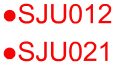
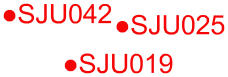
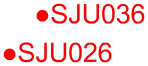
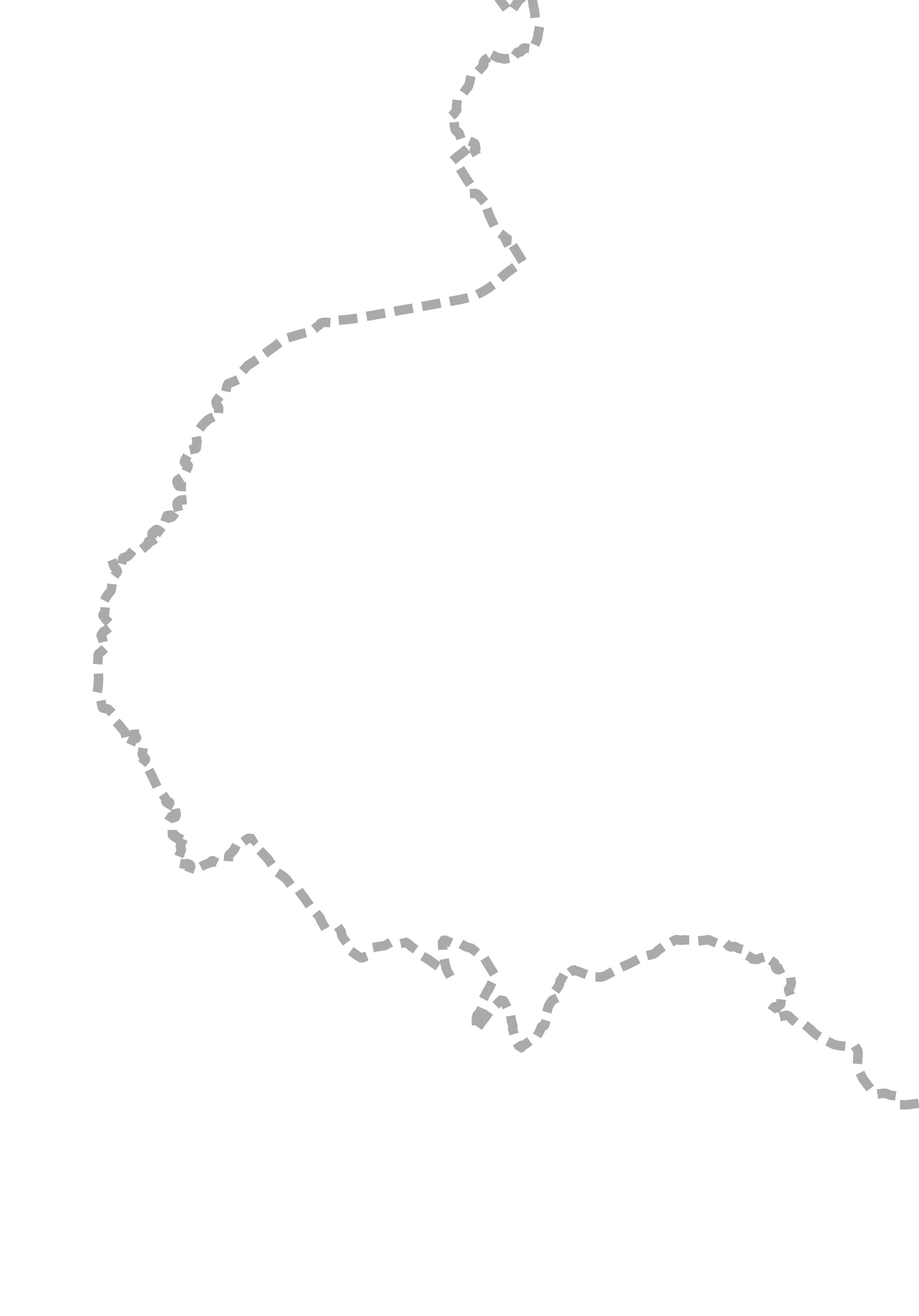
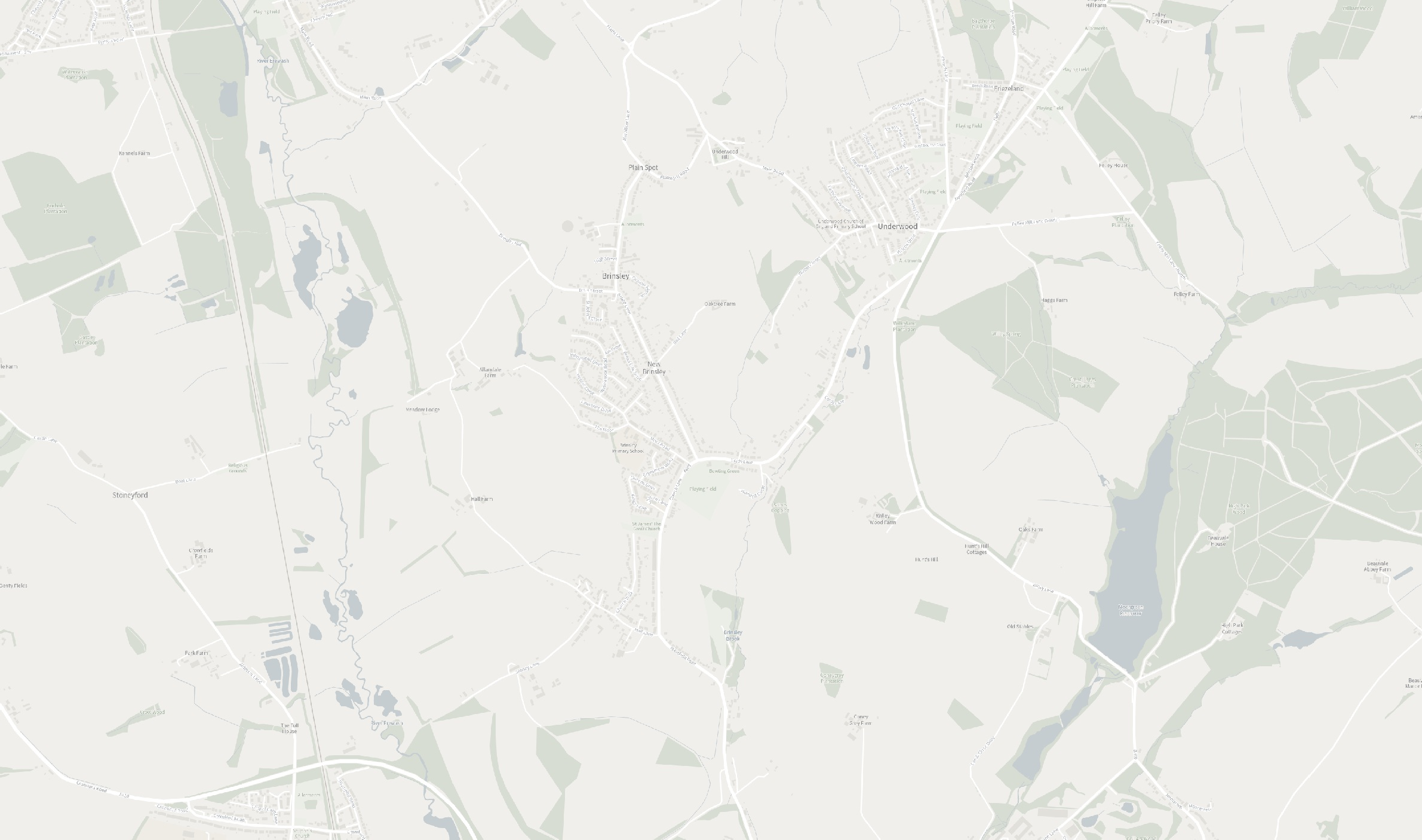
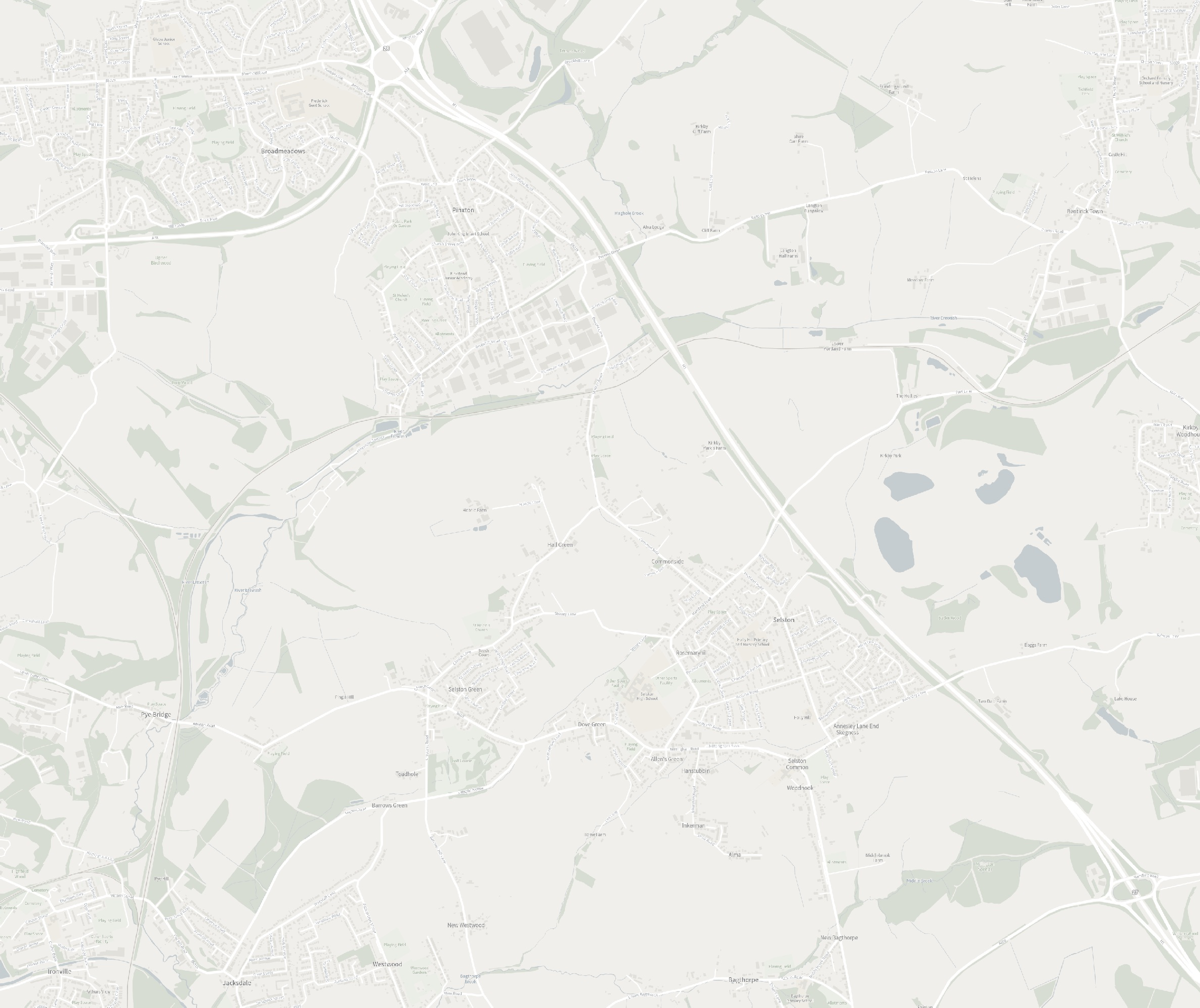
**SHELAA Sites in Selston, Jacksdale & Underwood**



To view on-line SHELAA site map click here

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# Site Details

**Site Ref SJU001**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land at Plainspot Farm, New Brinsley,Underwood 1.56

42

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Site is within close proximity to Plainspot Farm and livestock.

**Setting**

Agricultural grazing / edge of settlement

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt JUS-t

Greenfield None

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail Area

**Access to Green Space**

Poor accessibility to existing open space

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

**Access to Utilities**

Yes. Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

**Nationally Designated Natural Assets**

**Natural Features**

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

LWS (New Brinsley Pasture) opposite the south of the site on Main Street. Site located in SPA in Combination Assessment.SPA in combination covers the whole site

No designations on or adjacent site.

Watercourse and hedgerows on site. Hedgerows and mature trees on boundary with settlement.

**Heritage Assets**

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

### Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

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

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

this to be a Greenfield Site.Watercourse runs along western boundary.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints Other Constraints**

Likely ground stability issues. Coal Authority development high risk - potential coal shaft at site entrance off Frances Street.

Part of the site has identified surface water flooding - Western boundary along water course and south-eastern boundary of site.

Network Improvements may be required Network Improvements likely to be required

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

Low level of flood risk – Flood Zone 1. Land slopes towards watercourse and road

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

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

**Overall Conclusion**

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

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

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

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

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU002**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Rear of 105 Cordy Lane, Underwood 1.47

40

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Agricultural grazing to rear of residential properties - ribbon development along road.

EV1 - Green Belt JUS-t

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

Greenfield

Scrapyard and factory depot / farm in close proximity to site. 105 Cordy Lane ( bungalow and garage)

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

**Access to Local Services Via Public Transport (within 30 mins)**

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

**Access to Green Space**

Part of site is within 1000 m of a destination park ( off Alfreton

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

**Access to Utilities**

Yes. Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

LWS - Selston Grassland (II) borders the site to the west.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Hedgerow and mature hedgerow trees

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

### Physical Constraints

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

**NCC Highways Comments**

Should not be developed in isolation -see adjacent sites SJU028 (Rear of 101 Cordy Lane Underwood) & SJU030 (Northwest of Cordy Lane, Brinsley). . This site will require 2 points of access onto Cordy Lane and comprehensive masterplanning ensuring street pattern is linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

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

this to be a Greenfield Site. Former ancient Tramway on northwest corner of site.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints Other Constraints**

No known ground stability issues Coal Authority Low risk area. Part of the site has identified surface water flooding - northern boundary of site.

Network Improvements may be required Network Improvements unlikely to be required

None identified

Low level of flood risk – Flood Zone 1.

None identified. Site slopes southwards to Cordy Lane.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.*** |
|  | ***There are potential access constraints but these could be overcome. Highways advice is that the site should not be developed in isolation.*** |
|  | ***Development could have issues of compatibility with adjoining uses - close proximity to scrapyard and factory depot / farm.*** |
|  | ***Part of site falls within NCC Surface Coal Mineral Consultation area and a small area of low risk surface water flooding has been identified, which will require mitigation.***  ***A Local Wildlife site is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies  can be fully considered. |

**Housing**

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

# Site Details

**Site Ref SJU003**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Off Westdale Road, Jacksdale 2.16

49

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement

**Neighbourhood Plan Area**

**Setting**

Located within settlement boundary of Jacksdale and a residential area.

HG1Ng - Housing JUS-t

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

Greenfield None identified. None

Primary School, and bus stop hourly daytime service

**Access to Local Services Via Public Transport (within 30 mins)**

Supermarket and retail area

**Access to Green Space**

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

but not a natural green space. The site is within 1000 m of a destination park (to the rear of St Mary’s Walk/ Main Street, Jacksdale)

**Access to Utilities**

Yes. Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

### Physical Constraints

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

**NCC Highways Comments**

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

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

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

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

Part of the site has identified surface water flooding - southern boundary of site.

Network Improvements may be required Network Improvements may be required

None identified

Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***There are potential access constraints but these could be overcome. Highways advice is that the site should not be developed in isolation.*** |
|  | ***Further investigation is required for ground stability issues. Site falls within NCC Surface Coal Mineral Consultation area.*** |
|  | ***An area of low risk surface water flooding has been identified, which will require mitigation.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact  of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU004**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land off Barrow Hills Lane, Westwood 24.27

437

Housing

# Availability

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

No No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area**

**Setting Browfield/Greenfield**

**Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

EV1 - Green Belt JUS-t

Particular Policy to be noted:

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

Agricultural / Countryside adjacent to village edge of settlement Greenfield

None identified. None

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

Secondary school, supermarket and retail area

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

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

**Access to Utilities**

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

### Impact on Natural & Built Environment

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

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

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

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

Brook.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerows around and through the site, with some mature trees. Semi mature trees overhang southern boundary of site near New Westwood. Bagthorpe Brook runs though southern part of site, with associated tree cover.

**Heritage Assets**

Locally Listed Barrows Hill Farm (Ref 705) to north west of the site. Ref 709 Parsonage House (Ref.709) to west of site, off Palmerston Street. Westwood Infants School (Ref.866) to the south east, off Palmerston Street.

### Physical Constraints

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

**NCC Highways Comments**

Needs comprehensive masterplanning with multiple access points onto Palmerston St & New Westwood. Minimum provision of formal turning facility and additional parking for New Westwood. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Palmerston Street.

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

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

**Ground Stability**

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

|  |  |
| --- | --- |
| **Flood Risk from Surface Water** | High risk of surface water flooding along Bagthorpe Brook and up |
|  | Barrows Hill Lane.Very minor areas adjacent Palmerstone Street |
| **Seven Trent Water – Potential** |  |
| **Impact on Foul Sewer** | Network Improvements likely to be required |
| **Infrastructure** |  |
| **Seven Trent Water – Potential** | Network Improvements unlikely to be required |
| **Impact on Surface Water Sewer** |  |
| **Infrastructure** |  |
| **Rights of Way** | Rights of Way Selston FP 59 and 64 run along the middle of the |
|  | site, Selston FP28 running along the southern part of the site. |
| **Flood Risk from Watercourses** | Low level of flood risk – Zone 1 on northern part of the |
|  | site.Flooding incidents have occurred in the locality. Most |
|  | southern part of the site ( Bagthorpe Brook) is subject to Flood |
|  | zone 2 and 3. |
|  | NB. The Environment Agency is due to publish ( July 2021) new |
|  | peak river flow allowances, which may effect the flood zone. |
| **Topographical Constraints** | Slightly sloping from North to South. Part of field opposite |
|  | Barrows Hill Farm is subject to steep gradient. |
| **Other Constraints** | None - Confirmation from landowner(s) site available within the |
|  | next 15 years. |

**Overall Conclusion**

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

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

***The site has potential access constraints but these could be overcome with***

***comprehensive Masterplanning and multiple access points.***

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

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

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

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

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

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU005**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Plot 16 Westwood Gardens, Westwood 0.1

3

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Allotments and residential properties

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Greenfield

Surrounded by other allotment plots

Greenhouse and shed -Some structures associated with the allotments

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

Secondary School, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

**Access to Utilities**

Unknown -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets Nationally Designated Natural Assets**

**Agricultural Land Classification**

N/A - allotments

**Natural Features**

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

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

No designations on or adjacent site. No designations on or adjacent site. Hedgerow

### Physical Constraints

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

**NCC Highways Comments**

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

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

Allotment Garden use of this site.

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified

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

Surface water issues to north of the site Small site no STW comment

Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

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

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

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

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

**Overall Conclusion**

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

**Housing**

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

# Site Details

**Site Ref SJU006**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Westwood Bents, Westwood 0.18

5

Housing

# Availability

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

None identified by submission No

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

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

### Location, Setting & Land Use

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

**Neighbourhood Plan Area**

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

# Suitability

EV1 - Green Belt JUS-t

**Setting**

Residential Settlement adjacent to Agricultural / Countryside

**Location**

Seperated from Main Urban Area / Named Settlement

Greenfield None identified.

Animal housing and sheds

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

Secondary School, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area but not a natural green space.

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

LWS - Westwood Bents Corner adjacent the site

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Bagthorpe Brook runs through southern part of the site, with

semi mature trees

**Heritage Assets**

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

### Physical Constraints

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

**NCC Highways Comments**

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

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

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

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints Other Constraints**

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

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

Small site no STW comment Small site no STW comment

None identified

Floodzone 2 & 3.Bagthorpe Brook flows through the site.

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

Flat but sloping sides to brook

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

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

**Overall Conclusion**

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

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

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

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

**Housing**

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

# Site Details

**Site Ref SJU007**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Main Road, Westwood 0.09

3

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Residential Settlement adjacent to Agricultural / Countryside

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Greenfield Farm

Animal housing and sheds

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

Secondary School, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area but not a natural green space.

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

Local Wildlife Site: Westwood Bents Corner adjacent the site

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Bagthorpe Brook runs through northern part of the site, with semi

mature trees

**Heritage Assets**

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

### Physical Constraints

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

**NCC Highways Comments**

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

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

this to be a Greenfield Site. Bagthorpe Brook runs along northern boundary.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints Other Constraints**

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

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

Small site no STW comment Small site no STW comment

None identified

Floodzone 2 & 3.Bagthorpe Brook on northern boundary of site.

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

Flat but sloping sides to brook

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is not suitable for proposed use without mitigation for flooding issues – both water course and surface water (Bagthorpe Brook on northern boundary of site is subject to Flood zone 2 and 3).*** |
|  | ***It is located in the Green Belt and therefore it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.*** |
|  | ***Further investigation is required for ground stability issues and potential harm to the significance of Locally Listed Old Mill, Westwood Bents which is located adjacent the site. Any potential development will need to avoid or mitigate any impacts on biodiversity.*** |
|  | ***The site has potential access constraints but these could be overcome. The site would need to be developed in conjunction with adjacent site SJU006 (Westwood Bents) which would require crossing Lower Bagthorpe Brook.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Flood defence work Not Applicable  The site has not been assessed as the site is not suitable. |

**Housing**

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

# Site Details

**Site Ref SJU008**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Oak Tree Farm, Jacksdale 16.87

304

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Jacksdale Plant Nursery on western boundary of the site. Farm

**Setting**

Agricultural / Countryside adjacent to Settlement

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Greenfield

Oak Tree farmstead is on the site

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

Secondary School , Supermarket, Retail Area

Part of site falls within 480m (6mins) of 3 neighbourhood parks with a play area, a natural green space and within 1000m of a destination park.

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets**

### Physical Constraints

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

LWS - Jacksdale Meadow East to south of site and Main Road (contains Bagthorpe Brook). TPOS on adjacent site (no 189 Main Road).There is a TPO (98) adjacent SE corner of the site.

No designations on or adjacent site.

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

Westwood Farm is locally listed. St. Mary's Church on the NW site boundary is also locally listed.396, Westwood Farm. 863, The Royal Oak Public House. 715 The Corner Pin Public House.859 St Marys Church. 867 Yew Tree Farm. 714 Jacksdale Primary School

**Highways Access** Significant access constraints

**NCC Highways Comments**

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

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

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

**Ground Stability**

**Flood Risk from Surface Water**

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

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

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

Surface water flooding from Bagthorpe Brook covers southern boundary of the site, with some identified on eastern and western boundary.

Network Improvements may be required Network Improvements unlikely to be required

**Overall Conclusion**

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

**Housing**

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

# Site Details

**Site Ref SJU009**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Plot 3 Westwood Gardens, Westwood 0.12

4

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Bordered by allotment plots, gardens

**Setting**

Allotments , residential properties

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Greenfield

Timber shed and greenhouses

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

Secondary School, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets Nationally Designated Natural Assets**

**Agricultural Land Classification**

N/A - allotments

**Natural Features Heritage Assets**

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

No designations on or adjacent site. No designations on or adjacent site. Semi mature trees

No designations on site .

The Royal Oak Public House locally listed building is nearby, however there are existing housing between site and Royal Oak PH.

### Physical Constraints

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

**NCC Highways Comments**

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

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

Allotment Garden use of this site.

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None

No known ground stability issues Surface water issues to south of site

Small site no STW comment Small site no STW comment

Selston Footpath 27 borders the site to the north Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is not suitable for proposed use without mitigation. The site isolated from public highway and require 3rd party land to create suitable access.*** |
|  | ***It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.*** |
|  | ***An area of low risk surface water flooding has been identified, which will require mitigation.*** |
|  | ***Further investigation is required potential harm to significance of Locally Listed 863 The Royal Oak Public House located nearby.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed as the site is not suitable. |

**Housing**

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

# Site Details

**Site Ref SJU010**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Plot 13 Westwood Gardens, Westwood 0.1

3

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Bordered by allotment plots , within housing

**Setting**

Allotments , residential properties and nursery school

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Greenfield None

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

Secondary School, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area (Westwood Rec) but not a natural green space. The site is within 1000 m of a destination park (Main Road).

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A - allotments

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

**Heritage Assets**

No designations on site.

Locally Listed Building - 866 Westwood Infants School nearby

### Physical Constraints

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

**NCC Highways Comments**

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

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

Allotment Garden use of this site.

**Ground Stability**

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

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None

Surface water issues on site

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is not suitable for proposed use without mitigation. The site isolated from public highway and require 3rd party land to create suitable access.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***An area of low risk surface water flooding has been identified, which will require mitigation.*** |
|  | ***Further investigation is required for ground stability issues and potential harm to significance of Locally Listed 866 Westwood Infants School located nearby.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Not Applicable  The site has not been assessed as the site is not suitable. |

**Housing**

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

# Site Details

**Site Ref SJU011**

**Address**

**Gross Developable Area Potential Yield**

North B600 Alfreton Road, Selston 1.46

0

**Proposed Use**

Gypsy and Traveller site

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Railway line is in close proximity to the site

**Setting**

Agricultural / woodland/ train line

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt JUS-t

Greenfield None

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail Area

**Access to Green Space**

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

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

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Hedgerows and hedgerow trees. River Erewash is adjacent the

site.

**Heritage Assets**

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

### Physical Constraints

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

**NCC Highways Comments**

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

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

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

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints Other Constraints**

Coal High risk area - likely ground stability issues. Surface water flooding on north west of site

Small site no STW comment Small site no STW comment

None identified

North west part of the site is Floodzone 2 and 3.

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

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

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

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

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

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

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

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

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

# Overall Conclusion

Gypsy and Traveller site

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

# Site Details

**Site Ref SJU012**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Church Lane, Selston 0.69

19

Housing

# Availability

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

None identified by submission No

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area**

**Setting**

Edge of settlement and agriculture

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt JUS-t

Greenfield

Farm in close proximity.

A few sheds and animal shelters

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area

**Access to Green Space**

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

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

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Mature trees and hedgerows border the site and frontage onto

Church Lane

**Heritage Assets**

Locally Listed Building - Ref 703: 142 Church Lane and Ref 349: The Old Farmhouse, Hall Green Farm are in close proximity to the site

### Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

Access appears possible from Church Lane.

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

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints Other Constraints**

No known ground stability issues No surface water issues identified

Small site no STW comment Small site no STW comment

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

Low level of flood risk – Zone 1. Site slopes towards Church Lane

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***There is potential for harm to significance of Locally Listed buildings (Ref 703 -142 Church Lane and ref 349 The Old Farmhouse). Development could have issues of compatibility with adjoining uses - farm in close proximity to site.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies  can be fully considered. |

**Housing**

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

# Site Details

**Site Ref SJU013**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

East of Station Road, New Selston 4.23

95

Housing

# Availability

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

None identified by submission

The grazing land is leased on an annual contract renewed in March of each year

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

***the site is leased on an annual contract renewed in March of each year.***

### Location, Setting & Land Use

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

**Neighbourhood Plan Area**

# Suitability

EV1 - Green Belt JUS-t

**Setting**

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

**Location**

Seperated from Main Urban Area / Named Settlement

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

Greenfield

Adjacent railway line Play equipment

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area

**Access to Green Space**

Neighbourhood park New Selston Play area on site but not within

480m of a natural green space. The site is not within 1000 m of a destination park ).

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets**

### Physical Constraints

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

LWS Hall Green Meadow on opposite side of Station Road. Under the Natural Environment & Rural Community Act 2006, Section 41 a Priority Habitat - Good quality semi-improved grassland forms part of the southern area of the site.

No designations on or adjacent site. Hedgerows and hedgerow trees.

Locally Listed Building Ref. 862: The Railway Inn, Ref. 858 New Selston Methodist Church, and Ref. 708 1 Station Road are in close proximity to the site.

**Highways Access** Access appears possible

**NCC Highways Comments**

Potential access from Station Road

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

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

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints Other Constraints**

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

Surface water flooding along northern boundary and eastern boundary adjacent watercourse and railway line

Network Improvements may be required Network Improvements unlikely to be required

None identified

Low level of flood risk – Flood Zone 1.

Site slopes from South to North ( towards the railway line) None - Confirmation from landowner(s) site available within the next 15 years.

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***There is potential for harm to significance of several Locally Listed buildings (862 - The Railway Inn, 858 - New Selston Methodist Church and 708 – 1 Station Road). Further investigation is required for ground stability issues.*** |
|  | ***An area of surface water flooding has been identified, which will require mitigation.*** |
|  | ***Development could have issues of compatibility with adjoining uses - railway line is in close proximity to the site, and would result in the loss of an existing play area.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies  can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU014**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land adj. Bull & Butcher PH, Selston 6.6

149

Housing

# Availability

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

None identified by submission No

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

***assumed that the land is tenanted.***

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt JUS-t

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

Greenfield None identified. None

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

Secondary School, Supermarket, Retail

Within 480m (6mins) of a natural green space ,neighbourhood park with a play area (Town Green) and within 1000m of a destination park ( Greenwells)

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

### Physical Constraints

Mature hedgerows with some mature trees

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

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

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

**NCC Highways Comments**

Should not be developed in isolation– see adjacent sites SJU023 (Rear of Stoney Lane, Selston and SJU022 (Hall Green Farm, South of Stoney Lane, Selston.

Possible access constraints, but potential for an appropriate integrated highway access solution. Needs comprehensive masterplanning with multiple access points onto existing highway network, (Grundy, Stoney, Lindley, Walters and Nottingham Rd,) linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Stoney Lane. May be 3rd party unregistered PRoW running through the site.

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

this to be a Greenfield Site. Watercourse encroaches onto southern part of site. No known contamination.

**Ground Stability**

The site is in a High Risk Coal Area and would require assessment by the Coal Authority. However previous assessment suggests a small section of the site would be unsuitable for development due to historic mine entries. Likely ground stability issues.

**Flood Risk from Surface Water**

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

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

Medium - high risk of surface water flooding on southern

boundary of the site.Surface water flooding in centre of site. Network Improvements may be required

Network Improvements likely to be required

**Overall Conclusion**

|  |  |
| --- | --- |
| **Rights of Way**  **Flood Risk from Watercourses Topographical Constraints Other Constraints** | Footpaths Selston FP 1 and 4 run north to south across the site Low level of flood risk – Flood Zone 1.  Site slopes towards Nottingham Road.  None - Confirmation from landowner(s) site available within the next 15 years. |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***There is potential for harm to significance of Locally Listed 808 The Bull and Butcher Public House. Part of site falls within NCC archaeological Heritage site ref 2517. There are potential access constraints but these could be overcome.*** |
|  | ***Site should not be developed in isolation - needs comprehensive master planning with multiple access points onto existing highway network. May be 3rd party unregistered PRoW running through the site.*** |
|  | ***Further investigation is required for ground stability issues. An area of high risk surface water flooding has been identified, which will require mitigation.*** |
|  | ***Severn Trent have identified that network improvements to accommodate surface water is likely to be required.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Archaeological investigation and ground stability Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact  of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU015**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Adj 40 Nottingham Road, Selston 0.08

2

Housing

# Availability

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

None identified by submission No

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

***there are no legal issues.***

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement

**Neighbourhood Plan Area**

**Setting**

Fronts on to Nottingham Road as part of named settlement. Garden area.Agricultural fields to south.

Named settlement JUS-t

**Browfield/Greenfield Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

Greenfield None identified None

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

Secondary School, Supermarket, Retail

Within 480m (6mins) of a natural green space ,neighbourhood park with a play area and 1000m of a destination park ( Greenwells)

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification Locally Designated Natural Assets**

NC03 Selston and Eastwood urban fringe farmland - The landscape condition is MODERATE. The strength of character is MODERATE. The overall landscape strategy is ENHANCE. Indicated to be Grade 4.

TPO 78 Ash tree on site

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

### Physical Constraints

Large tree near property

Locally Listed building Ref. 410: Congregational Chapel Dove Green on site. The Crown Inn Ref. 810 is in close proximity along with the Old Toll Road Ref. 911.

**Highways Access** Access appears possible

**NCC Highways Comments**

Potential access from Nottingham Road

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

**Ground Stability**

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

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified

None identified

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

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

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

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

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU016**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Adj 149 Stoney Lane, Selston, Selston 0.2

6

Housing

# Availability

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

None identified by submission No

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

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

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area Setting Browfield/Greenfield**

**Neighbouring Use Constraints Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

**Access to Local Services Via Public Transport (within 30 mins)**

**Access to Green Space**

EV1 - Green Belt JUS-t

Edge of residential area leading on to agricultural area. Brownfield and Greenfield

Farm buildings and caravan storage in close proximiy Brick and concrete outbuildngs and two barns

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

Secondary School, Further Education College, Supermarket, Retail Area

Within 480m (6mins) of a neighbourhood park with a play area (Columbia Close) but not a natural green space. The site is within 1000 m of a destination park (Greenwells Rec)

**Access to Utilities**

Yes -Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

**Nationally Designated Natural Assets**

**Natural Features**

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

Local Wildlife sites Rosemary Hill Pasture and Selston Meadow in close proximity but not adjacent the site.

No designations on or adjacent site.

Mature trees and hedgerows on the periphery., particularly fronting on to Stoney Lane

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

### Physical Constraints

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

**NCC Highways Comments**

Ideally should be developed with SJU017 ( East/ North Stoney Lane, Selston). Will require 2 points of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.

**Land Contamination** Likely existance of contamination. Historical Ordnance Survey

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

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints Other Constraints**

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

High surface water flood risk on northern boundary of site Small site no STW comment

Small site no STW comment

None identified

Floodzone 1 but some known flooding issues. Adjacent to a stream (opposite side of Stoney Lane), may require further assessment or mitigation.

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

Site slopes westwards parallel to Lane

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***There are potential access constraints but these could be overcome. Ideally the site should be developed with SJU017 (East/ North Stoney Lane, Selston).*** |
|  | ***Further investigation is required for ground stability, surface water flooding and land contamination issues, which will require mitigation and may have an impact on development costs .*** |
|  | ***Development could have issues of compatibility with adjoining uses - farm buildings and caravan storage in close proximity.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact  of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU017**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

East/North Stoney Lane, Selston 8.43

190

Housing

# Availability

**Ownership Constraints** None identified

**Restrictive Covenant Tenanted or Leased**

None identified by submission

Yes, currently tenanted under a 1 year Farm Business Tenancy

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

***tenanted.***

### Location, Setting & Land Use

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

**Neighbourhood Plan Area Browfield/Greenfield**

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

# Suitability

EV1 - Green Belt JUS-t

**Setting**

Agricultural fields and ribbon residental development along

**Location**

Named Settlement Fringe

Greenfield None

**Neighbouring Use Constraints**

Farm buildings and caravan storage in close proximity

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space**

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

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

**Access to Utilities**

Generally assumed to be non-constrained

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 4.

**Nationally Designated Natural Assets**

**Natural Features**

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

Local Wildlife sites Rosemary Hill Pasture and Selston Meadow. Land adjacent to the site is identified under the Natural

No designations on or adjacent site.

There are several mature trees and hedgerows on site

**Heritage Assets**

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

### Physical Constraints

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

**NCC Highways Comments**

Ideally will be developed with SJU016 ( Adjacent 149 Stoney lane, Selston). Will require 2 points of access off Stoney Lane with Stoney Lane being widened and provision of footway/cycleway to site frontage.

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

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

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses**

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

Medium to high surface water flood risk on southern boundary of Network Improvements may be required

Network Improvements likely to be required

Selston FP 13 runs to north of the site along the site boundary Low level of flood risk – Flood Zone 1.

**Topographical Constraints**

The site slopes downwards slightly from North to South

**Other Constraints** None identified

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***There is potential for harm to significance of Locally Listed 717 – 108 Stoney Lane and 474 Gables Riding School. Potential access constraints but these could be overcome – site ideally will be developed with SJU016 (Adjacent 149 Stoney lane, Selston).*** |
|  | ***Further investigation is required for ground stability issues. An area of high risk surface water flooding has been identified, which will require mitigation.*** |
|  | ***Development could have issues of compatibility with adjoining uses - farm buildings and caravan storage in close proximity.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact  of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref SJU018**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land at Kirkby Lane Farm, Park Lane, Selston 3.1

70

Housing

# Availability

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

None identified by submission No

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

***there are no legal issues.***

# Suitability

### Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area**

**Setting**

Agricultural fields between residential area and M1

**Browfield/Greenfield Neighbouring Use Constraints**

**Existing Buildings & Structures**

### Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt

None Greenfield

The site is immediately adjacent to the M1, with approximately 50% being within the buffer zone. Noise and air pollution assessments would likely be required.

Farmhouse and outbuildings

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

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space**

Part of site within 480m (6mins) of a neighbourhood park with a

play area (Columbia Close) but not a natural green space or destination park

**Access to Utilities**

Yes Generally assumed to be non-constrained. Telecon mast on site

### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Some Mature trees and hedgerowns on site,

**Heritage Assets**

Locally Listed Building Ref. 100 Portland Row, and Ref. 799 Portland Road

### Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

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

**Land Contamination** Likely existance of contamination. Historical Ordnance Survey

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

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified

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

Minor area of high surface water flood risk on northern boundary of site near Park Lane

Network Improvements may be required Network Improvements likely to be required

Kirkby FP 13 runs through the site Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

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

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

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

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

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

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

**Housing**

***Overall Conclusion***

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

## Site Details

**Site Ref SJU019**

**Address** Rear 29 Inkerman Street, Selston

**Gross Developable Area** 0.37

**Potential Yield** 11

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Edge of residential settlement and agricultural fields.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** One old piggery shelter

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space** Part of site within 480m (6mins) of a natural green space but not a

neighbourhood park with a play area. The site is within 1000 m of a destination park ( Greenwells).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Site is immediately adjacent LWS Handstubbings Meadows

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Some Mature trees and hedgerowns on site,

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

**Physical Constraints**

**Highways Access**

Land is isolated from the public highway

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

**Land Contamination**

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

More recent factory located immediately adjacent to northwest boundary.

**Ground Stability**

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

**Flood Risk from Surface Water**

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

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

**Rights of Way** None identified

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Site slopes towards Inkermann Road

***Suitability Conclusions***

No surface water issues identified

Small site no STW comment Small site no STW comment

Low level of flood risk – Flood Zone 1.

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

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

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

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

## Achievability

**Potential Abnormal Site Costs** None identified

**Time Scale (Commencement of Delivery)**

Not Applicable

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

**Overall Conclusion**

**Housing**

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

## Site Details

**Site Ref SJU020**

**Address** Land off Park Lane/ South West M1, Selston

**Gross Developable Area** 9.39

**Potential Yield** 169

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** None

**Setting** Agriculture. Adjacent settlement and M1 to the east of the site.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

The site is immediately adjacent to the M1, with approximately 50% being within the buffer zone. Noise and air pollution assements would likely be required.Close proximity to HS2 safeguarded route.

**Existing Buildings & Structures** Farmhouse and outbuildings

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school, Post office,Bus stop only (Half hourly AM & PM peak and

**Walking (800m/10mins** hourly daytime service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

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

neighbourhood park with a play area.

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Priority Habitat - Deciduous Woodland on M1 boundary of site. National Forest Inventory - Broad leaved Woodland

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Woodland / hedgerows and Mature trees on the boundary

**Heritage Assets**

Three Locally listed sites are in close proximity to the site - Ref.100: Portland Row, Ref. 799: Portland Road Old School and Ref. 800: Portland Row Methodist Church.

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Access appears possible

Should not be developed in isolation and should be linked to SJU018 (Land at Kirkby Lane Farm, Park Lane, Selston). Access appears possible from Park Lane, with links and additional access recommended from Oakham Drive and Bourne Avenue. Will need 2 points of access for yield in excess of 150 dwellings.

No known contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Farmyard located towards the eastern boundary. Former ancient tramway across northern part of site. Likely filled ground in area of former pond or quarry near centre of site.Historical Ordnance Survey plans show southern part of this site to be Greenfield.

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

**Flood Risk from Surface Water**

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

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

Minor surface water flooding adjacent Park Lane which has a higher risk. Pockets of surface water on site.

Network Improvements may be required Network Improvements likely to be required

**Rights of Way**

Footpaths no runs through the site Kirkby F19 Selston FP 20 runs along the southern boundary of the site, and Kirkby FP20 runs under the M1 aling the south east boundary of the site.

**Flood Risk from Watercourses**

**Topographical Constraints** Site slopes towards Bourne Avenue and Farm

**Other Constraints**

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

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

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

***There is potential for harm to significance of Locally Listed100 Portland Row, 799 Portland Road Old School and 800 Portland Row Methodist Church in close proximity to the site. Access is possible, however the site should not be developed in isolation and should be linked to SJU018 (Land at Kirkby Lane Farm, Park Lane, Selston).***

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

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

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

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

**Housing**

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

## Site Details

**Site Ref SJU021**

**Address** Land off Stoney Lane, Selston

**Gross Developable Area** 0.72

**Potential Yield** 19

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside. Residential to north-west and south-west.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

**Impact on Natural & Built Environment**

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

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

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

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

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerows form some site boundaries.

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

**Physical Constraints**

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

**NCC Highways Comments**

Possible access onto Stoney Lane which may be National Speed Limit. Will require widening of Stoney Lane and provision of cycleway/footway to site frontage.

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

Greenfield Site.

**Ground Stability** No known ground stability issues

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

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

Small site no STW comment

**Seven Trent Water – Potential** Small site no STW comment

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** Footpath No.6 abuts west boundary.

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

**Topographical Constraints** None.

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

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

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

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

## Overall Conclusion

**Housing**

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

**Site Details**

**Site Ref SJU022**

**Address** Land off Stoney Lane, Selston

**Gross Developable Area** 6.7

**Potential Yield** 151

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

Particular Policy to be noted:

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

**Setting** Countryside. Residential to west and south.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Currently no access to any identified services.

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

None - outside core hourly/half hourly public transport network.Potential to deliver a possible bus service if combined with adjoining sites

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification** Indicated to be Grade 3/4.

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

LWS (Rosemary Hill Pasture) adj to east boundary. Land adjacent to the site (east & west) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and hedgerows form site boundaries.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water**

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

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

Potential access constraints which could be overcome

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

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

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

Linear area of low risk on west of site. Linear strip of high risk running along southern boundary.

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

**Rights of Way**

Footpath No.5 runs adj to west boundary. Footpath No.10 runs adj to east boundary.

**Flood Risk from Watercourses**

**Topographical Constraints** Site slopes gently away from Stoney Lane towards Nottingham Road.

**Other Constraints**

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

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

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

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

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

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

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

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

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

**Housing**

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

## Site Details

**Site Ref SJU023**

**Address** Rear 18 Stoney Lane, Selston

**Gross Developable Area** 3.75

**Potential Yield** 84

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting**

Countryside. Residential to north, west and south. Area of formal open space adj west boundary.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Stables and Menage

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Post office, Convenience store,Bus stop (Half hourly AM & PM peak and hourly

**Walking (800m/10mins** daytime service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space** Portion of site (west boundary) is within 480m of a natural greenspace. Site is

adj to a neighbourhood park (inc. playground), and is within 1km of a destination park (Green Well Park).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No local designated natural assets on the site. However the southern portion of the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Mature trees and hedgerows form site boundaries. Mature trees also present

within southern portion of site.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way** Footpath No.5 runs adj to east boundary.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Site slopes gently away from Stoney Lane towards Nottingham Road.

Potential access constraints which could be overcome

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

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

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

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

Network Improvements may be required Network Improvements unlikely to be required

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Potential access constraints but these could be overcome. Site should not be developed in isolation – see adjacent sites SJU014 Land adjacent Bull & Butcher PH Selston and SJU022 Hall Green Farm, South of Stoney Lane, Selston.*** |
|  | ***Further investigation is required for ground stability.An area of low risk surface water flooding has been identified, which will require mitigation.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully  considered. |

**Housing**

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

|  |  |
| --- | --- |
|  | **Site Details** |
| **Site Ref** | **SJU024** |
| **Address** | Land rear of 49 Inkerman Street, Selston |
| **Gross Developable Area** | 1.2 |
| **Potential Yield** | 32 |
| **Proposed Use** | Housing |
|  | **Availability** |
| **Ownership Constraints** | None - Confirmation from landowner(s) site available within the next 15 years. |
| **Restrictive Covenant** | None identified by submission |
| **Tenanted or Leased** | No |
| ***Availability Conclusion*** | ***The site is available within the next 15 years, there are multiple landowners but an*** |
|  | ***agreement is in place for land assembly. No legal issues have been identified.*** |

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside. Residential to west and south.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Farm

**Existing Buildings & Structures** A block built building with roof

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** GP/Health Centre, Convenience store,Bus stop only (Half hourly AM & PM

**Walking (800m/10mins** peak and hourly daytime service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space** Northern part of site is within 480m of natural greenspace. Site is within 480m

of a neighbourhood park, and within 1km of a destination park (Green Well Park).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

LWS (Handstubbings Meadow) adj east boundary.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow and trees form some site boundaries.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Significant access constraints

Should not be developed in isolation and should be linked to SJU025 West of Nottingham Road Selston. Access of Alma Rd, Inkerman Rd or Alam Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that shows multiple access points that is likely to require 3rd party land.

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

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

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way** None.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Site slopes gently from East to West, down towards Inkermann Road.

***Suitability Conclusions***

None identified.

Network Improvements may be required Network Improvements may be required

Low level of flood risk – Flood Zone 1.

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

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

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

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

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU025**

**Address** Land East of Hanstubbin Road, Selston

**Gross Developable Area** 13.24

**Potential Yield** 238

**Proposed Use** Housing

## Availability

**Ownership Constraints** Several landowners but not considered to be any constraints to development because

of this.

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes, but none which present an insurmountable constraint to delivery

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

***landowners and is subject to a lease/tenancy. No other legal issues have been identified.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside. Site surrounded by residential.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Several outbuildings and farm buildings

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Currently no access to any identified services.

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

None - outside core hourly/half hourly public transport network

**Access to Green Space** Majority of site is within 480m of natural greenspace (excluding the south

western edge). Within 480m of a neighbourhood park, and within 1km of a destination park (Green Well Park).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Vast majority of the site is a LWS (Handstubbing's Meadow).

**Nationally Designated Natural Assets**

SSSI (Bagthorpe Meadows) is approximately 150m from the Southern border of the site.

**Natural Features** Mature hedgerows and trees within and adjoining the site.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way** Footpath No.37 runs adj to eastern boundary.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** The site gently undulates.

Significant access constraints

Initial comments - Should not be developed in isolation. Comments apply for SJU024 ( Rear of 49 Inkerman Street, Selston). Access off Alma Rd, Inkerman Rd or Ama Rd is not suitable to facilitate access to a site of this magnitude. All roads are narrow with high demand for on-street parking. Therefore will require detailed access strategy that showns multiple access points that is likely to require 3rd party land.

Additional comments - Considering the submitted conceptual drawing, the Highway Authority’s (HA) initial concerns still remain. Any additional accesses off Hanstubbin Rd are not suitable for a 200-250 dwelling development. Hanstubbin Road single point of access already accommodates traffic for circa 120+ properties, facilitating direct access to Inkerman Rd/St/Alma Rd, Salestunes Mews and St Michael’s View. The HA will not support intensified use Hanstubbin Road and/or its junction with B600. The promoter needs to demonstrate that new independent accesses onto B600 can be provided which appears to require 3rd party land.

Likely existance of contamination. Historical Ordnance Survey plans show much of this site to be Greenfield. Allotment Gardens shown in northwest corner. More recent commercial use in northwest corner. Apparent commercial use in southeast part and eastern corner of site.

A significant portion of the site is in a Coal High Risk Area and so would require the necessary assesments. A geological fault line is shown across southern tip of the site.Likely ground stability issues.

Small area of low risk towards centre of site. Network Improvements likely to be required Network Improvements may be required

Low level of flood risk – Flood Zone 1.

Several landowners but not considered to be any constraints to development because of this.

**Overall Conclusion**

***Suitability Conclusions The site is not suitable for proposed use without mitigation, as the site has***

***significant access constraints and should not be developed in isolation.***

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

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

***Further investigation is required for ground stability and contamination issues.***

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

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

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

**Housing**

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

|  |  |
| --- | --- |
|  | **Site Details** |
| **Site Ref** | **SJU026** |
| **Address** | Off Lea Lane, Selston |
| **Gross Developable Area** | 1.26 |
| **Potential Yield** | 34 |
| **Proposed Use** | Mixed Use |
|  | **Availability** |
| **Ownership Constraints** | None - Confirmation from landowner(s) site available within the next 15 years. |
| **Restrictive Covenant** | None identified by submission |
| **Tenanted or Leased** | No |
| ***Availability Conclusion*** | ***The site is available within the next 15 years, has a single landowner and there are*** |
|  | ***no identified legal issues.*** |

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside. Settlement fringe; residential to north and east.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school, GP/Health Centre, Convenience store,Bus stop (Half hourly

**Walking (800m/10mins** AM & PM peak and hourly daytime service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

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

(inc. playground) and within 1km of a destination park (Green Well Park)

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

**Impact on Natural & Built Environment**

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

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

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

**Locally Designated Natural Assets** To the South East of the site (separated via a single track lane) is a LWS (Allen's

Green Grassland).

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerows and trees form site boundary.

**Heritage Assets**

Lea Farm is located a short distance to the south, which is a Locally Listed Building (Ref.395).

**Physical Constraints**

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

**NCC Highways Comments**

To develop this site a 10 metre wide construction corridor would be required to upgrade the private access road to all purpose highway from Lea Lane to the site.May require 3rd party land.

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

Greenfield Site.

**Ground Stability**

All of the site is in a Coal High Risk Area and so would require the necessary assesments.Likely ground stability issues.

**Flood Risk from Surface Water** Low to high risk on and adj to southern site boundary, in the approximate

location of the stream.

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

Network Improvements may be required

**Seven Trent Water – Potential** Network Improvements unlikely to be required

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** Footpath No.73 runs adj to eastern boundary.

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

**Topographical Constraints** Site gently slopes towards the south.

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

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

***isolated from public highway and may require 3rd party land.***

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

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

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

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

## Overall Conclusion

Mixed Use

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

## Site Details

**Site Ref SJU027**

**(Site has PP)**

**Address** Between 106-132 Main Road, Underwood

**Gross Developable Area** 0.51

**Potential Yield** 8

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion The site 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.***

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting**

Countryside /Settlement fringe; residential to east, south and west.Agricultural fields / pasture for horses

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime

**Walking (800m/10mins** service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

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

playground). Within 1km of a destination park (Church Lane).

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

**Impact on Natural & Built Environment**

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

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

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

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

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** An established hedgerow bounds the whole site onto Main Road.

**Heritage Assets**

The Hole in the Wall Public House is locally listed building (No.792) and is a short distance to the south east of the site.

**Physical Constraints**

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

**NCC Highways Comments**

Potential access from Main Road but may require footpath improvements to site frontage.

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

Greenfield Site apart from the western extremity where a filled pond appears to encroach onto this site.

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

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

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

Small site no STW comment

**Seven Trent Water – Potential** Small site no STW comment

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** None.

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

**Topographical Constraints** Gently sloping away from road

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

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

***The site has full planning permission V/2022/0006***

## Achievability

**Potential Abnormal Site Costs** None identified.

**Time Scale (Commencement of Delivery)**

Within 0-5 years

**Achievability Conclusion** The site is achievable.

The site has full planning permission V/2022/0006

**Housing**

**Overall Conclusion**

***Overall Conclusion***

*The site is available, suitable and achievable.*

*The site has full planning permission V/2022/0006*

## Site Details

**Site Ref SJU028**

**Address** Rear of 101 Cordy Lane, Underwood

**Gross Developable Area** 1.98

**Potential Yield** 53

**Proposed Use** Housing

## Availability

**Ownership Constraints** None - Confirmation from landowner(s) site available within the next 15 years. **Tenanted or Leased** Small part of the site is currently rented for storage on a monthly basis ***Availability Conclusion The site has a single landowner, is available within the next 15 years, and no legal***

**Restrictive Covenant** None identified by submission

***issues have been identified. However, the site is subject to a lease/tenancy on a short term basis.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** JUS-t

**Setting**

Countryside, residential to south east boundary, with small scale commercial units to the north west.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** Small scale commercial units/ recycling yard to the north west

**Existing Buildings & Structures** Wooden & block built farmbuildings, brick building used for storage.

Hardstanding.

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

or within 1km of a destination park.

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

**Impact on Natural & Built Environment**

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

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

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

**Locally Designated Natural Assets** Northern section of site is within a LWS (Selston Grassland). The area to the

west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

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

**Physical Constraints**

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

**NCC Highways Comments**

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

**Land Contamination** Likely existence of contamination in the vicinity of commercial buildings.

Historical Ordnance Survey plans show the majority of this site to be Greenfield. Commercial buildings are shown on the southeastern part and adjacent to the northwest boundary. Former ancient tramway shown across northwest part of site.

**Ground Stability** No known ground stability issues

**Flood Risk from Surface Water** Area of low risk on north west boundary.

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

Network Improvements may be required

**Seven Trent Water – Potential** Network Improvements unlikely to be required

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** None.

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

**Topographical Constraints** Gently sloping away from road

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

**Overall Conclusion**

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

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

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

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

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

***Development could have issues of compatibility with adjoining uses - small scale commercial / recycling yard to the northwest.***

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

**Housing**

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

## Site Details

**Site Ref SJU029**

**Address** Land adjacent 82 Mansfield Road, Underwood

**Gross Developable Area** 1.43

**Potential Yield** 39

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting**

Countryside, residential to north east and north west. Open fields to south. Nearby conifer plantation.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

LWS (Freizeland Grassland) is adj south western boundary. The area to the south west of the site is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

Approximately 50% of the site is within the buffer zone of the adjacent SSSI (Friezeland Grassland). Naural England consultation would be required

**Natural Features**

Established hedgerow and trees bound the site. Existing pond area near site

entrance.

**Heritage Assets** South west part of the site may require further archaeological investigations.

**Physical Constraints**

**Highways Access**

Access appears possible

**NCC Highways Comments** Access appears possible off Mansfield Rd

**Land Contamination**

No known contamination. Historical Ordnance Survey plans show this to be a Greenfield Site. Former Brickworks and Clay Pits located immediately adjacent to southwest boundary of site.

**Ground Stability** No known ground stability issues

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way** None.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Relatively level - land crowns in centre, with gentle slope to road.

***Suitability Conclusions***

None identifed

Network Improvements may be required Network Improvements likely to be required

Low level of flood risk – Flood Zone 1.

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

***The site is potentially suitable.***

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

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

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

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU030**

**Address** North-west of Cordy Lane, Brinsley, Underwood

**Gross Developable Area** 1.83

**Potential Yield** 49

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant**

None that are restrictive to housing. There is a restriction against any buildings being used for noisy, noxious or offensive trades or businesses.

**Tenanted or Leased** Yes, as grazing land

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting**

Countryside, residential to south east boundary, with small scale commercial units to the north.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

There is a dismantling yard sited adjacent to the north-west corner of the site.

**Existing Buildings & Structures** There is a 4 bay Pole Barn and two stables on the land

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

or within 1km of a destination park.

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

**Impact on Natural & Built Environment**

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

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

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

**Locally Designated Natural Assets** Whole site is a LWS (Selston Grassland). All the site under the Natural

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

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

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

**Physical Constraints**

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

**NCC Highways Comments**

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

**Land Contamination** Likely existance of contamination. Small spoil tip to the south will require

investigation. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Former ancient tramway shown across northwest part of site. Mine shaft and tip shown on southern part of site.

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

**Flood Risk from Surface Water** None identifed

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

Network Improvements may be required

**Seven Trent Water – Potential** Network Improvements unlikely to be required

**Impact on Surface Water Sewer Infrastructure**

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

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

**Topographical Constraints** Site slopes gently towards the west.

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

**Overall Conclusion**

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

***a Local Wildlife Site (Selston Grassland) and a Priority Habitat.***

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

***Further investigation is required for land contamination and ground stability.***

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

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

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

**Housing**

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

## Site Details

**Site Ref SJU031**

**Address** Land North of Larch Close, Underwood

**Gross Developable Area** 1.1

**Potential Yield** 30

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside, residential to southern boundary.

**Browfield/Greenfield** Stables brownfield land. May or may not extend to the whole of the land.

Appeal decisions on this aspect vary.

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Stables, Menage and van / caravan parking

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime

**Walking (800m/10mins** service)

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

**Impact on Natural & Built Environment**

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

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

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

**Locally Designated Natural Assets** No local designated natural assets on the site. However the whole site is

identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Established hedgerow and trees bound the site. North west corner of site is heavily wooded.

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

**Physical Constraints**

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

**NCC Highways Comments** Access appears possible off Mansfield Rd

**Land Contamination** Likely existance of contamination. Small spoil tip to the south will require

investigation. Historical Ordnance Survey plans show this to be a Greenfield Site. Problems with ground gas are known to have existed adjacent to the southwest corner of the site. The risk of any ground gas migrating onto the site will need to be investigated further.

**Ground Stability** No known ground stability issues

**Flood Risk from Surface Water** Areas of low risk on site.

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

Network Improvements may be required

**Seven Trent Water – Potential** Network Improvements unlikely to be required

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** None.

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

**Topographical Constraints** Land falls away westwards.Land significantly higher than adjoining road.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Further investigation is required for land contamination.An area of low risk surface water flooding has been identified, which will require mitigation.*** |
|  | ***The whole site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a  Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Housing**

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

## Site Details

**Site Ref SJU032**

**Address** Rear of 64-82 Church Lane, Underwood

**Gross Developable Area** 0.74

**Potential Yield** 12

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

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

**Location, Setting & Land Use**

## Suitability

**2002 Ashfield Local Plan Review** ST3 - Named Settlement

**Policy/Allocation**

**Location** Named Settlement

**Neighbourhood Plan Area** JUS-t

**Setting** Village setting, well contained by existing development on all sides.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** One dwelling

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** GP/Health Centre,Bus stop (Half hourly AM & PM peak and hourly daytime

**Walking (800m/10mins** service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket, Retail

**Access to Green Space** Majority of site is within 480m of natural greenspace (excluding western edge

of the site where the existing dwelling is situated). Site is adj to a neighbourhood park (inc. playground) & destination park (Church Lane Rec).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No environmental constraints identified. However the majority of the site (excluding the western edge of the site where the existing dwelling is situated) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

The site contains a large number of mature trees due to the sites previous use

as an orchard and allotments

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

**Physical Constraints**

**Highways Access**

Potential access constraints which could be overcome

**NCC Highways Comments** Access appears possible off Church Lane, if dwelling demolished.

**Land Contamination**

No known contamination. Historical Ordnance Survey plans show northern part of this site to be Greenfield. Southern part shown as used for Allotment Gardens.

**Ground Stability** No known ground stability issues

**Flood Risk from Surface Water**

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

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

**Rights of Way** None.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Site slopes towards the north.

***Suitability Conclusions***

A linear area of low to medium risk running north to south along west boundary.

Small site no STW comment Small site no STW comment

Low level of flood risk – Flood Zone 1.

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

***The site is potentially suitable.***

***Potential access constraints have been identified but these could be overcome. Access appears possible off Church Lane, if dwelling is demolished.An area of low risk surface water flooding has been identified, which will require mitigation.***

***The majority of the site (excluding the western edge of the site where the existing dwelling is situated) is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity***

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU033**

**Address** Land off Felley Mill Lane North, Underwood

**Gross Developable Area** 0.69

**Potential Yield** 19

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes, to Underwood Villa F.C on a short term basis

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting**

Settlement fringe; contained by residential to the north and west. Countryside and woodland to east.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Storage container

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

playground), and within 1km of a destination park (Church Lane Rec Ground).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designation on site. A LWS (underwood Plantation) is to the east, seperated from the site by an adopted highway.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow bounds the site.

**Heritage Assets** Southern half of the site may require further archaeological investigations.

**Physical Constraints**

**Highways Access**

Potential access constraints which could be overcome

**NCC Highways Comments**

Would require access off Felly Mill Lane which would require widening and provision of footway to site frontage. Access off Mansfield Rd would not be supported.

**Land Contamination**

Likely existence of contamination Historical Ordnance Survey plans show whole of site to be a former Sand Pit. This has been filled in to surrounding ground levels with unknown materials.

**Ground Stability**

Likely ground stability issues - land filled in to surrounding ground levels with unknown materials.

**Flood Risk from Surface Water**

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

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

**Rights of Way** None.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified

***Suitability Conclusions***

None identifed

Small site no STW comment Small site no STW comment

Low level of flood risk – Flood Zone 1.

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

***The site is potentially suitable.***

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

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

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs** | Land contamination, ground stability and archaeological. |
| **Time Scale (Commencement of**  **Delivery)** | Within 6-10 years |

**Achievability Conclusion** The site is assumed to be potentially achievable at this time, pending the

outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

**Overall Conclusion**

**Housing**

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

## Site Details

**Site Ref SJU034**

**Address** Selkirk, 221A Main Road, Westwood

**Gross Developable Area** 0.11

**Potential Yield** 3

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** JUS-t

**Setting** Allotment gardens, contained by residential to the east, south and west.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Dwelling and garage

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime

**Walking (800m/10mins** service)

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

(inc. playground) and within 1km of a destination park (Main Road Rec Ground).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Trees and Hedgerows.

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

**Physical Constraints**

**Highways Access**

Land is isolated from the public highway

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

**Land Contamination**

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

**Ground Stability**

Coal High Risk Area. Fault line shown on centre/northeast of site.Likely ground stability issues

**Flood Risk from Surface Water**

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

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

**Rights of Way** Footpath No.27 crosses the site access.

**Flood Risk from Watercourses**

**Other Constraints**

**Topographical Constraints** None identified

***Suitability Conclusions***

Low to high risk identified on and adj to site, particularly along site access.

Small site no STW comment Small site no STW comment

Low level of flood risk -Flood Zone 1. However Flood Zone 2 is identified along Main Road, adj to the south of the site.

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

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

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

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

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

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU035**

**Address** Westdale Road, Jacksdale

**Gross Developable Area** 0.81

**Potential Yield** 22

**Proposed Use** Housing

## Availability

**Ownership Constraints** ADC working towards gaining adverse posession of part of this site after having

maintained it for a significant period of time.

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

***Availability Conclusion No information provided as part of submission as to whether the garages are still in***

***active use etc. Work to resolve legal issues is currently being undertaken. Further information will be required to allow a conclusion to be reached in respect of availability.***

## Suitability

**Location, Setting & Land Use**

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

HG1Nf - Housing

**Location** Named Settlement

**Neighbourhood Plan Area** JUS-t

**Setting** Village. Contained by residential.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school,Bus stop (Half hourly AM & PM peak and hourly daytime

**Walking (800m/10mins** service)

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Further Education College, Supermarket, Retail Area

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

(inc. playground) and within 1km of a destination park (Main Road Rec Ground).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Most of the site is covered in mature trees and vegetation.

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

**Physical Constraints**

**Highways Access**

Access appears possible

**NCC Highways Comments**

Should not be developed in isolation - adjacent site SJU003 ( Land off Westdale Road) for traffic dispersal

**Land Contamination**

Likely existence of contamination in vicinity of former garages and associated hardstanding. Historical Ordnance Survey plans show the majority of this site to be Greenfield. Domestic type garages are shown from pre 1961, these have more recently been removed.

**Ground Stability**

Likely ground stability issues - Coal High Risk Area. Fault line shown across south of site.

**Flood Risk from Surface Water**

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

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

**Rights of Way** None.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified

***Suitability Conclusions***

Linear area of low to medium risk identified on western edge of site.

Network Improvements may be required Network Improvements may be required

Low level of flood risk – Flood Zone 1.

ADC working towards gaining adverse posession of part of this site after having maintained it for a significant period of time.

***The site is potentially suitable.***

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

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

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

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU036**

**Address** Land off Green Crescent, Selston

**Gross Developable Area** 2.45

**Potential Yield** 55

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***no identified legal issues.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside. Settlement fringe; residential to north and east.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Primary school, GP/Health Centre, Convenience Store, bus stop (Half hourly

**Walking (800m/10mins** AM & PM peak and hourly daytime service).

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, supermarket, retail area, hospital and employment.

**Access to Green Space** Western edge of site is within 480m of natural greenspace. Within 480m of a

neighbourhood park, and within 1km of a destination park (Green Well Park).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature tree and hedgerow coverage within and forming boundaries of site.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Significant access constraints

This would require significant highway improvements and connecting infrastructure to link the site to the existing public highway network. The promoter needs to produce a potential access strategy showing key access dimensions and typical road hierarchy, which is likely to require 3rd party land. Normal road/footway construction requires a minimum width of 10 metre corridor. If property numbers exceed 150 dwellings 2 separate points of access will be required.

Likely existance of contamination. Former railway line along northern boundary.

**Ground Stability** Coal high risk area.

**Flood Risk from Surface Water**

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

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

**Rights of Way** Footpath No.73 runs to the south of the site.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** Yes - site slopes

***Suitability Conclusions***

Linear area of low to medium risk identified within south west portion of site.

Network Improvements may be required Network Improvements unlikely to be required

Low level of flood risk – Flood Zone 1. None identified

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

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

**Overall Conclusion**

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

**Housing**

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

## Site Details

**Site Ref SJU037- E**

**Address** Land south of Alfreton Road, Jubilee

**Gross Developable Area** 34.35

**Potential Yield** N/A

**Proposed Use** Employment

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

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

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Currently no access to any identified services.

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Outside core hourly/half hourly public transport network.

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

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Part of the site under the natural Environment & Rural Community Act 2006, Section 41 is identified as a priority habitat - deciduous woodland.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature tree and hedgerow coverage within and forming boundary of site.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

Potential access constraints which could be overcome

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

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

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

Majority of site shown to be subject to opencast mine workings. Several coal seams shown outcropping across the site.

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

Likely ground stability issues - Coal high risk area. There will be significant Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.

**Flood Risk from Surface Water** Small areas of the site are identified as being subject to surface water flooding.

**Seven Trent Water – Potential**

**Impact on Foul Sewer Infrastructure**

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints Other Constraints**

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

Selston BW19, FP18, FP17 and FP69 run through site. Low level of flood risk – Flood Zone 1.

None identified. None identified

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

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

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

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

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

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

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

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

## Achievability

**Potential Abnormal Site Costs** Ground stability and land contamination

**Time Scale (Commencement of Delivery)**

Within 6-10 years

**Achievability Conclusion**

The site is assumed to be potentially achievable at this time, pending the

outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

## Overall Conclusion

**Employment**

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

## Site Details

**Site Ref SJU037- H**

**Address** Land south of Alfreton Road, Jubilee

**Gross Developable Area** 34.35

**Potential Yield** 618

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

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

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** No access to identified services. However, the housing yield may generate the

**Walking (800m/10mins** provision of local services.

**Access to Local Services Via Public Transport (within 30 mins)**

Outside core hourly/half hourly public transport network. However, the housing yield may generate the provision of local services.

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

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Part of the site under the natural Environment & Rural Community Act 2006, Section 41 is identified as a priority habitat - deciduous woodland.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature tree and hedgerow coverage within and forming boundaries of site.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water**

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

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

Potential access constraints which could be overcome

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

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

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

Majority of site shown to be subject to opencast mine workings. Several coal seams shown outcropping across the site.

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

Likely ground stability issues - Coal high risk area. There will be significant Made Ground across much of this site. Multiple recorded mine shafts exist on site, many others nearby. Shallow mine workings are possible (depending on later opencast workings). Land stability will need careful attention.

Small areas of the site are identified as being subject to surface water flooding.

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

|  |  |
| --- | --- |
| **Rights of Way**  **Flood Risk from Watercourses Topographical Constraints Other Constraints** | Selston BW19, FP18, FP17 and FP69 run through site. Low level of flood risk – Flood Zone 1.  None identified. None identified |
| ***Suitability Conclusions*** | ***The site is potentially suitable. However there are significant land contamination issues - large toxic waste landfill constructed on centre/south part of site. Future development over and adjacent to former toxic landfill site may be severely compromised. Specialist advice will be necessary.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Likely ground stability issues - Coal high risk area. Significant Made Ground, multiple recorded mine shafts and many others nearby. Land stability will need careful attention.*** |
|  | ***Potential access constraints but these could be overcome - needs comprehensive masterplanning with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network.*** |
|  | ***No access to identified services. However, the housing yield may generate the provision of local services.*** |
|  | ***Part of the site is a priority habitat. Any potential development will need to avoid or mitigate any impacts on biodiversity.*** |
|  | ***Severn Trent have identified that network improvements to the foul sewers is likely to be required.*** |

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

## Overall Conclusion

**Housing**

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

## Site Details

**Site Ref SJU038**

**Address** Land to the south of 249 Alfreton Road, Jubilee

**Gross Developable Area** 2.63

**Potential Yield** 59

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

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

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

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

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** Agricultural barn

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop only (Half hourly AM & PM peak and hourly daytime service)

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, Further education college, Supermarket and Retail area.

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

is within a neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road & Jubilee rec ground).

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedgerow and trees on site boundaries.

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

**Physical Constraints**

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way** Selston BW19 run adjacent to site.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified.

Land is isolated from the public highway

Cannot be developed in isolation. Needs comprehensive masterplanning (SJU037) with multiple access points onto Nottingham Road/ Alfreton Road (B600) or any other part of the adjacent highway network. Street pattern to be linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

Segregated enhanced pedestrian/cyclist routes should be integral to the development. Likely to require footpath improvement works and widening of Nottingham Road/ Alfreton Road.

Likely existence of contamination - Former Brick Yard shown on SE corner c.1880. Old Ironstone Pit (shaft) shown centre/south of site. Old Ironstone Pit (shaft) shown west side of site. Two old Ironstone Pits shown beyond east and northeast boundary. Shallow excavations shown on SE corner from adjacent Clay Pipe Works c.1917. Deeper excavations shown to extend across south of site, Clay Pipe Works shown to encroach onto SE of site c.1961. Large building to Clay Pipe Works and tanks shown on south of site c.1972.

Potential for some contamination across south part of site but this depends on opencast final restoration works. Topsoil may be thin or of poor quality across much of the site.

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

None Identified

Network Improvements may be required Network Improvements unlikely to be required

Low level of flood risk – Flood Zone 1. None identified

**Overall Conclusion**

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

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

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

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

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

**Housing**

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

## Site Details

**Site Ref SJU039**

**Address** Land at Church Lane, Underwood

**Gross Developable Area** 0.44

**Potential Yield** 5

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

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

**Location, Setting & Land Use**

## Suitability

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** There is a pub adjacent to the northern site boundary

**Existing Buildings & Structures** Two stables and a garage (all contained within one structure)

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop (Half hourly AM & PM peak and hourly daytime service) and primary

**Walking (800m/10mins** school.

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, Supermarket and Retail area.

**Access to Green Space** No access to natural greenspace. Within 480m of a neighbourhood park with a

play area, and within 1km of a destination park (Friezeland Recreation Ground).

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

**Impact on Natural & Built Environment**

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

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

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

**Locally Designated Natural Assets** No designations on site, although a LWS (Bagthorpe Plantation) is adjacent the

north east corner.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature trees and a pond.

**Heritage Assets**

No designations on site, although the Red Lion Public House (adjacent to the North) is locally listed (Ref: 813).

Bagthorpe Baptist Chapel, a short distance to the south, is also locally listed (Ref: 790).

**Physical Constraints**

**Highways Access** Access appears possible

**NCC Highways Comments**

Access appears possible off Church Lane for a yield of around 5 dwellings, as long as off road turning is provided within the site. In addition, the HA would require the applicant to dedicate some of their land and construct a wider footway facility along the site frontage to make the development acceptable in planning terms.

**Land Contamination** Likely existance of contamination - Former coal mining area. Soil

contamination testing and ground gas monitoring required prior to any development.

**Ground Stability**

Over half of the site is within a coal high risk area. High/moderate coal risk (in central area) and low coal risk close to the northern boundary.

**Flood Risk from Surface Water** Approx half the site (on the west side) is at risk of low to high levels of surface

water flooding.

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

Small site no STW comment

**Seven Trent Water – Potential** Small site no STW comment

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way** None

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

**Topographical Constraints** None identified.

**Other Constraints** None identified

**Overall Conclusion**

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

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

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

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

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

**Housing**

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

## Site Details

**Site Ref SJU040**

**Address** Land South of Annesley Lane, Selston

**Gross Developable Area** 10

**Potential Yield** 180

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes, Agricultural tenants

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

***currently subject to a tenancy.***

## Suitability

**Location, Setting & Land Use**

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

The site surrounds a pumping station, assumed to be for water/ sewage, this may be a problem with night time low frequency noise. The north-east boundary of the site is adjacent to the M1 and therefore it is recommend a noise survey be carried out.

**Existing Buildings & Structures** None

**Access to Services, Green Spaces & Utilities**

**Access to Local Services Via** Bus stop (Half hourly AM & PM peak and hourly daytime service).

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, Supermarket and Retail area.

**Access to Green Space** Approx half the site is within 480m of natural green space and a

neighbourhood park (including playground). Not within 1km of a destination park.

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

**Impact on Natural & Built Environment**

**Landscape Character**

**Locally Designated Natural Assets**

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

ML019 Kirkby Quarry, Portland Park and Rise Hill – The landscape condition varies from POOR to MODERATE within area. The strength of landscape character is POOR. The overall landscape strategy is CREATE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

**Physical Constraints**

**Highways Access**

Mature hedgerowns forming field boundaries.

No designated heritage assets on or adjacent to the site. However the Old Turnpike Toll Road (Ref.911) is nominated on the Local List and runs adjacent to the site along Annesley Road.

Access appears possible

**NCC Highways Comments**

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

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**

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

**Rights of Way** FP8 run through the north eastern section of the site.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified.

Likely existence of contamination. There is a historic landfill site 100m to the north west of this site and I would therefore recommend a site investigation report to assess potential ground gas from this source. The site investigation report should also consider potential contamination from the pumping station and the possibility of fly-tipping including asbestos analysis of soil samples

Unlikley ground stability issues - The majority of the site is shown to be at low risk of coal mining activities and low radon risk, however there is a coal high risk area in south east section of site. It will be recommended that basic radon protection is incorporated into new housing.

Small area of low risk identified on the western portion of the site. Network Improvements unlikely to be required

Network Improvements unlikely to be required

Low level of flood risk – Flood Zone 1. None identified

|  |  |
| --- | --- |
|  | **ADC SHELAA SITES 2023** |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***Further investigation is required for land contamination and ground stability issues, which may impact on development costs.*** |
|  | ***The north-east boundary of the site is adjacent to the M1 and I would therefore recommend a noise survey be carried out.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully  considered. |

**Overall Conclusion**

**Housing**

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

## Site Details

**Site Ref SJU041**

**Address** Land to the rear of 48 Plainspot Road, New Brinsley

**Gross Developable Area** 2.68

**Potential Yield** 60

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** Yes, Allotments & Agricultural tenants

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

***agreement is in place for land assembly, but the site is currently subject to a tenancy.***

**Location, Setting & Land Use**

## Suitability

**2002 Ashfield Local Plan Review** EV1 - Green Belt & ST3 Named Settlement

**Policy/Allocation**

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** None

#### Access to Services, Green Spaces & Utilities

**Access to Local Services Via** Bus Stop (hourly daytime service).

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, Supermarket and Retail area.

**Access to Green Space** Majority of the site is within 480m of a playground Underwood Hill Recreations

ground. Not within 1km of a destination park.

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

#### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

Mature hedgerowns forming field boundaries with boundary trees within the

hedgerows.

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

#### Physical Constraints

**Highways Access**

Access appears possible

**NCC Highways Comments**

The site has a significant frontage along the existing public highway. However, this would need appropriate road and footway improvements at its interface with the existing highway.

**Land Contamination**

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way** None identified.

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified.

***Suitability Conclusions***

There is a historic landfill on a small area to the north west of the allotment site, adjacet to Plainspot Road, and as such site investigation would be required prior to any development. The investigation should include ground gas as well as ground contamination.

The majority of the site is shown to be at low risk of coal mining activities and low radon risk, however there is a coal high risk area in the area running through the allotments adjacent to Plainspot Road

Small area of low risk surface water flow identified on the north western portion of the site.

Network Improvements unlikely to be required Network Improvements may be required

Low level of flood risk – Flood Zone 1. None identified

***The site is potentially suitable.***

***Further investigation would be required for land contamination prior to any development. The investigation should include ground gas as well as ground contamination.***

***Part of the site comprises allotments protected under Policy RC5.***

## Achievability

**Potential Abnormal Site Costs** None identified.

|  |  |
| --- | --- |
|  | **ADC SHELAA SITES 2023** |
| **Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Overall Conclusion**

**Housing**

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

## Site Details

**Site Ref SJU042**

**Address** Land North of Melbourne House Farm, between Inkerman Road & Lea Lane, Selston.

**Potential Yield** 46

**Gross Developable Area** 2.06

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

## Suitability

#### Location, Setting & Land Use

**2002 Ashfield Local Plan Review** EV1 - Green Belt & ST3 Named Settlement

**Policy/Allocation**

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** None

#### Access to Services, Green Spaces & Utilities

**Access to Local Services Via** GP/Health Centre, Convenience Store, bus stop (Half hourly AM & PM peak and

**Walking (800m/10mins** hourly daytime service).

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary school, Supermarket and Retail area.

**Access to Green Space** The site is within 480m (6mins) of a playground, and a recreation ground,Green

Well. The site is within 1000m of a destination park (Nottingham Road).

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

#### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

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

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

Small area to the north west of the site is identified as forming part of the Local Wildlife Site : Allen's Green Grassland.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Hedgerowfield to some of the field boundaries.

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

#### Physical Constraints

**Highways Access**

Significant access constraints

**NCC Highways Comments** Inkerman Road is not suitable for any further traffic.

**Land Contamination**

There is a buffer for a historic landfill and a small sewerage works on the land. As such site investigation would be required prior to any development. The investigation should include ground gas as well as ground contamination.

**Ground Stability** Area of high risk for coal mining activities cross the site in bands.

**Flood Risk from Surface Water**

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

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

**Rights of Way** Footpath runs to the north eastern boundary - Selston FP36

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints** None identified.

***Suitability Conclusions***

Small area of surface water flooding to the northwest of the site approximately

following the route of the stream. Network Improvements may be required

Network Improvements unlikely to be required

Low level of flood risk – Flood Zone 1. None identified

***The site is not suitable for the proposed use without mitigation due to significant highway constraints. Inkerman Road is not suitable for any further traffic.***

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

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

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs** | Ground stability. |
| **Time Scale (Commencement of**  **Delivery)** | Not Applicable |

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

**Overall Conclusion**

**Housing**

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

## Site Details

**Site Ref SJU043**

**Address** 99 Mansfield Road, Underwood

**Gross Developable Area** 1.2

**Potential Yield** 32

**Proposed Use** Housing

## Availability

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

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

## Suitability

#### Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside, residential to southern boundary.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified.

**Existing Buildings & Structures** House, detached garage and 6 agricultural buildings

#### Access to Services, Green Spaces & Utilities

**Access to Local Services Via** Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

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

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

playground) and within 1km of a destination park (Church Lane Rec Ground).

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

#### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No locally designated natural assets on the site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** A significant number of trees on site.

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

#### Physical Constraints

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Access appears possible

Mansfield Rd A608 national speed limit road will require Design Manual for Roads & Bridges (DMRB) visibility splays for the junction access 2.4 x 215m. Access will require highway improvements for vehicles/ pedestrians/ cyclists/ right turn lane/ pedestrian refuges/ street lighting on Mansfield Rd. This may require road widening into the site to become all-purpose adopted highway.

The existing driveway onto Mansfield Rd should be removed (if 99 Mansfield Road is to be retained) and a new access formed onto the new minor arm facilitating access to the site. No individual access driveways will be allowed onto Mansfield Rd without appropriate private turning facilities.

Mansfield Rd may need a Traffic Regulation Order (TRO) speed limit reduction which will require an active urban frontage facing the road and engineered gateway features/other measures to reinforce the urban extension/change in environment.

All new developments require multiple access points that connect/integrate into the existing neighbourhood. Interconnected/looped roads as opposed to stand alone cul-de-sacs will be expected. This site potentially could be combined with the land to the rear (site SJU031) to form new high category DMRB link road (circa 20m corridor) between A608 and the B600 to reduce traffic 'rat running’ along Sandhills Rd.

Likely existence of contamination. Intrusive investigation required (landfill). Historic landfill on site and within influence (buffer zone) of another landfill.

**Ground Stability** Likely ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

**Rights of Way** None

**Flood Risk from Watercourses Other Constraints**

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

None identified.

Network Improvements may be required Network Improvements may be required

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***It is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Highway comments highlight the potential for combining with the adjacent site to provide improved highway connectivity in this area.*** |
|  | ***Further investigation is required for land contamination.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully  considered. |

**Housing**

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

## Site Details

**Site Ref SJU044**

**Address** Land West of Selston Road, Jacksdale

**Gross Developable Area** 3.65

**Potential Yield** 82

**Proposed Use** Housing

## Availability

**Ownership Constraints** None identified

**Restrictive Covenant** None identified by submission

**Tenanted or Leased** No

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

***identified legal issues.***

## Suitability

#### Location, Setting & Land Use

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

EV1 - Green Belt

**Location** Named Settlement Fringe

**Neighbourhood Plan Area** JUS-t

**Setting** Countryside, residential to southern boundary.

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints** None identified

**Existing Buildings & Structures** None

#### Access to Services, Green Spaces & Utilities

**Access to Local Services Via** Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

**Walking (800m/10mins**

**Access to Local Services Via Public Transport (within 30 mins)**

Secondary School, Supermarket and Retail Area.

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

neighourhood park with a play area. The site is within 1000m of a destination park (Pye Hill Road).

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

#### Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

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

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

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** None idenitified

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

#### Physical Constraints

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Access appears possible

Selston Rd B6016 is 40 mph and would require a visibility splay of 2.4 x 120m. The footway/cycleway to the site frontage would require the hedge removing and widening to construct active movement facilities. This access may require highway improvements for vehicles/pedestrians/cyclists/right turn lane/pedestrian refuges/street lighting on Selston Road which may require road widening into the site and reduce the potential yield. No individual access driveways will be allowed onto Selston Rd without appropriate private turning facilities.

Selston Rd may need a Traffic Regulation Order (TRO) speed limit reduction which will require an active urban frontage facing the road and engineered gateway features/other measures to reinforce the urban extension/change in environment.

All new developments require multiple access points that connect/integrate into the existing neighbourhood. Interconnected/looped roads as opposed to stand alone cul-de-sacs will be expected.

There is a historic landfill (pond) in the east of the site which is sectioned off by a hedgerow.

The northern part of the site also falls within the 250m EA buffer around a landfill site (EA licensed landfill 4/89/208/45SW)

**Ground Stability** Likely ground stability issues - Coal high risk area.

**Flood Risk from Surface Water**

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

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

Area of high risk surface water flooding identified along the boundary with

Selston Road

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Bridleway forms the north eastern boundary, and cuts through part of the north-west of the sites - Selston BW19

**Flood Risk from Watercourses**

**Topographical Constraints** None identified.

**Other Constraints**

Low level of flood risk – Flood Zone 1.

None identified

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

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

***High pressure gas main crosses site. adjacent to the south-western boundary. The vast majority of the site falls within a 25m buffer zone with a requirement to contact HSE***

***Likely ground stability issues - Coal high risk area.***

## Achievability

**Potential Abnormal Site Costs** Gas main - lower yield due to buffer zone

**Time Scale (Commencement of Delivery)**

0

**Achievability Conclusion** The site is assumed to be potentially achievable at this time, pending the

outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

**Overall Conclusion**

**Housing**

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