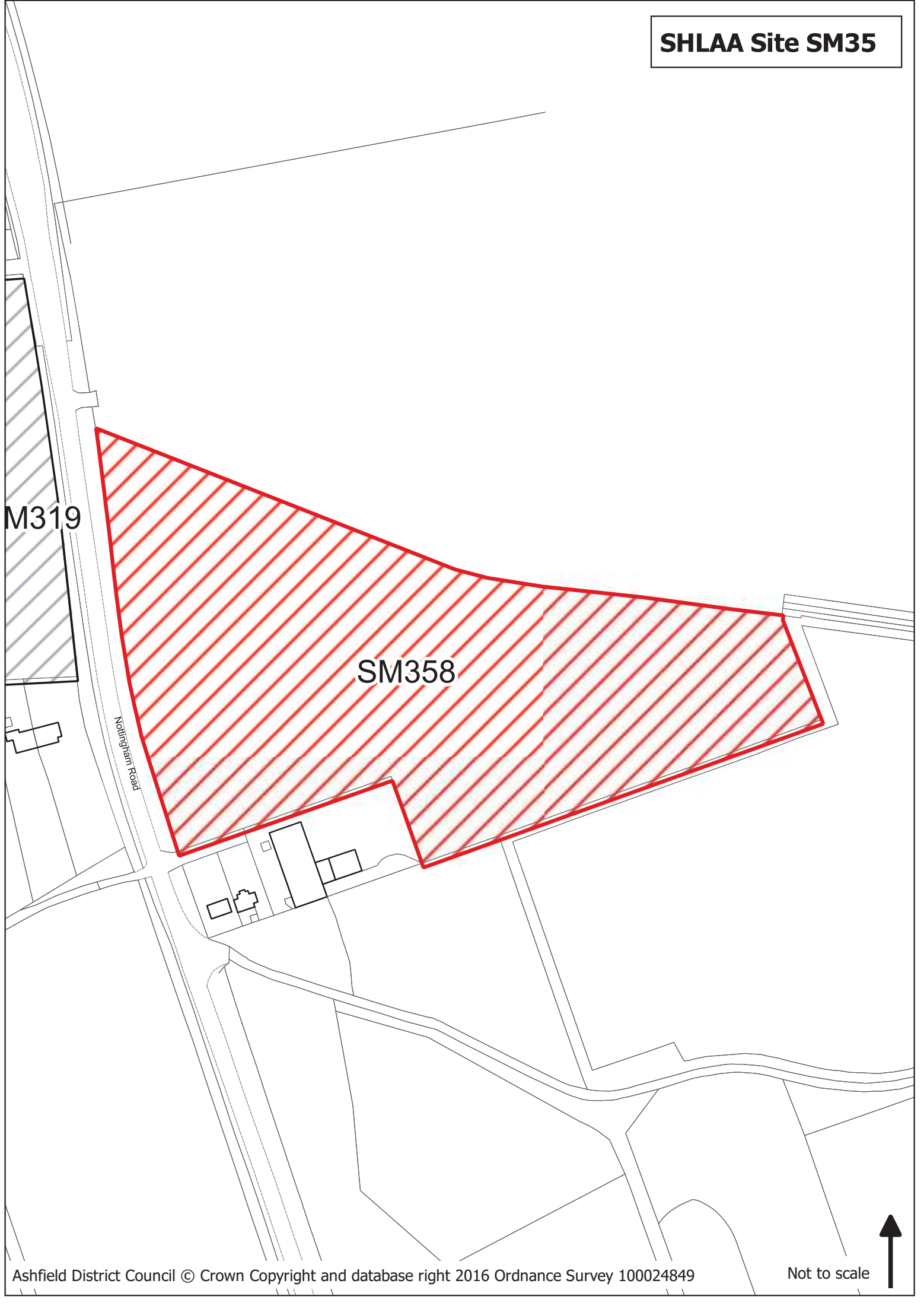
Overall Final Conclusion: **May be suitable if policy changes/mitigation****POLICY COMMENTS:**

The site is located in an area designated as Countryside. It adjoins open countryside to three sides and woodland to the south (designated as a Local Wildlife Site). This area has also been identified as a possible potential Special protection Area by Natural England. The site adjoins an area which has planning permission for a large scale urban extension (Lindhurst development in Mansfield).

Given the sites proximity to the ppSPA, it is unclear if the site would be suitable. A further, more detailed assessment would be required.

PHYSICAL CONSTRAINTS

Significant highway constraints (the site directly adjoins the A60). The site should preferably be served from the adjoining development at Lindhurst.



Site Ref: SM378 Land south of Cauldwell Road, Sutton/Mansfield**Area (Hectares):** 9.10 **Yield:** 207 **Site Source:** Site submitted by owner/agent**Suitability The site may be suitable**Character, Land Use & Location The site may be suitable

Location:	Separated from urban/village boundary	PDL/Greenfield:	Greenfield
Area Character:	Countryside adjacent to urban area (West Notts College site)	Current Use:	Agriculture
Planning Status:	No current or previous residential planning application	Setting:	Countryside Well contained by the College to the north, public highway to the east and west and the MARR to the south. Planned development to the east.

Policy The site may be suitable

Allocated Site:	EV2; Countryside The site is designated Countryside (Policy EV2).	Other:	
		Conflicting Issues:	Yes The site is in countryside and residential development would currently not be suitable

Access to Services The site may be suitable

Within 800m or 10 mins walking

Primary school:	No	Bus stop:	Yes
GP:	No	Cash Machine or Post Office:	No

Within 30 mins travel by public transport

Secondary school:	No	Retail Area:	Yes
Further Education:	Yes	Hospital:	No
Supermarket:	Yes	Employment:	Yes

Transport Node:	Over 1km from a major public transport node
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Proximity to District Shopping centre:	Over 1km from a town centre
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Access to Open Space

Site within 500m of Natural Open Space?:	Yes
Site within 200m Public Open Space?:	Yes
Site within 300m Parks and Rec. Grounds?:	Yes

Site within 200m accessible open space?:	Partial
Does site affect existing open space?:	No

Physical Constraints The site may be suitableHighway Access Issues:

No The site could be accessed via Cauldwell Road

Contaminated Land?

No Known Contamination Minimal topsoil testing would be required.

Topography Constraints:	No There are no significant constraints
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Access to Utilities?:	Unknown
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Additional Comments:**Overall Final Conclusion: Proposed Local Plan Housing Allocation****POLICY COMMENTS:**

The site is in designated Countryside. It has good access to services and facilities in Mansfield, including good transport links and may be suitable for future allocation for residential development.

PHYSICAL CONSTRAINTS

A noise impact assessment would be required to determine if noise levels from the Mansfield Ashfield Regeneration Route are acceptable. This is unlikely to restrict development provided that it could be appropriately mitigated. The site is being taken forward for allocation.

Site Ref: SM378 Land south of Cauldwell Road, Sutton/Mansfield**Area (Hectares):** 9.10 **Yield:** 207 **Site Source:** Site submitted by owner/agent**Agricultural Land Quality:** Grade 3 (Good-moderate)**Strategic Flood Risk Assessment:** No**Neighbour Issues:** Adjacent to the MARR - Noise impact assessment required.**Site within a flood zone?:** Outside Floodzones 2 & 3**Site Apparatus:** None identified.**Impact on Landscape & Biodiversity** The site may be suitable**Effect on Built Heritage:** one**Natural Features:** Yes Mature hedgerow on boundary and through the site.**Impact on views:** Yes See landscape assessment for details**Impact on existing recreational uses:** No Agricultural use.**Protected Species/Habitats:** No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.**Availability and** The site could be available within 5 years**Achievability** The site is economically viable/achievable for housing**Ownership Constraints:** No ownership constraints 0-5 years The land owner has indicated that the site is available.**Legal Issues:** No Known Legal Constraints 0-5 years**Timescale:** No other constraints 0-5 years**Viability Comments:** The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.**Additional Comments:****Overall Final Conclusion:** Proposed Local Plan Housing Allocation**POLICY COMMENTS:**

The site is in designated Countryside. It has good access to services and facilities in Mansfield, including good transport links and may be suitable for future allocation for residential development.

PHYSICAL CONSTRAINTS

A noise impact assessment would be required to determine if noise levels from the Mansfield Ashfield Regeneration Route are acceptable. This is unlikely to restrict development provided that it could be appropriately mitigated. The site is being taken forward for allocation.