

**SHELAA Sites in Hucknall**

**HK**

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| **HUCKNALL SHELAA SITES** | |
| **SHELAA Site Ref.** | **Site Address** |
| HK001 | Common Lane, Hucknall - Site A |
| HK002 | Common Lane, Hucknall - Site B |
| HK003 | Common Lane, Hucknall - Site C |
| HK004 | Common Lane, Hucknall - Site D |
| HK006 | Land off Common Lane, Hucknall |
| HK007 | South of High Leys Road, Hucknall |
| HK008 | Westholme, Forest View Drive, Hucknall |
| HK009 | Seven Stars PH, West Street / Ogle Street, Hucknall |
| HK010 | South-East of Doff's, A611, Hucknall |
| HK011 | Land off Bolsover Street, Hucknall |
| HK012 - E | Bottom Plantation, Misk Farm, Common Lane, Hucknall |
| HK012 - H | Bottom Plantation, Misk Farm, Common Lane, Hucknall |
| HK013 | Linby Boarding Kennels, East of Church Lane, Hucknall |
| HK014 | Land at Forest View Drive, Hucknall |
| HK015 | Broomhill Farm, Nottingham Road, Hucknall |
| HK016 | Land north of A611 / South of Broomhilll Farm, Hucknall |
| HK018 | Land rear 222 Nottingham Road, Hucknall |
| HK019 | Land rear 214 - 220 Nottingham Road, Hucknall |
| HK020 | Land rear 224 Nottingham Road, Hucknall |
| HK021 | Land north of Cranbourne Grove / Wood Lane, Hucknall |
| HK022 | Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall |
| HK023 | Phases 5b land at Rolls Royce, Watnall Road, Hucknall |
| HK024 | Phase 9 land at Rolls Royce, Watnall Road, Hucknall |
| HK025 | Surplus land for employment, Rolls Royce, Watnall Road, Hucknall |
| HK026 - E | Land off Nottingham Road/ south of A611, Nottingham Road, Hucknall |
| HK026 - H | Land off Nottingham Road / South of A611, Nottingham Road, Hucknall |
| HK027 | Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall |
| HK028 | Whyburn Farm, Hucknall |
| HK029 | Land North of Wood Yard, Wood Lane, Hucknall |
| HK030 | Land North of Wood Lane, Hucknall |
| HK034 | Farley's Lane, Hucknall |
| HK036 | High Leys Road, Hucknall |
| HK037 | Munks Avenue, Hucknall |
| HK038 | Oak Grove, Hucknall |
| HK040 | Ruffs Farm, South of Laughton Crescent, Hucknall |
| HK041 | South of Papplewick Lane, Hucknall |
| HK042 | Yew Tree Road, Hucknall |
| HK043 | Lime Tree Road Allotments, Hucknall |
| HK044 | Charnwood Grove, Hucknall |
| HK045 | Wigwam Lane, Part Leen Valley Golf Course, Hucknall |
| HK046 | West of Moor Road, Bestwood |
| HK047 (HK001, HK002, HK003  & HK004 & additional area) | Common Lane, Hucknall |
| HK048 (HK021 and HK030) | Land North of Wood Lane, Hucknall |
| HK049 | Forest View Drive, Land South of Lynwood, Hucknall |
| HK050 (HK018, HK019 & HK020) | Land rear 214 - 224 Nottingham Road, Hucknall |
| HK051 (HK016, HK034, HK043 & HK050) | Land north of A611 / South of Broomhilll Farm, Hucknall (incorporating land off Nottingham Road, Farleys Lane & Limetree Road Allotments) |
| HK052 | Farleys Farm, Land south of Hucknall Bypass (A611) |

# Site Details

**Site Ref HK001**

**Address** Common Lane, Hucknall - Site A

**Gross Developable Area (ha)** 0.99

**Potential Yield** 27

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission.

**Tenanted or Leased** Short term tenancies on site

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

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Countryside on urban fringe dwellings to east and west of the site.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** With 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park with a play area. Part of the site is within 1000m of a destination park - Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

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

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges to the boundaries with some standard trees

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

## Physical Constraints

**Highways Access** Access appears possible.

**NCC Highways Comments**

Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority.

access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** Right of way Hucknall BW33 crosses the site.

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

**Topographical Constraints** None - gently sloping site

**Other Constraints** None identified.

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

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

***Highway comments identify that the site should not be developed in isolation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK002**

**Address** Common Lane, Hucknall - Site B

**Gross Developable Area (ha)** 3.43

**Potential Yield** 77

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Short term tenancies on site

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

***year and no legal issues have been identified. A small area of the site is subject to Safeguarding Directions for development affecting the route and associated works for the High Speed Two rail project Phase 2b.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Field within the countryside on the urban fringe.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** With 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park with a play area. Part of the site is within 1000 m of a destination park - Nabbs Lane

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

## Impact on Natural & Built Environment

**Landscape Character** Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded

Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** A small part of the site and the land adjoining to the north east is, under the

Natural Environment & Rural Community Act 2006 Section 41, a Priority Habitat Lowland Dry Acid Grassland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site. (See notes on Priority Habitat).

**Natural Features** Mature hedges to some of the boundaries.

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

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority

access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** No known contamination. Old Gravel Pit immediately adjacent to northwest.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** Right of way Hucknall BW33 crosses the site.

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

**Topographical Constraints**

Site rises significantly from south east to north west. To the north eastern

boundary ground levels increase substantially to form a steep slope forming the rise to Leivers Hill.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable. (forms part of HK004)***

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

***Highway comments identify that the site should not be developed in isolation.***

***To the north eastern boundary of the site ground levels increase substantially to form a steep slope forming the rise to Leivers Hill and consequently not all the site area is potentially developable.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. A small area of the site is subject to Safeguarding Directions for development affecting the route and associated works for the High Speed Two rail project Phase 2b.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK003**

**Address** Common Lane, Hucknall - Site C

**Gross Developable Area (ha)** 3.96

**Potential Yield** 89

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Short term tenancies on site

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

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Field within the countryside on the urban fringe.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Most of the site is within 480m (6mins) of a natural green space. A significant

part of the site is within 1000 m of a destination park - Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded

Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** LWS (Long Hill Disused Pit) adjacent to the northern site boundary. The LWS is

also identified under the Natural Environment & Rural Community Act 2006 Section 41 as a Priority Habitat I - Lowland Dry Acid Grassland (England). The site to the south west of the site is similarly designated.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges to boundary

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

## Physical Constraints

**Highways Access** Access appears possible

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

**Land Contamination** No known contamination. Old Gravel Pit immediately adjacent to north.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** A small area of the site to the boundary with Common Lane is identified as

being subject to surface water flooding. Although this is identified as high risk as it is an isolated it is not anticipate as having a significant impact.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified.

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

**Topographical Constraints**

The site rises significantly from south east to north west. To the south of the

site the ground rises substantially to form a steep side slope to Leivers Hill.

**Other Constraints** None identified.

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

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

***It is located adjacent to a Local Wildlife Site and land to the south west is identified as a Priority Habitat - Lowland Dry Acid Grassland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK004**

**Address** Common Lane, Hucknall - Site D

**Gross Developable Area (ha)** 4.83

**Potential Yield** 109

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Short term tenancies on site

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

***year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A small part of the site is subject to Safeguarding Directions for development affecting the route and associated works for the High Speed Two rail project Phase 2b.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Field within the countryside on the urban fringe.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** With 480m (6mins) of a natural green space. A small part of the site is within

480m (6 mins) from neighbourhood park with a play area. Part of the site is within 1000 m of a destination park - Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded

Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** A small part of the site and the land adjoining to the north east is, under the

Natural Environment & Rural Community Act 2006 Section 41, a Priority Habitat Lowland Dry Acid Grassland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges to some of the boundaries with standard trees within the old

quarry.

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

## Physical Constraints

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

**NCC Highways Comments**

Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority

access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** No known contamination. Old Gravel Pit on northern part of site.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** Right of way Hucknall BW33 crosses the site.

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

**Topographical Constraints**

Site rises significantly from south east to north west. To the north eastern

boundary of the site, ground levels increase substantially to form a steep slope forming part of Leivers Hill. The north western part of the site also rises substantailly to form a steep sloped hill, Beacon Hill.

**Other Constraints** None identified.

***Suitability Conclusions The site is potentially suitable. (forms part of HK002)***

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

***A small part of the site and the land adjoining to the north east is a Priority Habitat. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Highway comments identify that the site should not be developed in isolation. The site has steep slopes and consequently not all the site area is potentially developable.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A small part of the site is subject to Safeguarding Directions for development affecting the route and associated works for the High Speed Two rail project Phase 2b.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK006**

**Address** Land off Common Lane, Hucknall

**Gross Developable Area (ha)** 5.11

**Potential Yield** 115

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** No identified by submission

**Tenanted or Leased** Yes - no detail given

***Availability Conclusion The site is potentially available within the next 15 years. The land is currently subject***

***to tenancies/lease and has a number of joint owners. A significant part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Fields forming part of the countryside with residential areas to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Currently no access to any identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network

**Access to Green Space** With 480m (6mins) of a natural green space.

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

## Impact on Natural & Built Environment

**Landscape Character** S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape

Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** A small part of the site is adjacent to a LWS – Watnall Coppice East. Under the

Natural Environment & Rural Community Act 2006 Section 41 this is also a Priority Habitat – deciduous woodland.

**Nationally Designated Natural**

**Assets**

The LWS woodland adjacent to the site is also identified as an ancient and semi

natural woodland.

**Natural Features** Mature trees to the east form a barrier to access from eastern residential areas .

Western boundary formed of stream and mature woodland.

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

## Physical Constraints

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

**NCC Highways Comments** This appears to require 3rd party land for access.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** A small area of surface water flooding is identified to the southern boundary of

the site nearest to the main urban boundary.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Right of way Hucknall BW34 is located to the boundary of the site.

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

**Topographical Constraints** None identified. Slightly undulating, gently sloping north to south.

**Other Constraints** HS2 & the M1 Motorway are in relatively close proximity and may require

mitigations measures.

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

***from the public highway appearing to require 3rd party land for access.***

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

***The site has poor accessibility to existing local services by walking and by regular public transport.***

***A small part of the site is adjacent to a LWS with part of the wood being ancient woodland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***HS2 and the M1 Motorway are in relatively close proximity and may require mitigations measures. A small area of surface water flooding is identified to the southern boundary and will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available within the next 15 years. The land is currently

subject to tenancies/lease and has a number of joint owners. A significant part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK007**

**Address** South of High Leys Road, Hucknall

**Gross Developable Area (ha)** 0.22

**Potential Yield** 7

**Proposed Use** Housing

# Availability

**Ownership Constraints** Ransom strip to Meadow Croft Gardens created by Brandon Homes

**Restrictive Covenant** No identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site has full planning permission (granted October 2020) for 9 dwellings, along***

***with adjacent site HK036 plus an additional strip of land to the east.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area. Policy HG1Hf - Housing

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** The character of the land is green space set within a residential estate.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Close to A611, however there are existing dwellings in the same vicinity

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Primary school, GP/Health Centre, and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** With 480m (6mins) of a natural green and a neighbourhood park with a play

area. The site is within 1000 m of a destination park – Nabbs Lane and Titchfield Park

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** While not designated as a local natural asset, part of site under the Natural

Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** The site appears to have naturally regenerated with a substantial tree coverage

so that it is identified as a Priority Habitat - deciduous woodland.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Should not be developed in isolation. Comment applies to HK07 & 036. From high level desk top

study it appears feasible to deliver this site via access off Annies Close. Isolated from highway - ransom strip to Annies Close

**Land Contamination** No known contamination. Likely former use as Allotment Gardens. Old Land

Drain along southwest boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Part of the site, south western boundary, is subject to surface water flooding.

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

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified.

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

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

**Other Constraints** None identified.

***Suitability Conclusions The site has full planning permission (granted October 2020) for 9 dwellings,***

***along with adjacent site HK036 plus an additional strip of land to the east.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site has full planning permission (granted October 2020) for 9 dwellings,

along with adjacent site HK036 plus an additional strip of land to the east.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has full planning permission (granted October 2020) for 9 dwellings,**

**along with adjacent site HK036 plus an additional strip of land to the east.**

# Site Details

**Site Ref HK008**

**Address** Westholme, Forest View Drive, Hucknall

**Gross Developable Area (ha)** 1.9

**Potential Yield** 58

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***agreement is in place for land assembly. No legal issues have been identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with isolated dwellings and residential

areas to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Dwelling, stabling

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification**

Identified part of the site as being in Grade 3a but with the majority of the site

being in Grade 3b.

**Locally Designated Natural Assets** LWS (Dobpark Grassland) adjacent to the northern boundary of the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees & hedgerows to all sides and spread across the site. Overhead

power/ telephone lines present.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination. Old Clay Pits and Brickworks off site to southwest.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None identified

**Flood Risk from Watercourses** None identifed. Flood Zone 1.

**Topographical Constraints** None. The site is gently sloping north to south.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable due to significant access constarints.***

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

***LWS (Dobpark Grassland) is adjacent to the northern boundary. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Part of the site is Grade 3a Agricultural Land but the majority of the site is Grade 3b.***

***Highways have identified that Forest View Drive in its current form is not acceptable for a primary access point.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

an agreement is in place for land assembly. No legal issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK009**

**Address** Seven Stars PH, West Street / Ogle Street, Hucknall

**Gross Developable Area (ha)** 0.66

**Potential Yield** 24

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Former public housing and car parking with additional areas located within a

mixed use area of residential and various commercial uses.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Former PH, Various outbuildings

## Access to Services, Green Spaces & Utilities

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

Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital.

**Access to Green Space** The site is within 480m (6mins) of a natural green space. Within 480m (6 mins)

of a neighbourhood park with a Play Area. The site is within 1000 m of a destination park – Tichfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified

**Heritage Assets**

Site within the Hucknall Town Centre Conservation Area. The Public House is a locally

listed heritage asset. Nominated local heritage asset adjacent or close to the site are identified as 32 West Street (940) and Rose Cottage (ref 523). Part of the site is within an area of Hucknall town centre, which is identified as a potential archaeological site.

## Physical Constraints

**Highways Access** Access appears possible

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

**Land Contamination** No known contamination. Garage with underground fuel tanks immediately

adjacent to southeast.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** No surface water flooding on site. Surface water flooding to West Street and

Ogle Street adjacent to the site.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None identified

**Flood Risk from Watercourses** Flood Zone 2 along northern edge of site.

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

**Topographical Constraints** None. Relatively flat site

**Other Constraints** None identified.

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

***However, it will be necessary to consider the heritage implications as the site is within the Hucknall Town Centre Conservation Area, the Public House is a locally listed heritage asset and other local heritage assets are adjacent or close to the site. Part of the site is also identified as a potential archaeological site.***

***The loss of the public house would reflect a loss of a community facility as defined by the NPPF paragraph 92.***

***Access will need to consider that the northern edge of the site is in Flood Zone 2 and there is surface water flooding identified to West Street and Ogle Street.***

# Achievability

**Potential Abnormal Site Costs** Archaeological investigation.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK010**

**Address** South East of Doff's, A611, Hucknall

**Gross Developable Area (ha)** 0.9

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes - no detail given

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

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Green space with industrial units to the north and the A611 Hucknall Bypass to

the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. The site forms part of the green

space and would result in a loss of green space. Part of the site is within 480m (6 mins) of a neighbourhood park. The site is within 1000 m of a destination park – Titchfield Park and Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** A Priority Habitat - deciduous woodlands under The Natural Environment &

Rural Community Act 2006, Section 41 is identified adjacent to the southern boundaries of the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Two mature trees and a small area of boundary hedge to the western boundary.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments** The Highway Authority is unlikely to accept direct access onto the A611.

**Land Contamination** No known contamination. Colliery Spoil Tip immediately adjacent to southwest.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Right of way Hucknall FP 5 forms western boundary

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

**Topographical Constraints** Gently sloping site with higher ground to the south west.

**Other Constraints** None identified.

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

***significant access constraints as the Highway Authority is unlikely to accept direct access onto the A611.***

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

***A Priority Habitat - deciduous woodlands is identified adjacent to the southern boundaries of the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref HK011**

**Address** Land off Bolsover Street, Hucknall

**Gross Developable Area (ha)** 0.22

**Potential Yield** 9

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Building on site is subject to tenancy.

***Availability Conclusion The site has planning permission (V/2019/0179) - approved August 2019.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Employment site located with a mixed use area of residential and various

commercial uses.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** Employment buildings

## Access to Services, Green Spaces & Utilities

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

Primary school, Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital

**Access to Green Space** Within 480m (6mins) of a natural green space. The site is within 480m (6 mins)

of a neighbourhood park. The site is within 1000 m of a destination park –Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified.

**Heritage Assets**

Northern part of the site is within the Hucknall Town Centre Conservation Area. The

Certa Cito building is a locally listed site. A substantial part of Hucknall town centre is identified as a potential archaeological site including the whole of the application site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments** Likely require improvenents to Bolsover St

**Land Contamination** Likely existence of contamination. Factories on southwest part of site. Factory

immediately adjacent to northwest.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

***Suitability Conclusions The site has planning permission (V/2019/0179) - approved August 2019.***

# Achievability

**Potential Abnormal Site Costs** Land contamination and Archaeological investigation.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site has planning permission (V/2019/0179) - approved August 2019.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission (V/2019/0179) - approved August 2019.**

# Site Details

**Site Ref HK012 - H**

**Address** Bottom Plantation, Misk Farm, Common Lane, Hucknall

**Gross Developable Area (ha)** 2.58

**Potential Yield** 58

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** farm tenancy to Hardstaffs, Linby

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

***year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting** Fields forming part of the countryside with residential areas to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

HS2 & M1 Motorway in relatively close proximity and may require mitigations

measures.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

No access to identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network.

**Access to Green Space** With 480m (6mins) of a natural green space.

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

## Impact on Natural & Built Environment

**Landscape Character** S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape

Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** Part of the site is a Local Wildlife Site – Watnall Coppice East. Under the Natural

Environment & Rural Community Act 2006 Section 41 this is also a priority Habitat – deciduous woodland. Further into the woodland it is identified as an ancient and semi natural woodland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees to the east form a barrier to access from eastern residential areas.

Western boundary formed of overgrown stream and mature woodland.

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

## Physical Constraints

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

**NCC Highways Comments** This appears to require 3rd party land for access.

**Land Contamination** No known contamination. Old Land Drain on west corner and along southwest

boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** The western part of the site is subject to surface water flooding including a small

linear area of high risk flooding.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified. Slightly undulating, gently sloping north to south.

**Other Constraints** HS2 & M1 Motorway are in relatively close proximity and may require

mitigations measures.

***Suitability Conclusions The site is not suitable for proposed use without mitigation, as it is isolated***

***from the public highway appearing to require 3rd party land for access.***

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

***The site has poor accessibility to existing local services by walking and by a regular bus service.***

***A small part of the site is adjacent to a LWS with part of the wood being ancient woodland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***HS2 & the M1 Motorway are in relatively close proximity and may require mitigations measures. The western part of the site is subject to surface water flooding including a small linear area of high risk flooding and will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK012 - E**

**Address** Bottom Plantation, Misk Farm, Common Lane, Hucknall

**Gross Developable Area (ha)** 2.58

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** farm tenancy to Hardstaffs, Linby

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

***year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting** Fields forming part of the countryside with residential areas to the east.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

HS2 & M1 Motorway in relatively close proximity and may require mitigations

measures.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

No access to identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Not applicable to employment sites.

**Access to Green Space** With 480m (6mins) of a natural green space.

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

## Impact on Natural & Built Environment

**Landscape Character** S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape

Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** Part of the site is a Local Wildlife Site – Watnall Coppice East. Under the Natural

Environment & Rural Community Act 2006 Section 41 this is also a priority Habitat – deciduous woodland. Further into the woodland it is identified as an ancient and semi natural woodland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees to the east form a barrier to access from eastern residential areas.

Western boundary formed of overgrown stream and mature woodland.

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

## Physical Constraints

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

**NCC Highways Comments** This appears to require 3rd party land for access.

**Land Contamination** No known contamination. Old Land Drain on west corner and along southwest

boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** The western part of the site is subject to surface water flooding including a small

linear area of high risk flooding.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None

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

**Topographical Constraints** None identified. Slightly undulating, gently sloping north to south.

**Other Constraints** HS2 & M1 Motorway are in relatively close proximity and may require

mitigations measures.

***Suitability Conclusions The site is not suitable for proposed use without mitigation, as it is isolated***

***from the public highway appearing to require 3rd party land for access. The site also has poor accessibility to existing local services and poor accessibility to existing services by bus.***

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

***A small part of the site is adjacent to a Local Wildlife Site with part of the wood being ancient woodland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***HS2 and the M1 Motorway are in relatively close proximity and may require mitigations measures. The western part of the site is subject to surface water flooding including a small linear area of high risk flooding and will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref HK013**

**Address** Linby Boarding Kennels, East of Church Lane, Hucknall

**Gross Developable Area (ha)** 1.6

**Potential Yield** 43

**Proposed Use** Mixed Use

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with isolated dwellings/ sports facilities,

open countryside to the east and residential area to the west.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints**

Potential conflict between the adjacent cricket ground and residential

development.

**Existing Buildings & Structures** Kennel buildings. NB majority of dwelling Harwyn House falls within Gedling

District.

## Access to Services, Green Spaces & Utilities

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

Post office.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Supermarket and retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 1000 m

of a destination park – Albert Street Recreation Ground.

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

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

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

**Locally Designated Natural Assets** LWS (Linby Paddock) adjacent to the northern boundary of the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerows to the east and west, some mature trees on site.

**Heritage Assets** There are 5 Listed Buildings (1 Grade II\* and 4 Grade II), 1 Conservation Area and 1 Locally Listed Building within the study area. There are 8 further non-designated assets

identified in the Nottinghamshire HER.

The key heritage assets are as follows:

 Grade II\* Church of St Michael – High Significance

Development will result in no harm to the significance of the asset.

 Linby Conservation Area – Medium Significance

Development will result in less than substantial harm to the significance of the conservation area. Mitigation may be possible.

 Grade II Headstone 8M south of chancel at Church of St Michael – Medium Significance Development will result in no harm to the significance of the asset.

 Grade II Glebe boundary marker 110m south of the Old Rectory – Medium Significance Development will result in no harm to the significance of the asset.

 Grade II Glebe boundary marker 150m southeast of the Old Rectory – Medium Significance

Development will result in no harm to the significance of the asset.

 Grade II The Old Rectory – Medium Significance

Development will result in no harm to the significance of the asset.

 Locally Listed Great Northern Railway Cottages – Low Significance Development will result in no harm to the significance of the asset.

Assessment of Archaeological Potential

Given the sites location on the periphery of a medieval village and the presence of medieval terracing to the north (L10131) the presence of medieval remains cannot be completely ruled out. Further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

Assessment of Historic Landscape Characterisation

The development of this site would represent a minor change from its historic landscape

## Physical Constraints

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

**NCC Highways Comments**

Church Lane is a narrow rural road that will require widening into the site and will reduce the

yield.

**Land Contamination** No known contamination. Old Quarry immediately adjacent to north.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Small area of high and medium risk surface water to the south eastern part of

the site.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

**Flood Risk from Watercourses** None identifed. Flood Zone 1.

**Topographical Constraints** None identified. Gently slopes north to south.

**Other Constraints** Potential conflict between the adjacent cricket ground and residential

development.

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

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

***Church Lane is a narrow rural road that will require widening into the site and will reduce the yield.***

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

***Development will result in less than substantial harm to the significance of Linby Conservation Area. Mitigation may be possible.***

***Further archaeological evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.***

***The development of this site would represent a minor change from its historic landscape character.***

***A small area of high and medium risk surface water to the south eastern part of the site will require mitigation. There is the potential for conflict between the adjacent cricket ground and residential development.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

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

are no identified legal issues.

# Overall Conclusion

**Mixed Use**

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

**Full planning permission approved on the northern part of the site for 9 dwellings (V/2024/0103).**

# Site Details

**Site Ref HK014**

**Address** Land at Forest View Drive, Hucknall

**Gross Developable Area (ha)** 0.3

**Potential Yield** 10

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with isolated dwellings and the A611 and

residential areas to the west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** The A611 is adjacent to the site.

**Existing Buildings & Structures** 3 small outbuildings/ sheds

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park with a play area. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

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

**Locally Designated Natural Assets** LWS (Dobpark Grassland) adjacent to the northern boundary of the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees form strong northern and western boundaries.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination. Poultry Houses on site. Water Well on western

boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** Right of way Hucknall FP39 runs to the northern boundary of the site.

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

**Topographical Constraints** None identified. Gently sloping from south to north.

**Other Constraints** The A611 is adjacent to the site.

***Suitability Conclusions The site is not suitable.***

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

***LWS (Dobpark Grassland) is adjacent to the northern boundary. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Highways have identified that Forest View Drive in its current form is not acceptable for a primary access point.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK015**

**Address** Broomhill Farm, Nottingham Road, Hucknall

**Gross Developable Area (ha)** 7.2

**Potential Yield** 162

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site has planning permission (V/2019/0483) - approved March 2021.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area. HG1Hb (part) - Housing

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with residential areas to the north and

east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

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

play area. Part of the site is within 1000 m of a destination park – Titchfield.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** TPO 168: 24 individual trees and 2 groups of trees, located on the site. Local

Wildlife Site : Farley's Grassland is adjacent to the south eastern boundary.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Multiple mature trees and hedgerows form current field boundaries.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Old Quarry immediately adjacent to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** A small area of low risk surface water flooding is identified to the east of the

site.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified

***Suitability Conclusions The site has planning permission (V/2019/0483) - approved March 2021.***

***Under construction - commenced 2023..***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site has planning permission (V/2019/0483) - approved March 2021.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission (V/2019/0483) - approved March 2021.**

**Under construction - commenced 2023..**

# Site Details

**Site Ref HK016**

**Address** Land north of A611 / South of Broomhilll Farm, Hucknall

**Gross Developable Area (ha)** 23.63

**Potential Yield** 482

**Proposed Use** Mixed use for housing and commercial

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with residential areas to the north and

east, A611 to the south and east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 adjoins the site and mitigation measure may be required.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

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

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network. However, the

housing yield may generate the provision of bus services.

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

play area. Most of the site is within 1000 m of a destination park – Titchfield.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** Two local wildlife sites are located on the site Farley's Grassland and Farley's

Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Multiple mature trees and hedgerows form current field boundaries.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination.

**Ground Stability**

Likely ground stability issues. Major fault line running N-S across western part

of site. Coal Low Risk Area.

**Flood Risk from Surface Water** There are a number of areas of, typically, low risk surface water on the site. A

potential flow of surface water crosses the site from Farley Lane south easterly to the A611.

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

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

Network Improvements likely to be required Network Improvements may be required

**Rights of Way**

Hucknall FP40 crosses the site. Hucknall BW30 is adjacent to the west boundary

of the site (Farleys Lane).

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

**Topographical Constraints**

None identified. Gently sloping site. Former railway embankment is set within

part of the site.

**Other Constraints** None identified.

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

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

***Whilst the site currently does not have access to identified local services and is outside core hourly/half hourly public transport network, the potential housing yield of 482 may generate the provision of bus services.***

***Two LWSs are located on the site, Farley's Grassland and Farley's Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat . Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Highways have identified that the site should not be developed in isolation. There are likely ground stability issues as major fault line runs N-S across western part of site, which may impact on development costs.***

***There are a number of areas of, typically, low risk surface water on the site. A potential flow of surface water crosses the site from Farley Lane south easterly to the A611. This will requires mitigation.***

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

# Achievability

**Potential Abnormal Site Costs** Ground stability

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues.

# Overall Conclusion

**Mixed use for housing and commercial**

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

# Site Details

**Site Ref HK018**

**Address** Land rear 222 Nottingham Road, Hucknall

**Gross Developable Area (ha)** 0.23

**Potential Yield** 7

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues. The site would require access from land to the south or the north. The owners of sites HK018, HK019 and HK020 are working together to put forward a combined site.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Extensive garden areas which integrated into the wider countryside with

residential areas to the east.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Small area of hardstanding for car parking.

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space. The majority of the site is within

480m (6mins) of a neighbourhood park with a play area.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature planting on three boundaries.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/ cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified

***Suitability Conclusions The site is not suitable in isolation.***

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

***Highways have identified that the site is isolted from the public highway. The site has also been assessed as part of a wider site - see HK050.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues. The site would require access from land to the south or the north. The owners of sites HK018, HK019 and HK020 are working together to put forward a combined site.

# Overall Conclusion

**Housing**

**Overall Conclusion The site is available, but not suitable. The site has also been assessed as part**

**of a wider site - see HK050.**

# Site Details

**Site Ref HK019**

**Address** Land rear 214 - 220 Nottingham Road, Hucknall

**Gross Developable Area (ha)** 0.45

**Potential Yield** 12

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues. If the site was brought forward on its own, the demolition of the house forming part of the site would be required. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined sites.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Extensive garden areas which integrated into the wider countryside with

residential areas to the east.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Dwelling, workshop and garage buildings

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

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

play area.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Strong western boundary-hedgerow and mature tree planting/trees.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** A small area of surface water flood is identified to the rear of the existing

dwelling.

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

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified

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

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

***Highways have identified that the site should not be developed in isolation. A small area of low risk surface water flooding is identified on the site, which will requires mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues. If the site was brought forward on its own, the demolition of the house forming part of the site would be required. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined sites.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK020**

**Address** Land rear 224 Nottingham Road, Hucknall

**Gross Developable Area (ha)** 3.11

**Potential Yield** 70

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined site.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Extensive garden areas and fields which integrated into the wider countryside

with residential areas to the east.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** A611 abuts southern boundary

**Existing Buildings & Structures** Dwelling, workshop

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m

(6mins) of a neighbourhood park with a play area.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees to west and mature hedgerows.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Old Quarry on site. Former Railway Land

immediately adjacent to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Areas of surface water flooding are identified on the site, including some areas

of high risk.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified.

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

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

***Highways have identified that the site should not be developed in isolation.***

***Areas of surface water flooding are identified on the site, including some areas of high risk, which will requires mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined site.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK021**

**Address** Land north of Cranbourne Grove / Wood Lane, Hucknall

**Gross Developable Area (ha)** 0.32

**Potential Yield** 11

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** no

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

***agreement is in place for land assembly. No legal issues have been identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Field forming part of the countryside with isolated dwellings and residential

areas adjacent to the south and the A611 to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 abuts eastern boundary

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Supermarket and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape

Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

**Agricultural Land Classification**

The Post 1988 Agricultural Land Classification (England) identifies the site as

‘other’.

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Standard trees and hedge to the northern boundary.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination. Former Brickworks site immediately adjacent to

southeast.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified, flat site.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable.***

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

***Highways have identified that Forest View Drive in its current form is not acceptable for a primary access point.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

an agreement is in place for land assembly. No legal issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK022**

**Address** Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall

**Gross Developable Area (ha)** 8.82

**Potential Yield** 198

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Field forming part of the countryside with residential areas adjacent to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

HS2 & M1 Motorway are in relatively close proximity and may require

mitigations measures.

**Existing Buildings & Structures** Farm Buildings

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Supermarket.

**Access to Green Space** Parts of the site is within 480m (6 mins) from neighbourhood park and the

whole of the site is within 1000 m of a destination park – Merlin Park.

**Access to Utilities**

Site is within close proximity to residential dwellings, Harron Homes have

recently started construction for 113 houses. Utilities surveys will be undertaken in due course, however no insurmountable issues are foreseen.

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** Starth Wood adjacent to part of the site is identified as an ancient and semi

natural woodland. It is also a Local Wildlife Site. Under the Natural Environment & Rural Community Act 2006 Section 41 Starth Wood is identified as a Priority Habitat – deciduous woodland

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site. No known protected species on site.

**Natural Features** Strong hedgerow boundary around southern section and mature trees around

northern section.

**Heritage Assets**

There are 2 Listed Buildings (both Grade II) and 3 Locally Listed Buildings within the study area. There are 2 further non-designated assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

* Grade II Battle Headquarters – Medium Significance

Development would cause less than substantial harm to the tower. However, without knowing the extent of subterranean chambers underneath the tower, development within the site could inadvertently cause substantial harm to the asset.

Potential opportunity to enhance the heritage asset through the provision of interpretatuion board and allowing public access.

* Grade II Hangars 1 & 2 at K & M Hauliers – Medium Significance Development of the site will not harm the setting or significance of the assets.
* Locally Listed Guardhouse at Former RAF Hucknall, Motor Garages and Workshops at Former RAF Hucknall, and Shops and Store at Former RAF Hucknall – Low Significance The site is located at such a distance from the assets and is screened from intervening built form and vegetation that any development will not impact the significance and setting of the assets.

Assessment of Archaeological Potential

Further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In particular, ground-penetrating radar is recommended, along with a metal detecting survey, in the vicinity of the military infrastructure.

Assessment of Historic Landscape Characterisation

The development of this site would represent a less than significant change from its historic landscape character.

## Physical Constraints

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

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Long Lane and Lancaster

Road. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** No known contamination. Site is within 20m of former landfill to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Parts of the site are subject to surface water flooding. The southern part of the

site close to Watnall Road identifies an significant area at a high risk of flooding.

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

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

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

**Rights of Way** None identified.

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified.

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

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

***Highways identify that the site requires masterplanning access strategy with 2 points of access onto Long Lane and Lancaster Road. The main road corridor should be looped suitable for buses and interconnected throughout.***

***Starth Wood adjacent to part of the site is identified as an ancient and semi natural woodland. It is also a Local Wildlife Site and is identified as a Priority Habitat – deciduous woodland - Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Development would cause less than substantial harm to the Grade II Battle Headquarters tower. However, without knowing the extent of subterranean chambers underneath the tower, development within the site could inadvertently cause substantial harm to the asset.***

***Further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In particular, ground-penetrating radar is recommended, along with a metal detecting survey, in the vicinity of the military infrastructure.***

***The development of this site would represent a less than significant change***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK023**

**Address** Phases 5b land at Rolls Royce, Watnall Road, Hucknall

**Gross Developable Area (ha)** 4.66

**Potential Yield** 150

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site has planning permission (V/2022/0652) - approved April 2023.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Employment area with new residential development to the west of the site

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** Possible for conflict with the adjacent employment use.

**Existing Buildings & Structures** Two remaining Rolls Royce buildings

## Access to Services, Green Spaces & Utilities

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

No access to identified services. However, there is dedcated bus provision to the site (V/2013/0123).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network. However, there is

dedcated bus provision to the site (V/2013/0123).

**Access to Green Space** Part of the site is within 480m (6mins) of a natural green space. Part of the site

is within 480m (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park - Merlin Park and Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** LWS – Hucknall Airfield is located to the south and east of the site. Planning

permission has been granted for residential development on the part of this area.

**Nationally Designated Natural**

**Assets**

None identified.

**Natural Features** None identified.

**Heritage Assets**

A listed building is located to the north of the site ‘Wing Test Hanger & concrete de-

tuner’. Two listed hangers are located to the north west of the site.

## Physical Constraints

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

**NCC Highways Comments**

Site cannot be developed in isolation but it will be integrated with Harrier Park which has

planning permission V/2013/0123.

**Land Contamination** No known contamination. Hazardous substances stored and used here. Likely

historical spillage to ground.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Part of the site is subject to surface water flooding which reflects the location of the building identified on the flood maps.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified.

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

***Suitability Conclusions The site has planning permission (V/2022/0652) - approved April 2023.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has planning permission (V/2022/0652) - approved April 2023.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission (V/2022/0652) - approved April 2023.**

# Site Details

**Site Ref HK024**

**Address** Phase 9 land at Rolls Royce, Watnall Road, Hucknall

**Gross Developable Area (ha)** 4.45

**Potential Yield** 101

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site has planning permission (V/2022/0644) - approved April 2023.***

# Suitability

## Location, Setting & Land Use

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

EM2 open air testing Rolls Royce.

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Former airfield in the countryside with employment areas to the north.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints**

There is potential conflict with adjoin land areas which comprise an existing

employment area or land which has planning permission for development for employment purposes as Harrier Park.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Currently no access to any identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network.

**Access to Green Space** Part of the site is within 480m (6mins) of a natural green space. Part of the site

is within 480m (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park - Merlin Park,Nabbs Lane and Tichfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** Part of the site is a LWS – Hucknall Airfield. However, planning permission has

been granted for the area to be developed for employment purposes.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified as the site has been cleared as part of the planning permission.

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

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

This appears to be the commercial element of the Rolls Royce planning permission that benefits

from a purpose made access core route that provides secondary access to the RR works. This could create potential conflict with private/commercial vehicles.

**Land Contamination** Unlikey existence of contamination. Former Airfield. Nearby historical fuel

spillage. Site Investigation report submitted for V/2013/0123.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Part of the site is subject to surface water flooding.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified.

**Flood Risk from Watercourses** Flood Zone 2

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

***Suitability Conclusions The site has planning permission (V/2022/0644) - approved April 2023.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has planning permission (V/2022/0644) - approved April 2023.

# Overall Conclusion

**Housing**

**Overall Conclusion The site has planning permission (V/2022/0644) - approved April 2023.**

# Site Details

**Site Ref HK025**

**Address** Surplus land for employment, Rolls Royce, Watnall Road, Hucknall

**Gross Developable Area (ha)** 1.09

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site is available. There is a single landowner, the site is available within the next***

***15 years and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Employment area.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Yes

## Access to Services, Green Spaces & Utilities

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

Currently no access to any identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside core hourly/half hourly public transport network. However, there is

dedcated bus provision to the site (V/2013/0123).

**Access to Green Space** The site is within 480m (6mins) of a natural green space, part of the site is

within 480m (6 mins) of a neighbourhood park and the site is within 1000 m of a destination park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified.

**Heritage Assets**

A listed building is located to the west of the site ‘Wing Test Hanger & concrete de-tuner’.

## Physical Constraints

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

**NCC Highways Comments**

This is impossible to develop in isolation as requires 3rd party land to access highway network.

Comments apply to HK023 & 025.

**Land Contamination** Likely existence of contamination. Hazardous substances stored and used here.

Likely historical spillage to ground.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Part of the site,to the north west boundary, is subject to surface water flooding.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified.

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

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

***The site currently has no access to services by walking or by a regular bus services, however, there will be a dedicated bus provision to the site as part of the planning permission V/2013/0123.***

***A listed building is located to the west of the application site, ‘Wing Test Hanger & concrete de-tuner’ and any potential development will need to consider the impact on the settings of the listed building.***

***Highways identified that the site cannot be developed in isolation but it is assumed it will be intergrated with Harrier Park which has planning permission V/2013/0123.***

***Part of the site, on the north west boundary, is subject to surface water flooding and will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available. There is a single landowner, the site is available within the

next 15 years and there are no identified legal issues.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref HK026 - E**

**Address** Land off Nottingham Road/ south of A611, Nottingham Road, Hucknall

**Gross Developable Area (ha)** 15.41

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No information provided.

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

***year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with residential areas to the south and

the A611 to the north.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None.

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Not applicable to employment sites.

**Access to Green Space** In relation to Ashfield’s open space, part of the site is within 480m (6 mins) of a

natural green space. A small part of the site is within 1000 m of a destination park – Titchfield. However, the site is located to the south of the A611, which impedes access to the destination park.

**Access to Utilities** Yes

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified

as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Boundary made up of mature trees and hedgerows.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-

pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.

**Land Contamination** No known contamination. Former Railway land immediately adjacent to west.

Watercourse along northern boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Surface water flooding including areas of high risk are identified to the northern

part of the site.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Hucknall BW17 crosses the site from east to west.

**Flood Risk from Watercourses** A significant part of the northern area of the site is located in Flood Zones 2 or

3.

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable for proposed use without mitigation. A significant part***

***of the northern area of the site is within Flood Zones 2 and 3. Use for emeployment is identified as a less vulnerable use. Nevertheless, under the sequential test, new development should be steered to areas with the lowest probability of flooding. Highways identify that there are significant access constriants.***

***The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.***

***Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

# Achievability

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

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.

# Overall Conclusion

**Employment**

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

# Site Details

**Site Ref HK026 - H**

**Address** Land off Nottingham Road / South of A611, Nottingham Road, Hucknall

**Gross Developable Area (ha)** 15.41

**Potential Yield** 314

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No information provided.

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

***year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with residential areas to the south and

the A611 to the north.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 abuts the northern boundary

**Existing Buildings & Structures** None.

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

**Access to Green Space** In relation to Ashfield’s open space, part of the site is within 480m (6 mins) of a

natural green space. A small part of the site is within 1000 m of a destination park – Titchfield. However, the site is located to the south of the A611, which impedes access to the destination park.

**Access to Utilities** Yes

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified

as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Boundary made up of mature trees and hedgerows.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-

pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.

**Land Contamination** No known contamination. Former Railway land immediately adjacent to west.

Watercourse along northern boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Surface water flooding including areas of high risk are identified to the northern

part of the site.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Hucknall BW17 crosses the site from east to west.

**Flood Risk from Watercourses** A significant part of the northern area of the site is located in Flood Zones 2 or

3.

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable for proposed use without mitigation. A significant part***

***of the northern area of the site is within Flood Zones 2 and 3. Under the sequential test, new development should be steered to areas with the lowest probability of flooding. Highways identify that there are significant access constriants.***

***The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.***

***Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

# Achievability

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

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK027**

**Address** Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall

**Gross Developable Area (ha)** 0.62

**Potential Yield** N/A

**Proposed Use** Mixed Use

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes

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

***year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Recreational facility within a mixed use area of residential and various

commercial uses.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Buildings associated with the Football Club

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Not applicable to retail sites.

**Access to Green Space** With 480m (6mins) of a natural green and a neighbourhood park with a play

area. The site is within 1000 m of a destination park - Nabbs Lane and Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified

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

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments** Formal highway layouts for this site have been scoped and agreed in principal previously.

**Land Contamination** No known contamination. Deskstudy Report submitted for V/2009/0453.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements likely to be required

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

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

***The proposal would include a loss of part of an allocated employment site and an area of formal open space under the policies in the Ashfield Local Plan Review 2002.***

***The site is included in a mixed use permission for housing and workshops (V/2016/0619). It is understood that provision is being made for the football ground to be provided to an area of land to the south of Aerial Way. It would be necessary to demonstrated there is no longer a requirement for the site to be utilised for open space or for B uses.***

***The proposed use is for retail convenience goods. As a town centre use, it would be necessary to demonstrate there is a requirement for additional convenience floor space, that it could not be met in Hucknall town centre and this is an appropriate location for retail development.***

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

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.

# Overall Conclusion

**Mixed Use**

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

# Site Details

**Site Ref HK028**

**Address** Whyburn Farm, Hucknall

**Gross Developable Area (ha)** 205.8

**Potential Yield** 3000

**Proposed Use** Mixed use site for housing and employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** In part

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

***agreement is in place for land assembly. No legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** N/A

**Setting**

Open countryside. The urban fringe of Hucknall does not have a strong

influence on this area, despite its close proximity, because of woodland and dense hedgerows. (LCA MLO17 Characteristic features).

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Agricultural buildings

## Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.

No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.

**Access to Green Space** Part of the site to the south of Park Forest and Wighay Wood and to the north

and west of Dob Park is within 480m (6mins) of a natural green space. The eastern part of the site is within 1000 m of a destination park –Washdyke Lane. However, the nature of the proposed development would be anticipated to provide its own green space and play areas.

**Access to Utilities** Yes

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification**

Whole site indicated to be Grade 2 and 3. Eastern part of the site identified as a

mix of Grade 2, Grade 3a and Grade 3b.

**Locally Designated Natural Assets** LWS located on site are part of Park Forest, Annesley, and Wighay Wood

Stream. Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges. Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). LWS located on site are part of Park Forest, Annesley, and Wighay Wood Stream.

Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges.

Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). Small areas of the site to the west and north of Whyburn Houses and adjacent to Wighay Wood Stream are identified as Priority Habitat- deciduous woodland, under the Natural Environment & Rural Community Act 2006, Section 41.

**Nationally Designated Natural Assets**

The submitted site is adjacent to Park Forest & Wighay Woods. The woods are identified as part of an area of greatest ornithological interest for breeding nightjar and woodlark under the advice note issued by Natural England on the Sherwood Forest possible Potential Special Protection Area (ppSPA). It is considered a Habitats Regulation Assessment will be necessary before the site could be considered as a potential housing or employment allocation.

**Natural Features** Substantial site with numerous natural features found within the rural landscape.

**Heritage Assets** There is 1 Scheduled Monument, 1 Registered Park and Garden, 1 Listed Building (Grade II) and 1 Locally Listed Building within the vicinity of the site. There are also 15 non- designated assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

 Scheduled Monument Annesley Motte and Bailey Castle – High Significance Development would cause less than substantial harm to the asset by affecting its setting, which is integral to its importance.

 Grade II\* Listed Registered Park and Garden Annesley Hall – High Significance Development would cause less than substantial harm.

 Grade II Listed Gate pier at South Lodge, Annesley Hall – Medium Significance Development will not affect the immediate parkland setting and will therefore cause no harm to the significance of the asset.

 Locally Listed Whyburn House – Low Significance

Development would esult in less than substantial harm, as the house would be severed from its historical farmland and its curtilage truncated.

Assessment of Archaeological Potential

The evidence suggests a moderate potential for relict medieval or post-medieval field boundaries and evidence of mining, and a moderate to high potential for evidence of Roman activity. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In addition, landscape survey and historic building recording is also recommended to assess the quality of survival of the built heritage within the allocation.

Assessment of Historic Landscape Characterisation Development would represent a significant change.

## Physical Constraints

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

**NCC Highways Comments**

Site requires masterplanning access strategy with multiple access points onto the highway

network. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network along Annesley Road. This will reduce overall yield as part of the land will be required for highway improvements.

**Land Contamination** Likely existence of contamination. Predominantly farmland with several

farmyards. Fault line on southwest part of site. Maggot Farm on centre of site (odour from this is likely to cause problems to any future residential in the immediate vicinty).

**Ground Stability**

Likely ground stability issues. Former quarry with limekiln near centre of site.

Former gravel pit in southwest part of site. Mainly Coal Low Risk Area. A small area of Coal High Risk Area is identified off Washdyke Lane (318044) to the north of Whyburn Cottages, to the south west of Silo Farm Court (292240), to the north west of Silo Farm Court (292251) and abutting the site in Park Forest (292311).

**Flood Risk from Surface Water** Some surface water flooding identified on site. Flows follow the course of

Wighay Wood stream. Isolated areas of high and medium risk surface water flooding are located to the south and north west of New Farm, Washdyke Lane. Surface Water flooding flows, with some high risk areas are identified to the west of Whyburn House flowing into and following the watercourse.

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

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

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

**Rights of Way**

Hucknall BW1 - runs from Whyburn Lane north linking with Annesley BW17 to

the south of Wighay Wood.

Hucknall FP3 runs from Washdyke Lane south westerly joining with Hucknall FP4. Hucknall FP4 follows a rectangular route to come back to Whyburn Lane. FP4 links to Hucknall FP35 which provides access goes south westerly under the M1 Motorway.

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

**Topographical Constraints** None identified. Gently undulating.

**Other Constraints** 0

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

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

***While there is no access to identified local services or to core hourly/half hourly public transport network, but the housing yield will generate the provision of bus services.***

***The east part of the site is identified as a mix of Grade 2, Grade 3a and Grade 3b agricultural land.***

***Annesley Hall and its Registered Park and Garden adjoins part of the boundary of the site, and Whyburn House (Ref 393) which is a locally listed heritage asset is on the site. Any potential development is likely to cause less than substantial harm.***

***The site has a moderate to high potential for evidence of Roman activity. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In addition, landscape survey and historic building recording is also recommended to assess the quality of survival of the built heritage within the allocation.***

***Development would represent a significant change to the historic landscape character.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

an agreement is in place for land assembly. No legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Mixed use site for housing and employment**

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

# Site Details

**Site Ref HK029**

**Address** Land North of Woodyard, Wood Lane, Hucknall

**Gross Developable Area (ha)** 0.38

**Potential Yield** 13

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***agreement is in place for land assembly. No legal issues have been identified.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Green space set within an urban area with a mix of residential, commercial and

educational uses.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 abuts the western boundary.

**Existing Buildings & Structures** No

## Access to Services, Green Spaces & Utilities

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

Primary school, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Part of the site is within 480m (6mins) of a natural green space. Within 480m (6

mins) of a neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified.

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

## Physical Constraints

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

**NCC Highways Comments**

Access appears to require 3rd party land to link to the highway network. Direct access to the A611

will not be permitted.

**Land Contamination** No known contamination. Current Depot immediately adjacent to south of site.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified.

**Other Constraints** None identified.

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

***appears to require 3rd party land to link to the highway network. Direct access to the A611 will not be permitted.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

an agreement is in place for land assembly. No legal issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK030**

**Address** Land North of Wood Lane, Hucknall

**Gross Developable Area (ha)** 0.53

**Potential Yield** 14

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***agreement is in place for land assembly. No legal issues have been identified.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Trees and grassland within the countryside with residential areas to the south

east and south west

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Concrete hen house bases (large)

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification**

The Post 1988 Agricultural Land Classification (England) Maps identified part of

the site as ‘other’.

**Locally Designated Natural Assets** LWS (Long Hill Meadow) is located on a significant part of the site. Four trees on

the southern boundary are subject to a TPO (Ref 245). Part of the site is identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedges form 3 boundaries, significant part of the site is covered by mature trees.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to HK030 & 044. Charwood Ave

and Whyburn La are substandard streets with a high demand for onstreet parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. This is likely to be constrained by 3rd party land.

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination. Former Brickworks site to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified.

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

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

***identify that the site is isolated from the public highway. The surrounding streets are substandard streets with a high demand for on-street parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. Forest View Drive in its current form is not acceptable for a primary access point.***

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

***A Local Wildlife site is located on a significant part of the site, trees are subject to TPOs and part of the site is identified as a Priority Habitat. Therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

an agreement is in place for land assembly. No legal issues have been identified.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK034**

**Address** Farley's Lane, Hucknall

**Gross Developable Area (ha)** 0.85

**Potential Yield** 23

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Field forming part of the countryside with residential areas to the north and the

A611 to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park. Within 1000 m of a destination park - Nabbs Lane and Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges and trees to field boundaries.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.

**Land Contamination** No known contamination. Former railway land encroaches onto northern part

of site. Former Gravel Pit located approx 20m to northeast.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** The east of the site is subject to surface water flooding including an area of high

risk.

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

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Right of way Hucknall BW30 runs to the east of the site.

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

**Topographical Constraints**

Gently sloping but with a significant fall in height from the adopted highway of

Farley Lane.

**Other Constraints** None identified.

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

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

***Highways have identified that the site should not be developed in isolation and will require masterplanning with other sites.***

***The east of the site is subject to surface water flooding including an area of high risk. which will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK036**

**Address** High Leys Road, Hucknall

**Gross Developable Area (ha)** 0.11

**Potential Yield** 3

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion Site has full planning approval (granted October 2020) for 9 dwellings, along with***

***adjacent site HK036 plus an additional strip of land to the east.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** The character of the land is green space set within a residential estate.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Primary school, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital.

**Access to Green Space** With 480m (6mins) of a natural green and a neighbourhood park with a play

area. The site is within 1000 m of a destination park – Nabbs Lane and Titchfield Park

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** While not designated as a local natural asset, part of site under the Natural

Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** The site appears to have naturally regenerated with a substantial tree coverage

so that it is identified as a Priority Habitat - deciduous woodland.

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

## Physical Constraints

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

**NCC Highways Comments**

Should not be developed in isolation. Comment applies to HK07 & 036. From high level desk top

study it appears feasible to deliver this site via access off Annies Close.

Ransom strip to Annies Close

**Land Contamination** No known contamination. Likely former use as Allotment Gardens. Old Land

Drain along southwest boundary.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None

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

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

**Other Constraints** None identified

***Suitability Conclusions Site has full planning approval (granted October 2020) for 9 dwellings, along***

***with adjacent site HK036 plus an additional strip of land to the east.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** Site has full planning approval (granted October 2020) for 9 dwellings, along

with adjacent site HK036 plus an additional strip of land to the east.

# Overall Conclusion

**Housing**

**Overall Conclusion Site has full planning approval (granted October 2020) for 9 dwellings, along**

**with adjacent site HK036 plus an additional strip of land to the east.**

# Site Details

**Site Ref HK037**

**Address** Munks Avenue, Hucknall

**Gross Developable Area (ha)** 0.07

**Potential Yield** 2

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Garage site within a residential urban area.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Area submitted has been subdivided with two garages located off Hawthorne

Avenue.

## Access to Services, Green Spaces & Utilities

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

Primary school, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Within 1000 m of a destination park - Tichfield Park and Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** No designations on or adjacent site. No known protected species on site.

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

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25

metres wide with provisions made to accommodate any displaced parking .

**Land Contamination** No known contamination. Former Allotment Gardens. Land drain across

northern boundary of site.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Some low risk surface water flooding to the site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified, flat site.

**Other Constraints** Garage site with two occupied garages off Hawthorn Avenue. There are no

pedestrian or vehicle access points from neighbouring properties identified. A watercourse in a concrete channel is located to the soutern boundary of the site.

***Suitability Conclusions The site is potentially suitable. Planning Permisssion on part of site for 1***

***dwelling (V/2024/0099).***

***Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking.***

***Part of the site is subject to surface water flooding which will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK038**

**Address** Oak Grove, Hucknall

**Gross Developable Area (ha)** 0.1

**Potential Yield** 3

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Garage site within a residential urban area.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** 13 garages on site including two press steel modern garages.

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Supermarket, Retail Area and Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space and a neighbourhood park.

Within 1000 m of a destination park – Titchfield Park and Nabbs Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified.

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

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25

metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Oak Grove.

**Land Contamination** Likely existance of contamination. Current (domestic) garage site. Site is

adjacent to filled shallow railway cutting to west.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified.

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

**Topographical Constraints** None identified, flat site.

**Other Constraints** Potential right of access issues. Existing residential properties access their

gardens / drives / garages from this land

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

***Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Oak Grove.***

# Achievability

**Potential Abnormal Site Costs** Land contamination.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK040**

**Address** Ruffs Farm, South of Laughton Crescent, Hucknall

**Gross Developable Area (ha)** 0.49

**Potential Yield** 13

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Green space set within an residential urban area.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6 mins) from neighbourhood park with a play area and a 1000 m

of a destination park - Nabbs Lane and Merlin Park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Substantial number of mature trees on the site.

**Heritage Assets**

No heritage assets identified on or adjacent to the site. However, part of the site is

identified as being within an archaeological site reference 2278.

## Physical Constraints

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

**NCC Highways Comments**

Requires 3rd party land to access the highway network.

**Land Contamination** No known contamination. Mainly overgrown land with parts being used as

domestic gardens.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat site.

**Other Constraints** None identified.

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

***identified that 3rd party land is required to access the highway network.***

# Achievability

**Potential Abnormal Site Costs** Archaeology investigation.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK041**

**Address** South of Papplewick Lane, Hucknall

**Gross Developable Area (ha)** 0.88

**Potential Yield** 24

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting**

Field forming part of the countryside with residential areas to the north and

west.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** 1 stable block

## Access to Services, Green Spaces & Utilities

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

Primary School, and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space. The site is within 480m (6 mins)

of a neighbourhood park with part of the being within 480m of a play area. The site is within 1000 m of a destination park – Albert Street Recreation Ground and part of the site Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Hedgerows to the boundary of the site.

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

## Physical Constraints

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

**NCC Highways Comments**

Requires 3rd party land to access the highway network.

**Land Contamination** No known contamination. Former Colliery Tip (restored to golf course)

immediately adjacent to southeast.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** No surface water flooding is anticipated to be on the site although surface water

is located on/adjacent to the south eastern boundary.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

**Flood Risk from Watercourses** Site is Flood Zone 1. Flood Zone 2 is located adjacent to the south east

boundary.

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified

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

***identified that 3rd party land is required to access the highway network.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK042**

**Address** Yew Tree Road, Hucknall

**Gross Developable Area (ha)** 0.12

**Potential Yield** 4

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Tenanted

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

***15 years. The site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

ST2-Main Urban Area

**Location** Main Urban Area

**Neighbourhood Plan Area** N/A

**Setting** Garage site within a residential urban area.

**Brownfield/Greenfield** Brownfield

**Neighbouring Use Constraints**

Site adjacent to a public house, however, this is not anticipated to prevent

development but mitigation measures may be required.

**Existing Buildings & Structures** Four garages on site on a tarmaced surface.

## Access to Services, Green Spaces & Utilities

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

Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital.

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

play area. Within 1000 m of a destination park – Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** N/A

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** None identified.

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

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25

metres wide with provisions made to accommodate any displaced parking .

**Land Contamination** Likely existence of contamination. Former Allotment Gardens use in southeast

part of site. Whole site later used for (domestic) garages.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified.

**Flood Risk from Watercourses** None identifed. Flood Zone 1.

**Topographical Constraints** None identified, gently sloping site.

**Other Constraints** Council garage site which existing properties also access their gardens/drives/garages from this land.

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

***Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking.***

# Achievability

**Potential Abnormal Site Costs** Land contamination.

**Time Scale (Commencement of**

**Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is potentially available. It has a single owner and is available within the

next 15 years. The site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site Ref HK043**

**Address** Lime Tree Road Allotments, Hucknall

**Gross Developable Area (ha)** 2.75

**Potential Yield** 70

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site is available. There are multiple landowners but an agreement in place for***

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Allotments forming part of the countryside with residential areas to the north.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** Small buildings associated with allotment use

## Access to Services, Green Spaces & Utilities

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

Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area and

Hospital.

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

area. The site is within 1000 m of a destination park - Titchfield Park.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

**Locally Designated Natural Assets** TPO 168 on the eastern edge of the site comprising 24 individual trees and 2

groups of trees T46 Quercus robur

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Unable to gain access to the site but there is a TPO on the eastern boundary and

it is anticipated there will be mature hedges to the boundary.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Allotment Gardens use of whole site.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

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

**Topographical Constraints** Unable to gain access to the site but no topographical issues anticipated.

**Other Constraints** None identified

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

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

***The site is identified by the Ashfield Local Plan Review as allotments. Under Policy RC5, it is necessary to demonstrated that the allotments are no longer required.***

***Highways identify that the site should not be developed in isolation and will require masterplanning site access in conjunction with other sites.***

***Trees subject to a TPO are located on the boundary which will need to be reflected in any proposed development.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is available. There are multiple landowners but an agreement in place

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

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK044**

**Address** Charnwood Grove, Hucknall

**Gross Developable Area (ha)** 2.83

**Potential Yield** 64

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Tenanted

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

***year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Field forming part of the countryside with residential areas to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Stables

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE.

The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification**

Identified part of the site as being in Grade 3a but with the majority of the site

being in Grade 3b.

**Locally Designated Natural Assets** LWS (Dobpark Grassland) is adjacent to the northern boundary of the site. .LWS

(Long Hill Meadow) is adjacent to the South West boundary, part of the LWS is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – Good quality semi-improved grassland (Non Priority) (England) and and deciduous woodland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees to two sides and mature hedgerows to two sides. No trees or

hedges on site itself.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to HK030 & 044. Charwood Ave

and Whyburn La are substandard streets with a high demand for onstreet parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. This is likely to be constrained by 3rd party land.

**Land Contamination** No known contamination. Former Clay Pit (not filled) immediately adjacent to

southeast. Former Poultry Farm adjacent to east. Current Plant Nursery adjacent to southwest.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None identified.

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

**Topographical Constraints** None identified. Sloping gently down towards north north east.

**Other Constraints** None identified

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

***identify that the site is isolated from the public highway. The surrounding streets are substandard streets with a high demand for on-street parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities.***

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

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

***Part of the site is Grade 3a agricultural land but the majority is Grade 3b.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK045**

**Address** Wigwam Lane,Part Leen Valley Golf Course, Hucknall

**Gross Developable Area (ha)** 5.5

**Potential Yield** 165

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Forms part of a golf course on the urban fringe.forming part of the countryside

with residential areas to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None.

## Access to Services, Green Spaces & Utilities

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

Primary School and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** Majority of the site is within 480m (6mins) of a natural green space. The site is

within 480M (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – Tichfield Park and Albert Street Recreation Ground.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Significant areas planted with trees as part of the golf course.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

The HA would be reluctant to support any further development off Wigwam Lane that intensifies

traffic movements and trip generations. Wigwam Lane is effectively an excessively long - single point of access road that experiences a high concentration daily traffic movements, including a significant portion of HGV’s.

**Land Contamination** Likely existence of contamination. Ground will need testing for suitability for

gardens.

**Ground Stability**

Likely ground stability issues. Coal low risk area. Ground stability could be an

issue if deeper colliery spoil is encountered.

**Flood Risk from Surface Water** A significant area of the western part of the site is identified as medium and low

risk surface water flooding.

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

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

Network Improvements likely to be required Network Improvements may be required

**Rights of Way** None identified.

**Flood Risk from Watercourses** Part of the access to the site is within Flood Zone 2 as is Wigwam Lane.

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

**Topographical Constraints**

Parts of site has significant rises in slope with a significant drop to the

watercourse to the north-western boundary. Other more minor changes in profile as a result of the landscape works undertaken by the landscaping of the golf course.

**Other Constraints** Currently form part of a golf course anticipated to be on the former Hucknall

Colliery spoil heap.

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

***that there are significant access constriants and as such would be reluctant to support any further development off Wigwam Lane that intensifies traffic movements and trip generations. Wigwam Lane is effectively an excessively long - single point of access road that experiences a high concentration daily traffic movements, including a significant portion of HGV’s.***

***Part of the access to the site is within Flood Zone 2 as is Wigwam Lane. Ground stability could be an issue if deeper colliery spoil is encountered.***

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

# Achievability

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

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK046**

**Address** West of Moor Road, Bestwood

**Gross Developable Area (ha)** 5.95

**Potential Yield** 152

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Subject to an Annual Farm Business Tenancy with no security of tenure.

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

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with isolated dwellings to the east and

residential areas to the south and south east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area and

Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) of a neighbourhood park.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

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

**Locally Designated Natural Assets** A Local Wildlife Site Mill Lakes Bestwood is located to the south of the site.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** The wider boundaries of the agricultural field have strong western boundary of

mature woodland. Strong southern boundary of mature hedgerow. Mature hedgerows to the northern boundary. However, the submission is only on part of the field and it is not clear what will happen to the wider field area.

**Heritage Assets**

A nominated local heritage asset Lower Mill; Middle Mill (ref 253) is located in close

proximity to the southern boundary of the site. An archaeological site (Ref 5288) is identified an part of the southern end of the site.

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Moor Rd. The main road

corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** Likely existence of contamination. A historic landfill is located on the site. A

small area of the former Wigwam Landfill/Wigwam Tip is located to the eastern boundary.

**Ground Stability** Likely ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Isolated areas of surface water located on the site.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** Right of way Hucknall FP13 runs to the south west of the site.

**Flood Risk from Watercourses** The narrow land area between the two areas identified on the plan submitted is

in Flood Zone 2. Flood Zones 2 and 3 abut up to the site. Also part of wider site still in floodzone 2.

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

**Topographical Constraints**

None identified. Generally undulating, gentle south to north slope on western

edge.

**Other Constraints** None identified

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

***Part of the site is located in Flood Zone 2 including the principle access between the two main developable areas. Under the sequential test, new development should be steered to areas with the lowest probability of flooding.***

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

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

***A nominated local heritage asset Lower Mill; Middle Mill is located in close proximity and an archaeological site is identified on part of the southern end of the site.***

***There is the likely existence of contamination on the site.***

# Achievability

**Potential Abnormal Site Costs** Land contamination, Archaeology investigation and Flood defence work.

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site Ref HK047 (HK001, HK002, HK003 & HK004 & an additional area)**

**Address** Common Lane, Hucknall

**Gross Developable Area (ha)** 17.69

**Potential Yield** 318

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Short term tenancies on site

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

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** Fields within the countryside on the urban fringe.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

## Access to Services, Green Spaces & Utilities

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

Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, and Retail Area.

**Access to Green Space** With 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park with a play area. Part of the site is within 1000 m of a destination park - Nabbs Lane

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

## Impact on Natural & Built Environment

**Landscape Character** Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded

Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

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

**Locally Designated Natural Assets** The site includes a Local Wildlife Site to the eastern edge Long Hill Disused Pit.

Area of the site to the north of and including the LWS together with Leivers Hill are identified under the Natural Environment & Rural Community Act 2006 Section 41, as Priority Habitat - Lowland Dry Acid Grassland.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges to the boundaries with some standard trees

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

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 priority access junctions onto The Common.

Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

**Land Contamination** No known contamination. Old Gravel Pit on northern part of site.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** A small area of the site to the boundary with Common Lane is identified as

being subject to surface water flooding. Although this is identified as high risk as it is an isolated it is not anticipate as having a significant impact.

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

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

Network Improvements likely to be required Network Improvements may be required

**Rights of Way** Right of way Hucknall BW33 crosses the site.

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

**Topographical Constraints**

The site rises significantly from south east to north west. To the south of the

site the ground rises substantially to form a steep side slope to Leivers Hill.

**Other Constraints** None identified.

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

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

***Highway comments identify that the site should not be developed in isolation. The site includes a Local Wildlife Site and Leiver's Hill and land to the nort of the LWS is a Priority Habitat - Lowland Dry Acid Grassland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

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

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

**achievable.**

# Site Details

**Site Ref HK048 (Composite site HK021 and HK030)**

**Address** Land North of Wood Lane, Hucknall

**Gross Developable Area (ha)** 1.12

**Potential Yield** 30

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***year and no legal issues have been identified. However, part of the site when submitted seprately was identified as being subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Field forming part of the countryside with isolated dwellings and residential

areas adjacent to the south and the A611 to the east.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 abuts eastern boundary

**Existing Buildings & Structures** 4 Large Concrete Bases from Hen Houses, Large area of Harcore

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Supermarket and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** The sites appear to fall on the edge of two areas. S PZ 52 (SH 52) Watnall

Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE and ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

**Agricultural Land Classification**

The Post 1988 Agricultural Land Classification (England) identifies the site as

‘other’.

**Locally Designated Natural Assets** LWS (Long Hill Meadow) is located on part of the site. Four trees on the

southern boundary are subject to a TPO (Ref 245). Part of the site is identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedges, significant areas covered by mature trees.

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination. Former Brickworks site to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

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

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way** None identified

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

**Topographical Constraints** None identified, flat site.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable.***

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

***Highways have identified that Forest View Drive in its current form is not acceptable for a primary access point.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** The site is potentially available. It has a single landowner, the site is available

for 15 year and no legal issues have been identified. However, part of the site when submitted seprately was identified as being subject to a lease/tenancy.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK049**

**Address** Forest View Drive, Land South of Lynwood, Hucknall

**Gross Developable Area (ha)** 0.08

**Potential Yield** 3

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Fields forming part of the countryside with isolated dwellings and residential

areas to the south.

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** A611 abuts eastern boundary

**Existing Buildings & Structures** None identified

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Supermarket and Retail Area.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m (6

mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

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

## Impact on Natural & Built Environment

**Landscape Character** S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape

Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedges

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

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd,

accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

**Land Contamination** No known contamination.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** None identified

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

Small site no STW comment Small site no STW comment

**Rights of Way** None identified

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

**Topographical Constraints** None identified, flat site.

**Other Constraints** None identified

***Suitability Conclusions The site is not suitable.***

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

***Highways have identified that Forest View Drive in its current form is not acceptable for a primary access point.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK050 (composite site HK018, HK019 & HK020)**

**Address** Land rear 214 - 224 Nottingham Road, Hucknall

**Gross Developable Area (ha)** 3.79

**Potential Yield** 85

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting**

Extensive garden areas and fields which integrated into the wider countryside

with residential areas to the east.

**Brownfield/Greenfield** Brownfield/ Greenfield

**Neighbouring Use Constraints** A611 abuts southern boundary

**Existing Buildings & Structures** Hardstanding,Dwelling, workshop and garage buildings

## Access to Services, Green Spaces & Utilities

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

Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Further Education College, Supermarket, Retail Area and Hospital.

**Access to Green Space** Within 480m (6mins) of a natural green space. Part of the site is within 480m

(6mins) of a neighbourhood park with a play area.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** N/A

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

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees to west and mature hedgerows.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Old Quarry on site. Former Railway Land

immediately adjacent to south.

**Ground Stability** No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Areas of surface water flooding are identified on the site, including some areas

of high risk.

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

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

Network Improvements may be required Network Improvements may be required

**Rights of Way** None identified

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

**Topographical Constraints** None identified. Relatively flat.

**Other Constraints** None identified.

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

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

***Highways have indicated that ideally, this site should not be developed in isolation, but be brought forward with adjoining SHELAA sites.***

***Areas of surface water flooding are identified on the site, including some areas of high risk which will require mitigation.***

# Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

**Achievability Conclusion** The site has multiple landowners, but an agreement is in place for land assembly

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK051 (composite site HK016, HK034, HK043 & HK050)**

**Address** Land north of A611 / South of Broomhilll Farm, Hucknall (incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments)

**Gross Developable Area (ha)** 31.02

**Potential Yield** 633

**Proposed Use** Housing

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A/

**Setting**

Fields and allotment site forming part of the countryside with residential areas

to the north and the A611 to the south.

**Brownfield/Greenfield** Substantial greenfield, small brownfield element off Nottingham Road.

**Neighbouring Use Constraints** A611 adjoins the site and mitigation measure may be required.

**Existing Buildings & Structures** Allotments small buildings associated with allotment use. Nottingham Road

hardstanding, workshop and garage buildings

## Access to Services, Green Spaces & Utilities

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

Varies dependent on the area of the site. Majority of the site is not witin 800 m of local services. Size of the site may generate services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Varies with the site location. Part of the sites have access to Secondary School,

Further Education College, Supermarket, and Retail Area and Hospital.

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

play area. Most of the site is within 1000 m of a destination park – Titchfield.

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

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

**Agricultural Land Classification** Where relevant indicated to be Grade 3.

**Locally Designated Natural Assets** Two local wildlife sites are located on the site Farley's Grassland and Farley's

Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. Various TPO around Limetree Allotments.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Multiple mature trees and hedgerows form current field boundaries.

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

## Physical Constraints

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

**NCC Highways Comments**

This site should not be developed in isolation. Comments apply to

HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Former railway land encroaches onto northern part

of site. Former Gravel Pit located approx 20m to northeast.

**Ground Stability**

Likely ground stability issues. Major fault line running N-S across western part

of site. Coal Low Risk Area.

**Flood Risk from Surface Water** There are a number of areas of, typically, low risk surface water on the site with

some areas of higher risk.

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

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

Network Improvements likely to be required Network Improvements may be required

**Rights of Way**

Hucknall FP40 crosses the site. Hucknall BW30 is adjacent to the west boundary

of the site (Farleys Lane). Right of way Hucknall BW30 runs to the east of the site.

**Flood Risk from Watercourses** Flood Zone 1.

**Topographical Constraints**

None identified. Majority of the site is gently sloping. Former railway

embankment is set within part of the site.

**Other Constraints** None identified.

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

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

***Part of the site is identified by the Ashfield Local Plan Review as allotments. Under Policy RC5, it is necessary to demonstrated that the allotments are no longer required.***

***Whilst a significant part of the composite site does not have access to identified local services and is outside core hourly/half hourly public transport network, the potential housing yield of 482 may generate the provision of bus services.***

***Two LWSs are located on the site, Farley's Grassland and Farley's Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat . Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.***

***Highways have identified that the site should not be developed in isolation. There are likely ground stability issues as major fault line runs N-S across western part of site, which may impact on development costs.***

***There are a number of areas of, typically, low risk surface water on the site. A potential flow of surface water crosses the site from Farley Lane south easterly to the A611. This will requires mitigation.***

# Achievability

**Potential Abnormal Site Costs** Ground stability

**Time Scale (Commencement of**

**Delivery)**

Within 6-10 years

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

are no identified legal issues.

# Overall Conclusion

**Housing**

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

# Site Details

**Site Ref HK052**

**Address** Farleys Farm, Land south of Hucknall Bypass (A611)

**Gross Developable Area (ha)** 24.28

**Potential Yield** N/A

**Proposed Use** Employment

# Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes - subject to farm business tenancy

***Availability Conclusion the site is potentially Available***

***The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified, however it is subject to a tenancy agreement.***

# Suitability

## Location, Setting & Land Use

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

ST2 - Main Urban

**Location** Main urban Area Fringe

**Neighbourhood Plan Area** N/A

**Setting** 0

**Brownfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** New estate road to Rolls Royce site.

## Access to Services, Green Spaces & Utilities

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

Currently no access to any identified services.

**Access to Local Services Via Public**

**Transport (within 30 mins)**

Outside the core hourly/half hourly public transport network.

**Access to Green Space** Within 480m of natural greenspace and part of the sites lies within 480m of a

neighbourhood park (inc. playground) and within 1km of a destination park (Rolls Royce).

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

## Impact on Natural & Built Environment

**Landscape Character** ML018 River Leen Corridor – The condition of the landscape is MODERATE.

Overall, the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

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

**Locally Designated Natural Assets** No designations on site. LWS - Farley Disused Railway adjoins the site to the

east.

**Nationally Designated Natural**

**Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedges to some of the boundaries.

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

## Physical Constraints

**Highways Access** Access appears possible.

**NCC Highways Comments**

Primary access to the Hucknall by-pass will not be permitted.

An agreed access/egress masterplan with 2 primary connections onto Dorey Way/nearby highway to offer route choice and dilute traffic concentration will be required. The internal main road corridor should be looped and suitable for bus use (7.3 m wide, with a design speed 30 mph) and interconnected throughout.

Developers’ strategic contribution to deal with the overall cumulative growth & impact on existing infrastructure will apply in addition to local mitigation requirements.

Employment parking provision will be crucial to the success and safe operation of this

development. These are likely to reduce the aspirational scale of development as they must be fit for purpose. Parking standards are based on minimum standards and parking spaces/service areas provided must be robustly justified/evidence based on surveys of comparable sites and located to the rear of buildings to the furthest away from the public highway. This will help to prevent displacement/overspill parking onto the existing highway network.

**Land Contamination** Likely existence of contamination. Intrusive investigation required. potentially

contaminated land to the north (former colliery) and east (railway land).

**Ground Stability** Likely ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water** Risk from low level surface water flooding identified throughout the site, with a

high risk area concentrated in the north-west corner.

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

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

Network Improvements may be required Network Improvements unlikely to be required.

**Rights of Way**

Right of way Hucknall BW17 crosses the site north to south.

Right of way Hucknall FP41 runs along the northern boudary of the site. Right of way Hucknall FP42 runs along the eastern boundary of the site.

**Flood Risk from Watercourses** Flood Zone 2 and 3 along the northern edge of site.

**Topographical Constraints** None identified.

**Other Constraints** None identified.

***Suitability Conclusions The site is not suitable.***

***Identified areas of Floodzone 2 and 3 on site.***

# Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of**

**Delivery)**

Not Applicable

**Achievability Conclusion** the site is potentially Available.

The site is available within the next 15 years, there are multiple landowners, but an agreement is in place for land assembly. No legal issues have been identified; however, it is subject to a tenancy agreement.

# Overall Conclusion

**Employment**

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