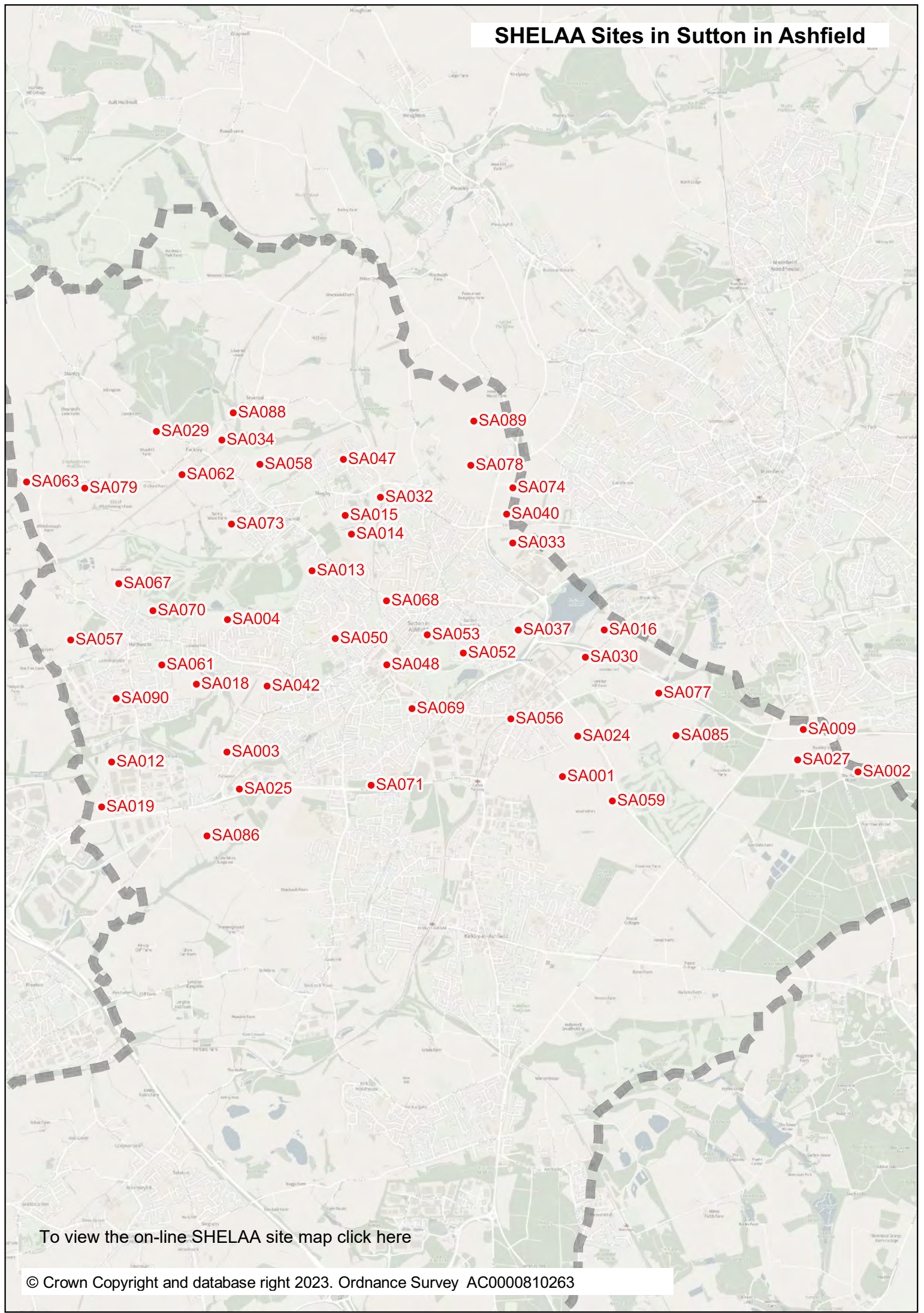


SHELAA Sites in Sutton in Ashfield



To view the on-line SHELAA site map [click here](#)

ADC SHELAA SITES 2023

Site Details

Site Ref	SA001
Address	Sutton Parkway (Newark Road & Lowmoor Road), Sutton-In-
Gross Developable Area	89.55
Potential Yield	1827
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	<i>The available site is available within the next 15 years, has multiple landowners (but they are in agreement for site submission) and there are no other identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Located in employment area with residential to the north and north eastern boundaries
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Industrial uses to the north west.
Existing Buildings & Structures	None identified

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service). However, the housing yield may generate the provision of local services.
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Areas around the south and west periphery of the site are within 480m of natural greenspace. Approx. half the site is within 480m of a neighbourhood park. Vast majority of the site (excluding a small portion to the north east) is within 1km of a destination park (Sutton Lawn and Holidays Hill).
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.

Agricultural Land Classification Indicated to be Grade 3

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features A number of mature hedgerows and trees within and on the boundaries of the site.

Heritage Assets Locally Listed heritage asset - Roundhill Farm is close to the northern boundary of the site, however it is surrounded by existing residential development.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Comments apply to KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

Land Contamination Likely existence of contamination - Ordnance Survey plans show the majority of this site to be Greenfield with the exception of the northern part where a filled sandpit exists. A closed landfill with known ground gas is located adjacent to the southwest boundary of the site. Ground investigations have commenced which indicate issues can be overcome to enable development to proceed. Watercourse present across centre/northwest part of site.

Ground Stability Likely ground stability issues - Fault line running across northern part of site. Closed landfill located on northern part of site. Coal low risk area.

Flood Risk from Surface Water Small areas of high risk identified on the west and north boundaries. Linear areas of low risk running through the site, north to south, along eastern, central and western areas of the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements likely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way Footpaths FP64 & FP82 run through the site.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site requires comprehensive masterplanning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access.

Likely contamination and ground stability issues which will require investigation, and area of identified low-high risk of surface water flooding will require mitigation.

The industrial estate to the north west is not anticipated to impact on development, and there is unlikely to be harm to the significance of Roundhill Farm (Locally Listed) as it is already surrounded by residential properties.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potential 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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA002
Address	North Harlow Wood/ East A60, Sutton-In-Ashfield
Gross Developable Area	3.42
Potential Yield	77
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside, residential dwellings to south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	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 and Retail Area
Access to Green Space	Within 480m from an area of natural green space at Harlow Wood and Thieves Wood

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	Local Wildlife Sites - Harlow Wood, Thieves Wood located to the south of the site
Nationally Designated Natural Assets	Whole of the site within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA) – identified as important for breeding nightjar and woodlark. Under the advice note issued by Natural England on the ppSPA, it is considered a Habitats Regulation Assessment will be necessary before the site could be considered as a potential allocation.
Natural Features	Trees on site boundary
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	Comments apply to SA002 / 027 / 060. Needs to be considered comprehensively. However, no obvious point of access to the highway network because of proximity and conflict to existing major junctions and level differences. Requires comprehensive access strategy considering the neighbouring Lindhurst development in Mansfield.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Closed landfill in close proximity to western boundary of site. Perimeter gas monitoring points being used to check for off site gas migration. Elevated levels of arsenic have been found in nearby topsoils.
Ground Stability	No known ground stability issues. Coal low risk area.
Flood Risk from Surface Water	Some low level surface water flood risk across the site, increasing to medium risk in small areas
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Slopes north towards Mansfield
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to significant access constraints, and because the site is within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA)

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

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

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA003
Address	Rear of 211 Alfreton Road, Sutton-In-Ashfield
Gross Developable Area	4.15
Potential Yield	93
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.*

The site has outline planing permission for 100 dwelling (V/2019/0491).

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	RC2Sa
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Largely residential with open break to the west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area and Hospital.
Access to Green Space	Forms part of Rookery Park natural green space. Within 480m of a neighbourhood park/ greenspace. Within 1000m of a destination park/ greenspace/ play area
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC06 Fulwood Restored Works – The overall condition of this landscape is POOR. The character of the area is WEAK. The overall landscape strategy is RESTORE or CREATE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	Local Wildlife Site Fulwood Grassland adjacent to site boundary in south west.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	A number of mature hedgerows and trees on the boundaries of the site.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Requires demolition of property on Alfreton Rd to provide 10 metre wide access corridor. Will require improved pedestrian linkage to Henning La school.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Closed landfill in close proximity to western boundary of site. Perimeter gas monitoring points being used to check for off site gas migration. Elevated levels of arsenic have been found in nearby topsoils.
Ground Stability	No known ground stability issues. Coal low risk area.
Flood Risk from Surface Water	Small area of low- medium level surface water flood risk in the south of the site. Drainage ditch is located adjacent to the site in the west.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath FP68 is adjacent to a small part of the site to the north
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gently sloping. (Drops approximately 12m from east to west)
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has outline planing permission for 100 dwelling (V/2019/0491).

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 outline planing permission for 100 dwelling (V/2019/0491).

Overall Conclusion

Housing

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

Site Details

Site Ref	SA004 (site has PP)
Address	Ashland Road West, Sutton-In-Ashfield
Gross Developable Area	10.45
Potential Yield	300
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	<i>The site is available.</i>

The site has Planning Permission for up to 300.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside, residential dwellings to south and west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of natural green space (Brierley Forest Park). Majority of site within 480m of a neighbourhood park/ greenspace. Majority of site within 1000m of a destination park/ greenspace/
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML021 Brierley Forest Park – The landscape condition is MODERATE. The strength of character of the area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	Brierley Forest Park LNR adjacent to site to the west. 3 Local Wildlife Sites adjoin the site - Brierley Park Marshy Grassland, Brierley Forest Marsh and S-I-A District Grassland. A Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41 is identified to the eastern boundary.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	A number of mature hedgerows and trees on the boundaries of the site.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	This will require 2 points of access off Ashland Rd West linked to looped spine road suitable for bus access.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Ground investigations have commenced to confirm site will be suitable for residential use.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	Several small linear areas of on site low-level surface water flooding running south to north across the site. More significant areas of high, medium and low level surface water flooding on adjoining land to the north.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath FP47 lies outside of the site but borders part of the northern boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site is lower than the adjacent residential properties on the western and southern boundaries. This will be advantageous in ensuring that there is no dis-amenity between established properties and new residential development. Otherwise, the site slopes gently from the south-west towards the north and north-east.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable. The site has Planning Permission for up to 300.

There is a Local Nature Reserve and 3 Local Wildlife Sites immediately adjacent to the site. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity. There are also areas of surface water flooding which may require mitigation.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site has Planning Permission for up to 300.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable, and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA005
Address	Rear 113 Beck Lane, Skegby
Gross Developable Area	0.08
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification Indicated to be Grade 2

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerow on southern boundaries

Heritage Assets "No designations on or near site.

Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick "

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments Comments apply to SA005/006/007/008/022. The site should be developed comprehensively with adjoining sites with an interconnected looped road network to Beck La. Signalised access for a set number of dwellings already agreed through the planning appeal process. A formal turning facility should be provided on Omberley Ave. Highways will not be supportive of an access from Beck Lane to serve this site in isolation.

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

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

Flood Risk from Surface Water Low to Medium surface water flooding on land adjacent to the site both north and south

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation, as the site is isolated from the public highway.

There is currently no access to identified services, however there is the potential to deliver a bus service if combined with adjoining sites.

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	SA006
Address	Adj 113 Beck Lane, Skegby
Gross Developable Area	0.38
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with a small linear residential development to the north
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification Indicated to be Grade 2

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees on southern boundaries

Heritage Assets No designations on or near site.
Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Comments apply to SA005/006/007/008/022. The site should be developed comprehensively with adjoining sites with an interconnected looped road network to Beck La. Signalised access for a set number of dwellings already agreed through the planning appeal process. A formal turning facility should be provided on Omberley Ave.
Highways will not be supportive of a direct access from Beck Lane to serve this site in isolation.

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

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

Flood Risk from Surface Water Low, Medium and high surface water flooding on land adjacent to site 's southern boundary (off site)

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site currently has no access to any identified services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site. Additionally the site should be developed comprehensively with an interconnected loop road.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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	SA007
Address	Beck Lane / Mansfield Road, Skegby
Gross Developable Area	13.27
Potential Yield	322
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.*

The site has planning permission for 322 dwellings (V/2016/0569) - approved August 2019.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential development to the south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Agriculture

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No current access to identified services, however, agreement in place to extend 417 bus service into site (V/2016/0569)
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, agreement in place to extend 417 bus service into site (V/2016/0569).
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	LWS - Woodhouse Lane Quarry adjacent to the site to the west

Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows on boundary
Heritage Assets	No designations on or near site. Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick

Physical Constraints

Highways Access	Access appears possible
------------------------	-------------------------

NCC Highways Comments	Comments apply to SA005/006/007/008/022. Site should be developed comprehensively with interconnected looped road network to Beck La. Signalised access for a set number of dwellings already agreed through the planning appeal process. A formal turning facility should be provided on Omberley Ave.
------------------------------	---

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

Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	Significant surface water flooding identified across the site, the majority of high risk surface water flooding area in the west of the site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
--	--

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
---	--

Rights of Way	Footpath FP1 crosses north-western corner of site and also forms the majority of the western site boundary. Footpath FP101 also forms part of the western site boundary.
----------------------	--

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

Topographical Constraints	None identified
----------------------------------	-----------------

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has planning permission for 322 dwellings (V/2016/0569) - approved August 2019.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site is achievable.

The site has planning permission for 322 dwellings (V/2016/0569) - approved August 2019.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA008
Address	Beck Lane South, Skegby
Gross Developable Area	4.73
Potential Yield	106
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential development to the south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store. Adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. Adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows on boundary
Heritage Assets	No designations on or near site. Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Comments apply to SA005/006/007/008/022. The site should be developed comprehensively with adjoining sites with an interconnected looped road network to Beck La. Signalised access for a set number of dwellings already agreed through the planning appeal process. A formal turning facility should be provided on Omberley Ave.
Highways will not be supportive of a direct access from Beck Lane to serve this site in isolation.

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

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

Flood Risk from Surface Water Very small area of site identified for low risk from surface water

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site currently has poor access to services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.

The site should be developed comprehensively with an interconnected loop road. Identified area(s) of low risk surface water flooding should be mitigated.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA009
Address	Cauldwell Road, Sutton-In-Ashfield
Gross Developable Area	9.24
Potential Yield	208
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside with residential development to the north and well contained by the MARR major highway to south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Potential noise and air quality issues from MARR major highway
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of natural green space (Cauldwell Wood and Thieves Wood). Proximity to facilities in Mansfield District unknown at this stage.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow on boundary and through the site
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	2 inter-linked points of access will be required on Cauldwell Rd
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	Some low, medium and minimal high level flood risk from surface water in the east of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Footpath 66 crosses the site north-south.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There is the potential for noise and air quality issues stemming from MARR major highway.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA010
Address	Greenhills, Cauldwell Road, Sutton-In-Ashfield
Gross Developable Area	0.79
Potential Yield	21
Proposed Use	Housing (includes SA039)

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term lease for motorhome storage
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner, however, the site is currently subject to a short-term lease.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside with a some linear residential development to the east, but not adjoining the site.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Yes. Surfaced parking areas, concrete bases of former garden centre

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Not within catchment of any public park/green space

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

Agricultural Land Classification Indicated to be Grade 3

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerow and trees on boundary and through the site.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination No known contamination - Closed landfill located approximately 50m from western boundary of site. Site used as a nursery/garden centre in recent years.

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

Flood Risk from Surface Water No identified surface water flood risk on site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site currently has poor access to any identified services via walking or public transport.

The site is also not within catchment of any public park/green space.

.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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 (includes SA039)

Overall Conclusion

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA011
Address	Dawgates Lane / Beck Lane, Sutton-In-Ashfield
Gross Developable Area	18.45
Potential Yield	332
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 but vacant possession is available
Availability Conclusion	<i>The site is potentially available within the next 15 years, has multiple landowners (but an agreement is yet to be confirmed). There are no other identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Predominantly countryside - part of site adjoins residential development to the south-west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Croftfield Fam and associated agricultural outbuildings.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to identified services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent. Small part of site also within 480m of a neighbourhood park/ greenspace.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	LWS - Woodhouse Lane Quarry on site. TPO 299 located on the north east boundary of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow and trees on boundary and through the site.
Heritage Assets	No designations on or near site. Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	"Development would not be acceptable without significant highway improvements. If this whole land arrangement came forward the HA would be asking for multiple points of access onto the different parts of the existing highway network, to disperse the traffic over a wider area rather than concentrating it onto the Beck Lane 'road corridor'. However, there are very limited options available, considering the limited site frontage where it meets public highway. The HA would not accept further succession junctions after the appeal junction (appeal site V2016/0569) onto Beck Lane, as this is too close to minimise delays/disruption and fails to dissipate the additional traffic over a broader network. "
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Farmyard located in southwest corner of site. Eastern end of site has been used for tipped materials. Historical Quarry shown towards western part of site.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	Low and medium risk of surface water flooding identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Footpaths FP1 and FP101 cross the site. Footpath FP3 abuts the most westerly boundary at Woodhouse Lane
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

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

The site currently has no access to any identified services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.

TPO 299 located on the north east boundary of the site. There is a Local Wildlife on site. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

Areas of identified surface water flooding, and likely existence of contamination which will require investigation.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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 not available and not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA012
Address	North of Export Drive, Fulwood Park, Sutton-In-Ashfield
Gross Developable Area	6.69
Potential Yield	n/a
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by the submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single land owner. No identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EM1Sb
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Site enclosed by employment development on three side (North, East, West), with naturalised scrubland/trees on the embankment to the west
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to a Bus Stop which provides a Half hourly AM, Half hourly PM peak or an hourly daytime service.
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m from an area of natural green space at Nunn Brook

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character Not applicable.

Agricultural Land Classification N/A
Locally Designated Natural Assets LWS- New Hucknall Sidings Grassland, is located on part of the site to the west

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None

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

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments
 All Export Dr is not adopted highway and already a significant amount of industrial traffic accessed on one point of access. Requires alternative point of access onto the existing highway network.

Land Contamination Likely existence of contamination - Closed landfills located adjacent to west and south of site. Former railway across southeast part of site. Site previously subject to mineral processing. Ground investigation reports submitted for PEQ/2019/0034.

Ground Stability Likely ground stability issues - Small section of site to south is categorised as Coal high risk area.

Flood Risk from Surface Water Risk from low level surface water flooding identified throughout the site, with a high risk area concentrated in the north-west corner

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Footpath FP41 within western edge of site and abutting northern boundary.

Flood Risk from Watercourses Flood Zone 1

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There are potential access constraints but these could be overcome and the site is not within 800m of a regular bus service.

There is a local wildlife site on site. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

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

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

Achievability

**Potential Abnormal Site Costs
Time Scale (Commencement of
Delivery)**

Ground stability.

Within 6-10 years

Achievability Conclusion

The site is assumed to be potential 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	SA013 (site has PP)
Address	West of Fisher Close, Sutton-In-Ashfield
Gross Developable Area	3.65
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Urban fringe - Countryside to west and north, with residential development to the east and south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Yes. Stables and acillary store.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m from an area of natural green space at Brierley Forest Park. Within 1000m of a destination park/greenspace/play area - Healdswood Rec.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML021 Brierley Forest Park – The landscape condition is MODERATE. The strength of character of the area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets Brierley Forest Park LNR adjacent to the site to the west. LWS - Stanton Hill Relict Grasslands, is located adjacent to the northern boundary

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerow and trees on boundary of site.

Heritage Assets The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments Fisher Close would only be suitable to serve up to 150 dwellings including existing. Therefore the net yield would require an additional access point onto the highway network. This has been scoped previously and would require 3rd party land on Stanton Crescent. Alternatively the net yield should be reduced.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site to be Greenfield. Barns/stables shown near centre of site. Former colliery spoil tip immediately adjacent to west of site. Depot/compound adjacent to southeast corner of site.

Ground Stability Likely ground stability issues - Fault line shown across southwest part of site. Coal low risk area

Flood Risk from Surface Water Very small isolated area of low level risk from surface water flooding towards the south of the site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way None.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable. Site has planning permission.

Fisher Close would only be suitable to serve up to 150 dwellings including existing. Therefore the net yield has been estimated at 73 to reflect this.

A Local Wildlife Site and Local Nature Reserve to the north and west of the site respectfully. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

There is also the likely existence of contamination and ground stability which will require investigation, and area(s) identified on site are subject to surface water flooding, which will require mitigation.

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

Achievability

Potential Abnormal Site Costs
Time Scale (Commencement of Delivery)
Achievability Conclusion

Vehicle access works.

Within 6-10 years

The site is achievable.

The site has outline planning permission.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA014 (combined site of SA014, SA015 & SA038)
Address	Land between Gilcroft Street/St.Andrews Street, Vere Avenue and Stoneyford Road, Sutton In Ashfield
Gross Developable Area	7.76
Potential Yield	175
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Urban fringe - Countryside largely enclosed by residential development and school grounds.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m from an area of natural green space at Skegby Hall gardens. Within 1000m of destination park/greenspace/play area - Healdswood Rec and Stamper Crescent.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	LWS - Skegby Disused Quarry. LWS - Stanton Hill Grasslands. Both LWSs occupy a substantial swath of land through the middle
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Watercourse runs through middle of site and along half of the eastern boundary. Mature trees and hedgerows, particularly in the centre of the site
Heritage Assets	Site is adjacent to Locally Listed Skegby Hall Gardens. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Large former quarry exists in southwest part of site with some infilled materials. Ground investigation reports submitted for V/2018/0718. Watercourses along centre and eastern boundary.
Ground Stability	Likely ground stability issues - In vicinity of quarry and landfill.
Flood Risk from Surface Water	Generally low and medium risk of surface water flooding identified following the watercourse which runs through the middle of the site and along part of the eastern site boundary. Within this are 2 small areas of high risk.

ADC SHELAA SITES 2023

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None. Applications have been submitted for designation of
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Undulating landscape.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<i>The site is suitable. Site has planning permission.</i>

A watercourse runs through middle of the site and along half of the eastern boundary, along with two Local Wildlife Sites covering approximately half of the site. Mature trees and hedgerows are also present, particularly in the centre of the site. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

The site should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability.

Development design should also taking into account the sites topographical constraints.

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

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 0-5 years
Achievability Conclusion	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	<i>The site is available, suitable and achievable.</i>
---------------------------	---

Site Details

Site Ref	SA015
Address	Land off Gilcroft Street and St Andrews Street, Sutton-In-Ashfield
Gross Developable Area	3.39
Potential Yield	76
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential development to the the north.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m from an area of natural green space at Skegby Hall gardens. Within 1000m of destination park/greenspace/play area - Healdswood Rec and Stamper Crescent.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	Site is adjacent to Stanton Hill Grasslands LWS.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerow on site boundary.
Heritage Assets	"Site is adjacent to Locally Listed Skegby Hall Gardens. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield."

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Ground investigation reports submitted for V/2018/0718.
Ground Stability	No known ground stability issues - Coal low risk area. Limestone may exhibit fissuring.
Flood Risk from Surface Water	No identified surface water flood risk on site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None. Applications have been submitted for designation of footpaths across the site
Flood Risk from Watercourses	None identified. Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable. Site has planning permission

A watercourse runs through middle of the site and along half of the eastern boundary, with there also being a Local Wildlife Site adj to the site. Mature trees and hedgerows are also present, particularly in the centre of the site. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

The site should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability.

Development design should also taking into account the sites topographical constraints.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

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, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA016 -E
Address	Adj Oakham Business Park, Sutton-In-Ashfield
Gross Developable Area	10.02
Potential Yield	N/A
Proposed Use	Employment (includes SA044)

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	<i>The site is available within the next 15 years, has multiple landowners but there is an agreement in place and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Urban Fringe - Employment development to north and east,
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to a bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir.

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

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Northern part of the site is identified as Grade 3a, remainder of
Locally Designated Natural Assets	No designations on or directly adjacent to site, however, Kings Mill Reservoir LWS and LNR are located beyond the railway line to the west of the site
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows on site boundaries.
Heritage Assets	<p>There are 2 Scheduled Monuments, 1 Listed Building (Grade II) and 1 Locally Listed Building within the study area. There are 7 further non-designated assets identified in the Nottinghamshire HER. The key heritage assets are as follows⁷</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill – HIGH Significance Development of the site will cause less than substantial harm to the asset by affecting its setting and views. ⌚ Scheduled Monument Kings Mill Viaduct – HIGH Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Grade II Listed Railway Viaduct, Kings Mill Lane – Medium Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Locally Listed Railway Line, Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance Development will cause no harm to the asset. <p>Assessment of Archaeological Potential Moderate potential for archaeological remains (aside from the railway and relict postmedieval field boundaries identified via historic mapping). Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation Development of this site would represent significant change from its historic character.</p>

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would need to be developed alongside SA044 to secure access. Would require 2 points of access if greater than 150 dwellings interconnected with looped road suitable for bus access. May conflict with new island access opposite to Summit Park.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Closed landfill located across centre of site. Railway land immediately adjacent to western boundary of site.

ADC SHELAA SITES 2023

Ground Stability	Likely ground stability issues - In vicinity of closed landfill. Coal risk low area.
Flood Risk from Surface Water	2 very small isolated areas identified at the extreme corners of the site (medium risk)
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Bridleway BW65 runs along the northern site boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

There are potential access constraints and the site does not have access to a regular bus service.

Development of the site is likely to cause less than substantial harm to the significance of Hamilton Hill Scheduled Monument.

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

Development would represent significant change from its historic landscape character.

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

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

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

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potential 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 (includes SA044)

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA016 - H
Address	Adj Oakham Business Park, Sutton-In-Ashfield
Gross Developable Area	9.99
Potential Yield	225
Proposed Use	Housing (includes SA044)

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	<i>The site is available within the next 15 years, has multiple landowners but there is an agreement in place and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Urban Fringe - Employment development to north and east,
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Potential issues for a housing scheme from surrounding employment sites and the MARR.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	No access to identified services.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Northern part of the site is identified as Grade 3a, remainder of
Locally Designated Natural Assets	No designations on or directly adjacent to site, however, Kings Mill Reservoir LWS and LNR are located beyond the railway line to the west of the site
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows on site boundaries.
Heritage Assets	<p>There are 2 Scheduled Monuments, 1 Listed Building (Grade II) and 1 Locally Listed Building within the study area. There are 7 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as followsZ</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill – HIGH Significance Development of the site will cause less than substantial harm to the asset by affecting its setting and views. ⌚ Scheduled Monument Kings Mill Viaduct – HIGH Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Grade II Listed Railway Viaduct, Kings Mill Lane – Medium Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Locally Listed Railway Line, Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance Development will cause no harm to the asset. <p>Assessment of Archaeological Potential Moderate potential for archaeological remains (aside from the railway and relict postmedieval field boundaries identified via historic mapping). Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation Development of this site would represent significant change from its historic character.</p>
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would need to be developed alongside SA044 to secure access. Would require 2 points of access if greater than 150 dwellings interconnected with looped road suitable for bus access. May conflict with new island access opposite to Summit Park.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Closed landfill

ADC SHELAA SITES 2023

Ground Stability	Likely ground stability issues - In vicinity of closed landfill. Coal risk low area.
Flood Risk from Surface Water	2 very small isolated areas identified at the extreme corners of the site (medium risk)
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Bridleway BW65 runs along the northern site boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<p><i>The site is potentially suitable.</i></p> <p><i>There are potential access constraints and the site does not have access to a regular bus service.</i></p> <p><i>Development of the site is likely to cause less than substantial harm to the significance of Hamilton Hill Scheduled Monument. Moderate potential for archaeological remain. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. Development would represent significant change from its historic landscape character.</i></p> <p><i>Development could also have issues of compatibility with adjoining uses (if housing) from the surrounding employment</i></p>

Achievability

Potential Abnormal Site Costs	Ground stability.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is assumed to be potential 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 (includes SA044)

Overall Conclusion	<i>The site is available, potentially suitable, and potentially achievable.</i>
---------------------------	---

ADC SHELAA SITES 2023

Site Details

Site Ref	SA017
Address	Priestic Road, Sutton-In-Ashfield
Gross Developable Area	0.53
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban area largely residential.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	The site is within 480m (6mins) of natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site. No known protected species on site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	No heritage assets identified on or adjacent to the site. However, Priestsic Road Primary School is a local listed building (Ref 740) located in relative close proximity to the south of the site.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access off Priestic Road would not be supported. Access off Northern View would be required with significant highway widening, provision of 2 m footway and formal turning facility.
Land Contamination	Likely existence of contamination - Whole of site is filled railway cutting (part closed landfill). Limited amount of trial pit information is available. Former factory adjacent to southwest boundary of site.
Ground Stability	Likely ground stability issues - whole of site is filled railway cutting (part closed landfill). Coal low risk area.
Flood Risk from Surface Water	Significant area of surface water flooding is identified to the north of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There are potential access constraints but these could be overcome. There is also the likely existence of contamination and ground stability issues which will require investigation. Identified area(s) of surface water flooding will also require mitigation.

Potential harm to the significance of Priestsic Road Primary School (Locally Listed) would also need to be assessed.

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potential 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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA018
Address	Land Off Maycroft Gardens/ East of mill Lane, Huthwaite, Sutton-
Gross Developable Area	7.54
Potential Yield	170
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	<i>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.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area. RC2 - Open Area.
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space. The majority of the site is within a neighbourhood park, however only approximately 50% is within 480 m of a play area. The site is within 1000 m of a destination park – Huthwaite Welfare
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC06 Fulwood Restored Works – The overall condition of this landscape is POOR. The character of the area is WEAK. The overall landscape strategy is RESTORE or CREATE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS - Crossley Avenue Grassland located to the northern area of the site. TPO designated to part of the northern boundary with the unit off Crossley Avenue(Ref 62)
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows on site boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Access from the adopted highway is currently substandard and would require significant improvements. Mill Lane N-S is not all purpose highway and would require significant upgrade to be linked to existing public highway, which is likely to involve 3rd party land.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Closed landfill in close proximity to southeastern boundary of site. Perimeter gas monitoring points being used to check for off site gas migration.
Ground Stability	Likely ground stability issues - Section of Coal High risk area cuts through middle of site (NW-SE). Fault line shown across northern part of site.
Flood Risk from Surface Water	Isolated flow of low risk surface water flooding is identified on the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Right of way Sutton in Ashfield FP46 crosses the site Sutton in Ashfield Restricted byway Sutton in Ashfield 102 is adjacent to part of the west boundary (Mill Lane).
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Steeply sloping site to the north.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site has significant access constraints and therefore is not suitable for development without mitigation.

There are likely ground stability issues which will require investigation, with identified area(s) of surface water flooding requiring mitigation.

A local wildlife site is located to the north of the site, therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity. Development should not have a negative effect on the TPO present on part of the northern boundary.

Development of the site should also take into account the steep slope to the north.

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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA019
Address	Export Drive / A38, Sutton-In-Ashfield
Gross Developable Area	6.37
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues which would prevent the site coming forward.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Gas Valve compound

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Part of the site is within 480 m (6mins) of a natural green space.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS - Hucknall Disused Grasslands, is located to the north of the site and extends along eastern boundary of the site. A Priority Habitat – deciduous woodland under the Natural Environment & Rural Community Act 2006, Section 41 is identified to the eastern boundary.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerows on site boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Access from the adopted highway is currently substandard and would require significant improvements on network in Bolsover DC.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site apart from Gas Valve Compoud located towards southwest corner of site. Filled railway cutting and mineral processing adjacent to eastern boundary. Closed landfills located approximately 65m to northeast and northwest of site.
Ground Stability	No known ground stability issues - Coal low risk area
Flood Risk from Surface Water	A low risk surface water flow follows the line of the slope with an area of high risk surface water being identified to the west of Export Drive.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Right of way Sutton in Ashfield FP41 is located to the northern and western boundary of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site slopes away from A38. It falls relatively steeply in places to form a 'bowl' area towards Fulwood Industrial Estates (Export Drive)
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation as it is isolated from the public highway.

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

There are also identified area(s) of surface water flooding, both requiring mitigation.

A High Pressure Gas Pipeline runs through the site, which will likely limit the development of the site. Further advice on this aspect will be necessary if the site is proposed to be taken forward. Powerlines also run across the site.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed as the site is not suitable.

Overall Conclusion

Employment

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA020
Address	Blackwell Road / Chesterfield Road, Huthwaite
Gross Developable Area	1.46
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly
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 the site is within 480 m (6mins) of a natural greenspace The site is within 480 m (6 mins) of a neighbourhood park. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets LWS - Chesterfield Road Pastures is located adjacent to the site.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Mature trees and hedegrows along site boundaries
Heritage Assets No heritage assets identified on or adjacent to the site. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments

Site cannot be developed in isolation. SA020 & 021 should be developed as a whole with 2 access points onto Main St & Blackwell Rd

Land Contamination Likely existence of contamination - Whole of site was formerly used as Allotment Gardens.

Ground Stability Likely ground stability issues - Approx 60% of sites falls within a Coal high risk area. Fault line shown across centre of site.

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way Right of way Sutton in Ashfield FP29 runs to the southern edge of the site.

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

Topographical Constraints Steeply sloping to the north of the site.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation, as the site is isolated from the public highway.

The site would need to be developed with an adjoining site to provide two points of access.

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

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

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016), so the potential harm to Hardwick's significance would need to be assessed.

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

Achievability

Potential Abnormal Site Costs	Land contamination and 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.***

ADC SHELAA SITES 2023

Site Details

Site Ref	SA021
Address	Land off Blackwell Road, Huthwaite
Gross Developable Area	2.96
Potential Yield	67
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is potentially available. It has a single landowner, it is available within 15 year and no legal issues have been identified. However, no information has been provided regarding whether the site is subject to a lease/tenancy.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Part of the site is within 480 m (6mins) of a natural greenspace The site is within 480 m (6 mins) of a neighbourhood park part of which is within 480 m of a play area. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character

NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification

Indicated to be Grade 4

Locally Designated Natural Assets

LWS - Chesterfield Road Pastures is located adjacent to the site. A Priority Habitat - Deciduous Woodland under the Natural Environment & Rural Community Act 2006, Section 41 is adjacent to the site off Boots Yard.

Nationally Designated Natural Assets

No designations on or adjacent site.

Natural Features

Mature trees and hedegrows along site boundaries

Heritage Assets

"Locally Listed building 10-12 Main St, Huthwaite (Ref 719) is located on site, and Locally Listed building 16 Main St, Huthwaite (Ref 374) is located adjacent to the site. The site is also within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield."

Physical Constraints

Highways Access

Access appears possible

NCC Highways Comments

Site SA020 & 021 should be developed as a whole with 2 access points onto Main St & Blackwell Rd

Land Contamination

Likely existence of contamination - Historical Ordnance Survey plans show a Brick Yard on centre of site circa 1880. Allotment Gardens are shown on west and south of site. Remainder appears to be Greenfield.

Ground Stability

Likely ground stability issues - Approx 50% of sites falls within a Coal high risk area (mostly the eastern part).

Flood Risk from Surface Water

A low and medium surface water flooding flow is identified as running across the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure

Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Network Improvements likely to be required

Rights of Way

Right of way Sutton in Ashfield FP29 runs through part of the site.

Flood Risk from Watercourses

Low level of flood risk – Flood Zone 1.

Topographical Constraints

The site is sever sloping in some areas.

Other Constraints

None - Confirmation from landowner(s) site available within the next 15 years.^{2/3}

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Access is possible but should be developed with an adjoining site to provide two points of access.

There is the likely existence of contamination and ground stability issues which will require investigation, and identified area(s) of surface water flooding will also require mitigation.

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

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016), so the potential harm to Hardwick's significance would need to be assessed.

Potential harm to the significance of 10-12 & 16 Main Street, Huthwaite (Locally Listed buildings) would also need to be assessed.

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is assumed to be potential 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 potentially achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA022
Address	Rear 23 Beck Lane, Skegby
Gross Developable Area	0.84
Potential Yield	23
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential development to the south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Industrial building

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience store. Adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Within 1000m of a destination park/ greenspace/ play area - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows on boundary
Heritage Assets	<p>There is 1 Listed Building (Grade II) within the study area. There are 2 further non-designated assets identified in the Nottinghamshire HER. The key heritage asset is as follows</p> <ul style="list-style-type: none"> ⌚ Grade II Listed Dalestorth House – Medium Significance <p>Development will result in no harm to the significance of the asset.</p> <p>Assessment of Archaeological Potential</p> <p>Located c. 110m to the north of the site, the excavation of three Bronze Age ring ditches with associated cremation burials (ULAS 2021), was conducted as part of a scheme of archaeological works in advance of a residential development on Beck Lane (V/2021/008–). The presence of significant prehistoric archaeology to the north indicates a moderate potential for the survival of archaeological remains within the site. Consequently, further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation</p> <p>Depending on its scale and design, development of the site would represent minor change to its landscape character.</p>
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	<p>Comments apply to SA005/006/007/008/022. The site should be developed comprehensively with adjoining sites with an interconnected looped road network to Beck La. Signalised access for a set number of dwellings already agreed through the planning appeal process. A formal turning facility should be provided on Omberley Ave.</p> <p>Highways will not be supportive of a direct access from Beck Lane to serve this site in isolation.</p>
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show a former plant nursery on southeast part of site.
Ground Stability	No known ground stability issues - Coal low risk area
Flood Risk from Surface Water	Very small area of site identified for low risk from surface water
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

The site currently has no access to any identified services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.

The site should be developed comprehensively with an interconnected loop road.

There is also the likely existence of contamination which will require investigation, and identified area(s) of surface water flooding will require mitigation.

Located c. 110m to the north of the site, the excavation of three Bronze Age ring ditches with associated cremation burials (ULAS 2021), was conducted as part of a scheme of archaeological works in advance of a residential development on Beck Lane (V/2021/0089). The presence of significant prehistoric archaeology to the north indicates a moderate potential for the survival of archaeological remains within the site. Consequently, further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

Depending on its scale and design, development of the site would represent minor change to its historic landscape character.

Achievability

Potential Abnormal Site Costs

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

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA023
Address	Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-
Gross Developable Area	3.78
Potential Yield	85
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside to south-east, residential and allotments to north-west.
Browfield/Greenfield	Largely Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Small area of hardstanding to north of site associated with former use.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	GP/Health Centre, Convenience Store and Bus Stop (Half hourly PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m from an area of natural green space at Skegby Hall gardens. Within 1000m of destination park/greenspace/play area - Healdswood Rec and Stamper Crescent.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	Part of Stanton Hill Grasslands LWS is located in the south-east of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedegrows along site boundaries
Heritage Assets	The Terraces NDHA (Ref. 598) adjoins the site to the south west. The site is also within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be Greenfield prior to becoming a sportsground. Railway
Ground Stability	No know ground stability issues - Coal low risk area. Limestone
Flood Risk from Surface Water	Several isolated areas of low level risk from surface water
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site should be comprehensively developed with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability.

A local wildlife site is located within the site, and any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

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

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

The Terraces NDHA (Ref. 598) adjoins to the south west.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA024
Address	South of Newark Road, Sutton-In-Ashfield
Gross Developable Area	20.92
Potential Yield	377
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	<i>The site is available within the next 15 years, has multiple landowners (but they are in agreement for site submission) and there are no know legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside with residential to the west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Part of the site is within 1km of a Sutton Lawn destination park.

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

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows along the boundaries of the site.
Heritage Assets	Roundhill Farm is close to the northern boundary of the site, and is a NDHA, however existing modern housing development lies between the site and the NDHA.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Comments apply to KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.
Land Contamination	Likely existence of contamination - Ordnance Survey plans show the majority of this site to be Greenfield with the exception of the northern part where a filled sandpit exists. Ground investigations have commenced which indicate issues can be overcome to enable development to proceed. A closed Indfill is located in close proximity to northeast boundary of site.
Ground Stability	Likely ground stability issues - Area of deep Made Ground where filled sandpit is located. Coal low risk area
Flood Risk from Surface Water	Some surface water flooding issues that are addressed as part of the drainage strategy for the site as set out on the outline planning application.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Footpaths FP82 run along the south west boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	North-eastern and southern parts of the site topographically constrained
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable, although requires comprehensive masterplanning.

There is the likely existence of contamination and ground stability issues which will require investigation. Furthermore there are identified area(s) of surface water flooding, which will require mitigation.

The potential harm to the significance of Roundhill's Farm (Locally Listed) would also need to be assessed.

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

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA025
Address	Pasture Farm, Alfreton Road, Sutton-In-Ashfield
Gross Developable Area	1.26
Potential Yield	34
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	H1 - Housing Land HG1Sh
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban area. Residential & commercial uses.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Industrial estate located to the east of the site. A38 to the south.
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground). Also within 1km of a destination park (Ashfield Park).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerow within and forming boundary of site.
Heritage Assets	Fulwood Farmhouse Listed Building is located to the north, with part of the site falling within the listed building buffer.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	
	Access to Alfreton Road would require acquisition of 3rd party land.
Land Contamination	Likely existence of contamination - Farm buildings on western part of site.
Ground Stability	Likely ground stability issues - Approx 60% of sites falls within a Coal high risk area. Fault line shown across centre of site.
Flood Risk from Surface Water	Area of low risk on southern boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.48 crosses the site (north to south). Footpath No.55
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There is likely existence of contamination and ground stability issues which will require investigation. Identified area(s) of surface water flooding also require mitigation.

There is the potential for harm to significance of a Listed Building (Fulwood Farmhouse), in addition to potential compatibility issues with other adjoining uses.

There are also mature trees and hedgerow within and forming boundary of site.

Achievability

**Potential Abnormal Site Costs
Time Scale (Commencement of
Delivery)**

Ground stability.
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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA026
Address	Rookery Lane Farm, Sutton-In-Ashfield
Gross Developable Area	7.06
Potential Yield	141
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	RC2 - Open Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Agricultural fields contained by existing development to the east,south and west. Landscape to the north
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Landfill site to the north, and Business Park to the west of the site
Existing Buildings & Structures	Farmhouse and agricultural outbuildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of a natural greenspace. East half of the site is within 480m of a neighbourhood park (inc. playground). Within 1km of a destination park (Ashfield Park).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC06 Fulwood Restored Works – The overall condition of this landscape is POOR. The character of the area is WEAK. The overall landscape strategy is RESTORE or CREATE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	A LWS (Rookery Lane Grassland) to the north west of the site, separated by a lane / track.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedgerow within and forming boundary of site.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to Alfreton Road would require acquisition of 3rd party land and significant upgrade to Rookery La.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Farm Yard on centre west of site. Elevated levels of arsenic have been found in nearby topsoils. Ordinance Survey plans show this to be a Greenfield Site. Farm Yard on centre west
Ground Stability	No known ground stability issues - Small section of Coal high risk
Flood Risk from Surface Water	Low and high risk linear areas in central and north west areas.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpath No.44 runs to the west boundary of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	yes - Undulating landscape. Some parts of the site are steeply sloping.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Identified area(s) of surface water flooding will require mitigation. There is also the likely existence of contamination which will require investigation.

There is also potential compatibility issues with other adjoining uses.

Achievability

Potential Abnormal Site Costs

Land contamination and vehicle access works.

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA027
Address	Rushley Farm, Sutton-In-Ashfield
Gross Developable Area	29.97
Potential Yield	539
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Farm Business Tenancy

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside seperated from the urban area by the MARR.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Agriculture

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to identified services. However, the housing yield may generate the 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 Within 480m from an area of natural green space.

Access to Utilities Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Identified as Grade 2 and Grade 3a.
Locally Designated Natural Assets	Part of Thieves Wood is identified as a Priority Habitat - Deciduous Woodland under the Natural Environment & Rural Community Act 2006, Section 41.
Nationally Designated Natural Assets	Majority of the site within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA) – identified as important for breeding
Natural Features	Hedgerows and mature trees to boundary.
Heritage Assets	Rushley Farm is a locally listed heritage asset (Ref 409) is adjacent to the site
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Comments apply to SA002/027/060. Needs to be considered comprehensively. However, no obvious point of access to the highway network because of proximity and conflict to existing major junctions and level differences. Requires comprehensive access strategy considering the neighbouring MDC Lindhurst development.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Right of way Sutton in Ashfield FP66 crosses the site from north to south to the rear of Rushley Farm
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to significant access constraints and because the majority of the site is within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA).

There is no current access to any identified services, however the housing yield may generate the provision of new onsite local services.

There potential harm to the significance of Rushley Farm (Locally Listed) would also need to be assessed.

Severn Trent have identified that network improvements to the foul sewers and to accommodate surface water are likely to be required.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA028
Address	Land at Carnarvon Cottage, Silverhill Lane, Teversal
Gross Developable Area	2.98
Potential Yield	67
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	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential to the south and west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Electric sub station.
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m from an area of natural green space.

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

Impact on Natural & Built Environment

Landscape Character	NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS (Silverhill Colliery) is located adjacent to the northern boundary. The LWS is also identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41
Nationally Designated Natural Assets	No designations on or adjacent site. The site is within the setting Study for Hardwick Hall
Natural Features	Hedgerows and mature trees to boundary.
Heritage Assets	No designated heritage assets on site. Locally listed assets in close proximity, including Silverhill Cottages, Smithy and Canarvon Arms PH. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access may be suitable from Silverhill Lane, but is likely to require upgrading. Access from the Pleasley Rd is currently substandard and would require significant improvements
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Electrical substation located adjacent to centre/south of site. Railway land immediately adjacent to northern boundary of site.
Ground Stability	Likely ground stability issues - Fault line shown across centre of site. Coal low risk area.
Flood Risk from Surface Water	Several areas of low risk identified on site, with an area to the north east identified as high risk
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

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

A local wildlife site is adjacent to the northern boundary, so any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

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

There are also likely ground stability issues which will require investigation.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016), so the potential harm to Hardwick's significance would need to be assessed.

Achievability

**Potential Abnormal Site Costs
Time Scale (Commencement of
Delivery)**

Vehicle access works.

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA029 - H
Address	Campsite, Silverhill Lane, Teversal
Gross Developable Area	1.23
Potential Yield	33
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	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with a caravan park to the east
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m from an area of natural green space.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS (Silverhill Colliery) is located adjacent to the northern boundary. The LWS is also identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.
Nationally Designated Natural Assets	No designations on or adjacent site. The site is within the setting Study for Hardwick Hall
Natural Features	Hedgerows and mature trees to boundary.
Heritage Assets	No designation on site. Site is within the setting Study for Hardwick Hall. This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.
<u>Physical Constraints</u>	
Highways Access	Land is isolated from the public highway
NCC Highways Comments	Access may be suitable from Silverhill Lane, but it is likely to require upgrading. There appears to be 3rd party land between the site and Silverhill Lane.
Land Contamination	No known contamination - Ordnance Survey plan dated 1962 shows what appears to be a barn with area of hardstanding, otherwise site is shown to be Greenfield.
Ground Stability	Likely ground stability issues - More than half of site falls within coal high risk area.
Flood Risk from Surface Water	An area of low risk surface water flooding is identified to the east
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation as the site is isolated from the public highway.

The site currently has no access to any identified services.

A local wildlife site is adjacent to the northern boundary, so any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

Identified area(s) of surface water flooding will require mitigation. There are also likely ground stability issues which will require investigation.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016), so the potential harm to Hardwick's significance would need to be assessed.

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 and vehicle access works.

Not Applicable

The site has not been assessed as the site is not suitable.

Overall Conclusion

Housing

Overall Conclusion

The site is available but not suitable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA029 - E
Address	Campsite, Silverhill Lane, Teversal
Gross Developable Area	1.23
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with a caravan park to the east
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Outside core hourly/half hourly public transport network.
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m from an area of natural green space.

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

Impact on Natural & Built Environment

Landscape Character	NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS (Silverhill Colliery) is located adjacent to the northern boundary. The LWS is also identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.
Nationally Designated Natural Assets	No designations on or adjacent site. The site is within the setting Study for Hardwick Hall
Natural Features	Hedgerows and mature trees to boundary.
Heritage Assets	No designation on site. Site is within the setting Study for Hardwick Hall. This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.
<u>Physical Constraints</u>	
Highways Access	Land is isolated from the public highway
NCC Highways Comments	Access may be suitable from Silverhill Lane, but it is likely to require upgrading. There appears to be 3rd party land between the site and Silverhill Lane.
Land Contamination	No known contamination - Ordnance Survey plan dated 1962 shows what appears to be a barn with area of hardstanding, otherwise site is shown to be Greenfield.
Ground Stability	Likely ground stability issues - More than half of site falls within coal high risk area.
Flood Risk from Surface Water	An area of low risk surface water flooding is identified to the east
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation as the site is isolated from the public highway.

The site currently has no access to a regular public transport network.

A local wildlife site is adjacent to the northern boundary, so any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

Identified area(s) of surface water flooding will require mitigation. There are also likely ground stability issues which will require investigation.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016), so the potential harm to Hardwick's significance would need to be assessed.

Severn Trent have identified that network improvements to

Achievability

Potential Abnormal Site Costs
Time Scale (Commencement of Delivery)
Achievability Conclusion

Ground stability and vehicle access works.

Not Applicable

The site has not been assessed as the site is not suitable.

Overall Conclusion

Employment

Overall Conclusion

The site is available but not suitable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA030 - H
Address	Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.89
Potential Yield	51
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	<i>The site is available within the next 15 years, has a single land owner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside / agricultural.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	MARR road
Existing Buildings & Structures	Barn / stables/ storage

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgrows on boundaries
Heritage Assets	<p>There is 1 Scheduled Monument and 1 Locally Listed Building within the study area. There are 3 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows:</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill (NHLE 1002921) – High Significance <p>Development of the site will cause less than substantial harm to the significance of the asset by affecting its setting and views.</p> <ul style="list-style-type: none"> ⌚ Locally Listed Railway Line, Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance <p>Development will cause no harm to the setting or significance of the asset.</p> <p>Assessment of Archaeological Potential</p> <p>Moderate potential for significant buried archaeological remains within the site. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Character</p> <p>The development of this site would represent significant change from its historic landscape character.</p>
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Comments also apply to SA054. Sites to be developed comprehensively
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Railway land immediately adjacent to north of site. Recent commercial type buildings and tipped waste on eastern part of site.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	An area of Low Risk Surface water flooding is identified to the north west of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

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

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

Development of the site will cause less than substantial harm to the significance of Hamilton Hill by affecting its setting and views.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA030 - E
Address	Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.89
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single land owner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside / agricultural.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	MARR road
Existing Buildings & Structures	Barn / stables / storage

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Outside core hourly/half hourly public transport network.
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgrows on boundaries
Heritage Assets	<p>(There is 1 Scheduled Monument and 1 Locally Listed Building within the study area. There are 3 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill (NHLE 1002721) – High Significance <p>Development of the site will cause less than substantial harm to the significance of the asset by affecting its setting and views.</p> <ul style="list-style-type: none"> ⌚ Locally Listed Railway Line Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance <p>Development will cause no harm to the setting or significance of the asset.</p> <p>Assessment of Archaeological Potential</p> <p>Moderate potential for significant buried archaeological remains within the site. Further evaluation work beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted including a geophysical survey and targeted trial trenching where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Character</p> <p>The development of this site would represent significant change from its historic landscape character.</p>
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Comments also apply to SA054. Sites to be developed comprehensively
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Railway land immediately adjacent to north of site. Recent commercial type buildings and tipped waste on eastern part of site.
Ground Stability	No known ground stability issues - Coal low risk area.
Flood Risk from Surface Water	An area of Low Risk Surface water flooding is identified to the north west of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site currently has no access to a core hourly/half hourly public transport services.

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

Development of the site will cause less than substantial harm to the significance of Hamilton Hill by affecting its setting and views.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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

Employment

Overall Conclusion

The site is available, potentially suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA031
Address	Low Road / Back Lane / Dawgates Lane
Gross Developable Area	0.74
Potential Yield	20
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Not known
Availability Conclusion	<i>The site is potential available within the next 15 years. It has multiple landowners but there is currently no agreement in place for the land assembly. There are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside to the north, farm and public house to the east, residential to the south west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Public House with beer garden
Existing Buildings & Structures	Stables

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office and Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. Within 1000m of a destination park - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Trees and hedgrows on boundaries
Heritage Assets Part of the site is within the buffer of Manor Farmhouse Listed Building.
 The site is also within the Meden Valley Character Analysis of Hardwick Hall Setting Study. It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Significant access constraints
NCC Highways Comments Old Rd, Pleasley La and Back La are all narrow rural roads with no footways, therefore these would require significant highway improvements

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show a former quarry located at south part of site. This feature appears to have later been filled in to surrounding ground levels.

Ground Stability Likely ground stability issues - Made Ground likely to exist in area of former quarry.

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way None

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

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

There is the likely existence of contamination and ground stability issues which will require investigation. Potential harm to the significance of Manor Farmhouse Listed Building would also need to be assessed.

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

Achievability

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

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA032
Address	Skegby Bottoms, Mansfield Road
Gross Developable Area	2.62
Potential Yield	59
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Historic setting of Skegby Hall, Skegby Manor House and Skegby
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Barn & animal shelters

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, GP/Health Centre and Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural greenspace and a neighbourhood park with a play area. Within 1000m of a destination park - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3b
Locally Designated Natural Assets	LWS (Skegby Railway Cutting) adjacent part of the eastern boundary. This LWS is also identified under the Natural Environment & Rural Community Act 2006 Section 41 as a Priority Habitat. LWS (Skegby Riparian Woodland) adjacent part of the western boundary. This LWS is also identified as a Priority Habitat.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees on boundaries.
Heritage Assets	Skegby Hall Listed Building and its locally listed gardens is located to the west of the site. Ancient monument Skegby Manor House is located to the east of the site, however, a former railway embankment lies between the site and the monument. Part of the site is within the buffer of a Listed Building (Skegby Pinfold). The site is also within the Skegby Plateau and Urban Fringe Character Analysis of Hardwick Hall Setting Study. It identifies that the area plays a limited role in the landscape setting of Hardwick but it does serve as a buffer between the urban form of Mansfield and Hardwick.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse shown across northern part of site
Ground Stability	Likely ground stability issues - Watercourse was once shown to be
Flood Risk from Surface Water	Yes - area to the north of the site

ADC SHELAA SITES 2023

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Footpaths 94, 142 & 49 runs across the site.
Flood Risk from Watercourses	Yes - area around the Skegby Brook to the north of the site is in Flood Zones 2 & 3
Topographical Constraints	Skegby Brook to the north of the site
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to an area of the site, around Skegby Brook, being within floodzones 2 and 3.

Local wildlife sites are adjacent the east and west boundaries. Therefore any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

Potential harm to the significance of Skegby Manor House (Ancient Monument), Skegby Pinfold (Listed Building), and Skegby Hall & Gardens (Locally Listed) would also need to be assessed.

The site should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability.

Achievability

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA033
Address	Rear Kingsmill Hospital, Sutton-In-Ashfield
Gross Developable Area	14.64
Potential Yield	264
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	Not known
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Hospital to the south. Residential to the west, separated by the A6075 dual carriage way.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Hospital to the south of the site
Existing Buildings & Structures	Landscape services depot

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Part of the site is within 480m (6mins) of a neighbourhood park. Part of the site is within 1000m of a destination park - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows
Heritage Assets	<p>There is 1 Registered Park and Garden (Grade II*) and 1 Listed Building (Grade II) within the study area. There are 7 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows:</p> <ul style="list-style-type: none"> • Grade II* Listed Registered Park and Garden Hardwick Hall – High Significance Development will not harm the significance or setting of the park. • Grade II Listed Dalestorth House – Medium Significance Development would cause less than substantial harm to the asset.. <p>Assessment of Archaeological Potential Depending on the scale of proposed development within the northern and the eastern fields, further evaluation work may be required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation Development would represent significant change to the historic landscape character as represented by the surviving medieval agricultural boundaries as well as the largely open agrarian nature of the area’s landscape character.</p>
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access onto Kings Mill Rd West will not be permitted. 2 inter-linked points of access will be required on Skegby La, with significant highway, footway, cycleway and lane flaring improvements for this scale of development.
Land Contamination	No known contamination - Historical Ordnance Survey plans show much of this to be Greenfield. More recent use of northwest part appears to be commercial (horticulture) use. Southern tip of site being used as overspill car park.
Ground Stability	No known ground stability issues. Coal Low Risk Area
Flood Risk from Surface Water	2 small areas of low risk with 3 isolated pockets of high risk.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site is very undulating and slopes towards the hospital. There will be topographical constraints to overcome during design/ construction stages if taken forward.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There are potential access constraints.

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

Potential compatibility issues with adjoin uses, with a hospital to the south of the site.

Development would cause less than substantial harm to the Grade II Listed dalestorth House.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA034
Address	Adj Station Farm, Teversal
Gross Developable Area	2
Potential Yield	54
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by the submission.
Tenanted or Leased	No
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countyside with a farm house / buildings to the south west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m (6mins) of a natural greenspace. Part of the site is within 480m (6mins) of a neighbourhood park, and part of the site is within 1000m of a destination park - Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS - Teversal Disused Railway is located to the south eastern boundary. This LWS 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	Trees and hedgerows on majority of boundaries
Heritage Assets	No designated heritage assets on site. Locally listed assets in close proximity, including Silverhill Cottages, Smithy and Canarvon Arms PH. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Land is isolated from the highway and would require third party land to access. In addition numerous mature trees on the third party land would not enable an acceptable visibility splay. Pleasley Lane is narrow and substandard.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Former railway land shown adjacent to north and southeast boundaries of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area
Flood Risk from Surface Water	None identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to substantial access constraints..

A local wildlife site is adjacent to the south east boundary, with potential development needing to take into account the scope to avoid or mitigate the impacts on biodiversity.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016), so the potential harm to Hardwick's significance would need to be assessed.

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Teversal and Stanton Hill. Development is required to maintain this sense of openness.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
Time Scale (Commencement of Delivery)	Within 6-10 years
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.***

ADC SHELAA SITES 2023

Site Details

Site Ref	SA035 - H
Address	Stoneyford Road/Fisher Close, Sutton-In-Ashfield
Gross Developable Area	0.46
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 the submission.
Tenanted or Leased	No
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Green space (linking to the open countryside) with residential to the south east
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Stables

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural greenspace. Within 1000m of 2 destination parks - Stamper Crescent Rec Ground and Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Trees on boundaries

Heritage Assets No designated heritage assets on site.
The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments

Access issues due to proximity to Fisher close access. Refer to comments made on V/2014/0108

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show much of site to have been quarried. Areas of shallow fill to be anticipated. Former sewage works shown adjacent to northern boundary of site.

Ground Stability Likely ground stability issues - Limestone strata may be fissured. Coal Low Risk Area

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way None

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to substantial access constraints.

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

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

Achievability

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA035 - E
Address	Stoneyford Road/Fisher Close, Sutton-In-Ashfield
Gross Developable Area	0.46
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by the submission.
Tenanted or Leased	No
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Green space (linking to the open countryside) with residential to the south east
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Stables

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m (6mins) of a natural greenspace. Within 1000m of 2 destination parks - Stamper Crescent Rec Ground and Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees on boundaries
Heritage Assets	No designated heritage assets on site. The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	Access issues due to proximity to Fisher Close - obstructed visibility access. Refer to comments made on V/2014/0108
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of site to have been quarried. Areas of shallow fill to be anticipated. Former sewage works shown adjacent to northern boundary of site.
Ground Stability	Likely ground stability issues - Limestone strata may be fissured. Coal Low Risk Area
Flood Risk from Surface Water	None identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to substantial access constraints.

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

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

Achievability

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

Overall Conclusion

Employment

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA036
Address	Off Stoneyford Road, Sutton-In-Ashfield
Gross Developable Area	0.16
Potential Yield	5
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Rented by pigeon fanciers
Availability Conclusion	<i>The site is in a single ownership, it is available within the next 15 years and no legal issues have been identified.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Green space (linking to the open countryside)
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Pigeon lofts

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural greenspace. Within 1000m of 2 destination parks - Stamper Crescent Rec Ground and Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees. Stream runs along the north west boundary
Heritage Assets	No designated heritage assets on site. The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Access issues due to proximity to Fisher Close - obstructed visibility access
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show former sewage works on site. More recent use as stables/ outbuildings/ paddock.
Ground Stability	Likely ground stability issues - Limestone strata may be fissured. Coal Low Risk Area
Flood Risk from Surface Water	Medium and high risk areas run along the north west boundary of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to substantial access constraints.

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

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

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

Achievability

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA037
Address	Land at Unwin Road, Sutton-In-Ashfield
Gross Developable Area	2.01
Potential Yield	45
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	Used by Mansfield Athletic Football Club
Availability Conclusion	<i>The site is potentially available within the next 15 years. It is not known at the current time how many landowners there are, and the site is tenanted/leased to Mansfield Athletic Football Club.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	RC3Sh - Formal Open Space
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential, sewage works and green space
Browfield/Greenfield	Greenfield (sports pitch)
Neighbouring Use Constraints	Adjacent sewage treatment works
Existing Buildings & Structures	Clubhouse

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural greenspace and a neighbourhood park. Within 1000m of a destination park - Sutton Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character

N/A

Agricultural Land Classification

N/A

Locally Designated Natural Assets

No designations on or adjacent site.

Nationally Designated Natural Assets

No designations on or adjacent site.

Natural Features

Hedgerow on the south west boundary. Trees/hedgerow on the south

Heritage Assets

No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access

Significant access constraints

NCC Highways Comments

Indicated access corridor to Unwin Rd appears constrained. This would need a minimum of 10 metre wide construction width with appropriate visibility splays. May require 3rd party land.

Land Contamination

No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site with more recent use as a sports ground. Current sewage works located adjacent to northeast and southeast boundaries of site.

Ground Stability

No known ground stability issues. Coal Low Risk Area

Flood Risk from Surface Water

Isolated low risk area on the south eastern boundary.

Seven Trent Water – Potential

Impact on Foul Sewer

Network Improvements unlikely to be required

Infrastructure

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

None identified.

Other Constraints

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

ADC SHELAA SITES 2023

Suitability Conclusions

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

Indicated access corridor to Unwin Rd appears constrained. This would need a minimum of 10 metre wide construction width with appropriate visibility splays. May require 3rd party land.

Consideration needs to be given to whether there is any conflict with adjacent sewage treatment plant. Additionally the site is currently an existing recreation ground/sports pitch which may need to be re-located.

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 potentially available but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA038
Address	Land off Vere Avenue, Sutton-In-Ashfield
Gross Developable Area	4.37
Potential Yield	98
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.*

The site has outline and reserve matters extant planning permission.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Part of the site is within Teversal, Stanton Hill and Skegby NP
Setting	Open area adjacent to a school to the west and a small number of residential properties to the south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural greenspace. Part of the site is within 480m of a neighbourhood park with a play area. Within 1000m of a destination parks - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS - Stanton Hill Grasslands adjacent the northern boundary of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows and mature trees on site boundaries.
Heritage Assets	No designated heritage assets on site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	Contamination issues have been overcome - Ground investigation reports were submitted for V/2018/0783. Historical Ordnance Survey plans show this to be a Greenfield Site. Watercourse runs along eastern boundary of site.
Ground Stability	Likely ground stability issues - Limestone strata may be fissured. Coal Low Risk Area
Flood Risk from Surface Water	Low and medium risk areas along the eastern boundary of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has outline and reserve matters extant planning permission.

The site should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability.

Achievability

Potential Abnormal Site Costs

Ground stability.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site is achievable.

The site has outline and reserve matters extant planning permission.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA039
Address	Greenhill's extended site, Cauldwell Road, Sutton-In-Ashfield
Gross Developable Area	3.58
Potential Yield	81
Proposed Use	Housing (includes SA010)

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term lease for motorhome storage
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner, however, the site is currently subject to a short-term lease.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside with a some linear residential development to the east, but not adjoining the site.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Yes. Surfaced parking areas, concrete bases of former garden

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Not within catchment of any public park/green space

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

Impact on Natural & Built Environment

Landscape Character S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

Agricultural Land Classification Indicated to be Grade 3

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerow and trees on boundary and through the site.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination No known contamination - Closed landfill immediately adjacent to western boundary of site. Northern part of site used as a nursery/garden centre in recent years.

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

Flood Risk from Surface Water Isolated area of high risk in the south east corner fo the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

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

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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 (includes SA010)

Overall Conclusion

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA040
Address	Land at Ashland's House, Beck Lane, Skegby
Gross Developable Area	1.47
Potential Yield	40
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Residential dwelling located within the countryside. Dalestorth House Garden Centre to the south, the A6075/Beck lane to the west and residential to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Existing dwelling

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (hourly daytime service). In addition, the site opposite (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
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 1000m of a destination parks - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees on site

Heritage Assets Grade II listed building Dalestorth Housing located to the south west of the site.

The site is also within the Skegby Plateau and Urban Fringe Character Analysis of Hardwick Hall Setting Study. It identifies that the area plays a limited role in the landscape setting of Hardwick but it does serve as a buffer between the urban form of Mansfield and Hardwick.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments

Access arrangement is likely to conflict with approved site opposite and the Fox & Crown signals.

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

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

Flood Risk from Surface Water Isolated area of low risk in the north western corner fo the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for the proposed use without mitigation due to substantial access constraints.

There are mature trees on site and identified area(s) of surface water flooding which will require mitigation.

Potential harm to the significance of Dalestorth Housing (Grade II Listed Building) would also need to be assessed.

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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA041
Address	Clegg Hill Drive, Huthwaite
Gross Developable Area	4.62
Potential Yield	104
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside RC3RI - Formal Open Space
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside and recreation area with residential to the west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Clegg Hill Drive Recreation Ground is located on site. Additional neighbourhood park are located within 480 m of the site. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 2 and/or 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 and standard trees are located on the site.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study. It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

One point of access possible off Chesterfield Rd, suitable for up to 150 dwellings.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this to be a Greenfield Site with exception of domestic garages site located at southern corner of site and recreation ground on northern part of site.

Ground Stability No known ground stability issues. Coal Low Risk Area. Fault line shown adjacent to northeast corner of site

Flood Risk from Surface Water Isolated area of low risk surface water on the south west corner

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Right of way Sutton in Ashfield FP146 crosses north to south to the western part of the site off Chesterfield Road. Sutton in Ashfield FP26 runs to the southern boundary of the site.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study but views of Hardwick Hall are generally restricted by topography.

There is the likely existence of contamination on part of the site.

Isolated area of low risk surface water on the south west corner and boundary of the site which will need to be mitigated. The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

<u>Achievability</u>	
Potential Abnormal Site Costs	None identified.
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.

<u>Overall Conclusion</u>	
Housing	
Overall Conclusion	<i>The site is available, potentially suitable and potentially achievable.</i>

ADC SHELAA SITES 2023

Site Details

Site Ref	SA042
Address	Peveril Drive, Sutton-In-Ashfield
Gross Developable Area	2.2
Potential Yield	50
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. However, there is a potential ransom strip regarding access to the site.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area. RC3Sk - Formal Open Space
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban. Well contained residential to three sides of the site.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Adjacent to landfill
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Ashfield Park.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees on boundary

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

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments

Comment also applies to SA046. Third party land will be required from Charnwood St or Nursery Ave.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site to have been used for Allotment Gardens and more recently as a Playing field. Closed landfill in close proximity to western boundary of site.

Ground Stability Likely ground stability issues - Fault line shown across centre of
Flood Risk from Surface Water There is an area of high risk surface water flooding to the south west of the site and an isolate are of low risk surface water flooding to the east of the site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way The following rights of way are located on the boundary of the site: Sutton in Ashfield FP46, Sutton in Ashfield FP118 and Sutton in Ashfield FP76,

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Highways have identified that the site is isolated from the public highway and third party land will be required from Charnwood St or Nursery Ave.

Taking the site forward would result in the loss of a designated open space and it would be necessary to demonstrate the site is surplus to requirements.

Likely existence of contamination, and there are likely ground stability issues as a fault line shown across centre of site.

There is an area of high risk surface water flooding to the south west of the site and an isolate are of low risk surface water flooding to the east of the site which will require mitigation.

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 potentially available, but not suitable.*

Site Details

Site Ref	SA043
Address	Site of former Sutton Town Social Club, Davies Avenue, Sutton-In-Ashfield
Gross Developable Area	0.6
Potential Yield	22
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	<i>The site is available.</i>
	<i>The site has planning permission (V/2019/0449)</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 Main Urban Area. RC3Sv - Formal Open Space (southern part of site)
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Hardstanding

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination Likely existence of contamination - Ordnance Survey plans dated 1959 show part of this site to be used as the entrance to a refuse tip. More recent trial pits indicate tip materials to extend onto this site.

Ground Stability Likely ground stability issues - Limestone strata may be fissured. Coal Low Risk Area

Flood Risk from Surface Water A substantial part of the site is identified as an area of high, medium and low risk surface water flooding.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way Right of way Sutton in Ashfield FP123 crosses the site.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has planning permission. (V/2019/0449).

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site is achievable.

The site has planning permission. (V/2019/0449).

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA044 - E
Address	Land off Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.05*
Potential Yield	N/A
Proposed Use	Employment (includes SA016)

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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Urban Fringe - Employment development to north and east, Railway with reservoir beyond to the west, countryside with employment development beyond to the south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Potential issues for a housing scheme from surrounding employment sites and the MARR.
Existing Buildings & Structures	None identified

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to a Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m (6mins) of a natural green space.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Northern part of the site is identified as Grade 3a, remainder of the site indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on site boundaries.
Heritage Assets	<p>There are 2 Scheduled Monuments, 1 Listed Building (Grade II) and 1 Locally Listed Building within the study area. There are 7 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows7</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill – HIGH Significance Development of the site will cause less than substantial harm to the asset by affecting its setting and views. ⌚ Scheduled Monument Kings Mill Viaduct – HIGH Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Grade II Listed Railway Viaduct, Kings Mill Lane – Medium Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Locally Listed Railway Line, Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance Development will cause no harm to the asset. <p>Assessment of Archaeological Potential Moderate potential for archaeological remains (aside from the railway and relict postmedieval field boundaries identified via historic mapping). Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation Development of this site would represent significant change from its historic character.</p>

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would need to be developed alongside SA016 to secure access. Would require 2 points of access and interconnected with looped road suitable for bus access. May conflict with new island access opposite to Summit Park.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Closed landfill located across centre of site. Railway land immediately adjacent to western boundary of site.
Ground Stability	Likely ground stability issues - In vicinity of closed landfill. Made ground known to exist. Coal risk low area.
Flood Risk from Surface Water	2 very small isolated areas identified at the extreme corners of
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required

ADC SHELAA SITES 2023

Rights of Way	Right of way Sutton in Ashfield BW 65 runs along the north east boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<p>"The site is potentially suitable.</p> <p>Highways identify that the site would need to be developed alongside SA016 to secure access.</p> <p>Development of the site is likely to cause less than substantial harm to the significance of Hamilton Hill Scheduled Monument.</p> <p>Moderate potential for archaeological remain. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Development would represent significant change from its historic character.</p> <p>There is the likely existence of contamination and land stability issues on the site.</p> <p>An industrial park is located to the north east of the site and there may compatibility issues.</p> <p>The site has poor accessibility to existing local services and to public transport."</p>

Achievability

Potential Abnormal Site Costs	Ground stability.
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 (includes SA016)

Overall Conclusion	<i>The site is available, potentially suitable and potentially achievable.</i>
---------------------------	--

ADC SHELAA SITES 2023

Site Details

Site Ref	SA044 - H
Address	Land off Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.05
Potential Yield	28
Proposed Use	Housing (includes SA016)

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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Urban Fringe - Employment development to north and east, Railway with reservoir beyond to the west, countryside with employment development beyond to the south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Potential issues for a housing scheme from surrounding employment sites and the MARR.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	No access to identified services.
Access to Green Space	Within 480m (6mins) of a natural green space.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Northern part of the site is identified as Grade 3a, remainder of
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on site boundaries.
Heritage Assets	<p>There are 2 Scheduled Monuments, 1 Listed Building (Grade II) and 1 Locally Listed Building within the study area. There are 7 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows7</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill – HIGH Significance Development of the site will cause less than substantial harm to the asset by affecting its setting and views. ⌚ Scheduled Monument Kings Mill Viaduct – HIGH Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Grade II Listed Railway Viaduct, Kings Mill Lane – Medium Significance Development of the site would result in no harm to significance of the asset which is primarily based on its historical and aesthetic value. ⌚ Locally Listed Railway Line, Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance Development will cause no harm to the asset. <p>Assessment of Archaeological Potential Moderate potential for archaeological remains (aside from the railway and relict postmedieval field boundaries identified via historic mapping). Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation Development of this site would represent significant change from its historic character.</p>
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would need to be developed alongside SA016 to secure access. Would require 2 points of access if greater than 150 dwellings interconnected with looped road suitable for bus access. May conflict with new island access opposite to Summit Park.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. Closed landfill located across centre of site. Railway land immediately adjacent to western boundary of site.
Ground Stability	Likely ground stability issues - In vicinity of closed landfill. Made ground known to exist. Coal risk low area.
Flood Risk from Surface Water	2 very small isolated areas identified at the extreme corners of the site (medium risk)
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required

ADC SHELAA SITES 2023

Rights of Way	Right of way Sutton in Ashfield BW 65 runs along the north east boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<p>"The site is potentially suitable.</p> <p>Highways identify that the site would need to be developed alongside SA016 to secure access.</p> <p>Development of the site is likely to cause less than substantial harm to the significance of Hamilton Hill Scheduled Monument.</p> <p>Moderate potential for archaeological remain. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Development would represent significant change from its historic character.</p> <p>There is the likely existence of contamination and land stability issues on the site.</p> <p>An industrial park is located to the north east of the site and there may compatibility issues.</p> <p>The site has poor accessibility to existing local services and to public transport."</p>

Achievability

Potential Abnormal Site Costs	Ground stability.
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 (includes SA016)

Overall Conclusion	<i>The site is available, potentially suitable and potentially achievable.</i>
---------------------------	--

Site Details

Site Ref	SA045
Address	The Beeches, Skegby
Gross Developable Area	0.07
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available.*

The site has planning permission for 2 dwellings (V/2020/0654).

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Residential
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Community Centre

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, GP/Health Centre and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area, and within 1000m of a destination park - Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

May require improvements to the existing turning facility.

Land Contamination No known contamination - Historical Ordnance Survey plans show this site to have been Greenfield up to residential prior to 1959.

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

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has planning permission for 2 dwellings (V/2020/0654).

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 planning permission for 2 dwellings (V/2020/0654).

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA046
Address	Charnwood Street, Sutton-In-Ashfield
Gross Developable Area	2.2
Potential Yield	50
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	Possible restrictive covenant: 66 - to be used as a recreation ground
Tenanted or Leased	None
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 Main Urban Area. RC3Sj - Formal Open Space
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban. Residential on two sides.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Ashfield Park.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets Tree Preservation Order (Ref 176) located to the southern boundary, adjacent to 30 Charnwood Street.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

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

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments

Comment also applies to SA042. Third party land will be required from Charnwood St or Nursery Ave.

Land Contamination No known contamination - Historical Ordnance Survey plans show this site to have been Greenfield up to being used as a recreation ground from c.1939. Closed landfill in close proximity to western boundary of site.

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

Flood Risk from Surface Water There is an area of high, medium and low risk surface water

Seven Trent Water – Potential

Impact on Foul Sewer Network Improvements may be required

Infrastructure

Seven Trent Water – Potential Network Improvements unlikely to be required

Impact on Surface Water Sewer

Infrastructure

Rights of Way Right of way Sutton in Ashfield FP76 runs to the north and western boundaries.

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

Topographical Constraints

None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Highways have identified that the site is isolated from the public highway with third party land being required from Charnwood St or Nursery Ave.

Trees subject to a TPO are located on the boundary. Taking the site forward would result in the loss of a designated open space and it would be necessary to demonstrate the site is surplus to requirements.

There is an area of high, medium and low risk surface water flooding to the north western boundary which will require mitigation.

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 potentially available, but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA047
Address	Elder Street, Skegby
Gross Developable Area	0.08
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Residential and school
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Hardstanding

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, GP/Health Centre and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area, and within 1000m of a destination park - Healdswood Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site to have been Greenfield up to being used as a domestic garage site from c.1938. Garages and other outbuilding may have had alternative uses in recent years.

Ground Stability Likely ground stability issues - Fault line showing extending onto northwest part of site.

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 Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way Right of Way Sutton In Ashfield FP87 runs along the eastern boundary

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There is the likely existence of contamination as a domestic garage site. Further investigation is required for ground stability issues, as a fault line showing extending onto northwest part of site.

<u>Achievability</u>	
Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	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.

<u>Overall Conclusion</u>	
Housing	
Overall Conclusion	<i>The site is available, potentially suitable and potentially achievable.</i>

ADC SHELAA SITES 2023

Site Details

Site Ref	SA048
Address	Former Conservative Club, Fox Street, Sutton-In-Ashfield
Gross Developable Area	0.2
Potential Yield	8
Proposed Use	Housing, retail or employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available. It has a single landowner, the site is available for 15 year.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 Main Urban Area. SH1 - District Shopping Centre
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Town centre location with a mix of uses.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Commercial - public house and beer garden, and retail.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park. The site is within 1000 m of a destination park – The Lawn.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character

N/A

Agricultural Land Classification

N/A

Locally Designated Natural Assets

No designations on or adjacent site.

Nationally Designated Natural Assets

No designations on or adjacent site.

Natural Features

Trees on site boundary

Heritage Assets

"Locally listed buildings are located at Smedleys Building (Ref 101) and Klick Portland Square (Ref 818)

A substantial part of Sutton in Ashfield town centre is identified as a potential archaeological site including the whole of the application site."

Physical Constraints

Highways Access

Potential access constraints which could be overcome

NCC Highways Comments

Likely to require widening improvements to Fox Street.

Land Contamination

Contamination issues have been overcome - Historical Ordnance Survey plans show Sutton Gas Works immediately adjacent to this site up to 1970's. Site originally used as an Orchard, then as Club with bowling green. Ground investigation reports were submitted for V/2013/0228. Watercourse close to southeast boundary of site.

Ground Stability

No known ground stability issues. Fault line shown adjacent to southern corner of site. Coal Low Risk Area.

Flood Risk from Surface Water

A substantial part of the site is identified as an area of high and low risk surface water flooding.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure

Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Small site no STW comment

Rights of Way

None identified.

Flood Risk from Watercourses

Low level of flood risk – Flood Zone 1.

Topographical Constraints

None identified

Other Constraints

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Locally listed buildings are located at Smedleys Building (Ref 101) and Klick Portland Square (Ref 818). A substantial part of Sutton in Ashfield town centre is identified as a potential archaeological site including the whole of the application site. Consequently, any potential development will need to consider the setting of the heritage assets.

Highway have identified that it is likely that widening improvements will be required to Fox Street.

A substantial part of the site is identified as an area of high and low risk surface water flooding which will require mitigation.

Achievability

**Potential Abnormal Site Costs
Time Scale (Commencement of
Delivery)**

None identified.

Not Applicable

Achievability Conclusion

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, retail or employment

Overall Conclusion

The site is available, potentially suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA049
Address	Rear 37-41 Jubilee Road, Sutton-In-Ashfield
Gross Developable Area	0.06
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	No known covenants, however, possible rights of access issues for adjacent properties
Tenanted or Leased	No
Availability Conclusion	<i>The site is potentially available. It has a single landowner and is available within 15 years. Potential right of access issues for existing residential properties.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Hardstanding

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None

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

Shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating

Land Contamination Likely existence of contamination - Land may have had possible historic connection with nearby Cemetery. Became part of residential development prior to 1970 with apparent use as car parking area up to present day.

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Highways have identified that there are potential access constraints as a shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating.

There is the likely existence of contamination which will require further investigation.

Achievability

Potential Abnormal Site Costs

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

Housing

Overall Conclusion

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA050
Address	Rear 67-71 Jubilee Road, Sutton-In-Ashfield
Gross Developable Area	0.07
Potential Yield	2
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	No known covenants, however, possible rights of access issues for adjacent properties
Tenanted or Leased	No
Availability Conclusion	<i>The site is potentially available. It has a single landowner and is available within 15 years. Potential right of access issues for existing residential properties.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Hardstanding

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn

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

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None

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

Shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating

Land Contamination

Likely existence of contamination - Historical Ordnance Survey plans show this site to have been Greenfield up to being used as a domestic garage site from c.1970. Watercourse adjacent to northern boundary shown as a pond c.1960 encroaches onto site. Pond later filled in and watercourse culverted.

Ground Stability

Likely ground stability issues - Made Ground likely to exist where former pond has been filled in. Coal Low Risk Area.

Flood Risk from Surface Water

Other than the access road, the whole of the site is in an area of high, medium and low risk surface water flooding.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure

Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Small site no STW comment

Rights of Way

None identified.

Flood Risk from Watercourses Topographical Constraints

Low level of flood risk – Flood Zone 1.

None identified.

Other Constraints

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Highways have identified that there are potential access constraints as a shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating.

There is the likely existence of contamination which will require further investigation. Part of the site is made ground. Other than the access road, the whole of the site is in an area of surface water flooding and advice from the Lead Local Flood Authority will be required.

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

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 potentially available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA051
Address	Martyn Avenue, Sutton-In-Ashfield
Gross Developable Area	0.17
Potential Yield	5
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available. It has a single landowner, the site is available within 15 year and no legal issues have been identified.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Access to neighbouring residential properties
Existing Buildings & Structures	Garages

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None

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

Shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site to have been part of a cricket ground from c.1900 to c.1938. After this date it is shown being used for garages within a residential setting.

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

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Highways have identified that there are potential access constraints as a shared private drive access would need to be 5.25 m wide and existing parking and its displacement will need accommodating.

There is the likely existence of contamination which will require further investigation.

Achievability

Potential Abnormal Site Costs

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

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

Site Details

Site Ref	SA052
Address	The Poplars, Charles Street, Sutton-In-Ashfield
Gross Developable Area	0.09
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available.*

The site has planing permission for 2 dwellings (V/2020/0653).

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Community Centre

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, and Convenience Store.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m (6mins) of natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Trees

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination Unlikely existence of contamination - Historical Ordnance Survey plans show this site to have been used as Allotment Gardens from c.1917 to c.1938 when residential properties are shown. The current community centre is shown from c.1974 to present day.

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

Flood Risk from Surface Water Low risk surface water flooding on the anticipated access road.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has planing permission for 2 dwellings (V/2020/0653).

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 planing permission for 2 dwellings (V/2020/0653).

Overall Conclusion

Housing

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

Site Details

Site Ref	SA053
Address	Stoney Street, Sutton-In-Ashfield
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.*

The site has full planning permission for 5 dwellings (V/2020/0669) - approved August 2019.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban mixed uses area residential and employment.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Factory and builders yard opposite
Existing Buildings & Structures	Hardstanding

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site to have been used as Allotment Gardens up to c.1880. Residential properties are shown from c.1900 to c.1959. A car park is then shown up to present day.

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has full planning permission for 5 dwellings (V/2020/0669) - approved August 2019.

Achievability

Potential Abnormal Site Costs

Land contamination.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site is achievable.

The site has full planning permission for 5 dwellings (V/2020/0669) - approved August 2019.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA054 - H
Address	Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.45
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	<i>The site is available within the next 15 years, has a single land owner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside agricultural field on the edge of the urban area.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Business Park located to the west of the site.
Existing Buildings & Structures	Stables

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir. Part of the site is within 1000 m of a Destination Park – Sutton Lawn.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on boundaries
Heritage Assets	<p>There is 1 Scheduled Monument and 1 Locally Listed Building within the study area. There are 0 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill (NHLE 1002921) – High Significance <p>Development of the site will cause less than substantial harm to the significance of the asset by affecting its setting and views.</p> <ul style="list-style-type: none"> ⌚ Locally Listed Railway Line/ Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance <p>Development will cause no harm to the setting or significance of the asset.</p> <p>Assessment of Archaeological Potential</p> <p>Moderate potential for significant buried archaeological remains within the site. Further evaluation work/ beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted/ including a geophysical survey and targeted trial trenching/ where necessary. This work will inform the need for mitigation.</p>

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Comments also apply to SA030. Sites to be developed comprehensively
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Railway land immediately adjacent to north of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The north west of the site is identified as an area of high, medium and low risk surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Development of the site will cause less than substantial harm to the significance of Hamilton Hill by affecting its setting and views.

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

The north west of the site is identified as an area of high, medium and low risk surface water flooding which would require mitigation. Consideration should be given to any conflict with the employment site adjacent.

The site currently has poor accessibility to existing local services and is outside core hourly/half hourly public transport network.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA054 - E
Address	Hamilton Road, Sutton-In-Ashfield
Gross Developable Area	1.45
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single land owner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside agricultural field on the edge of the urban area.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Commercial / Industrial
Existing Buildings & Structures	Stables

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Outside core hourly/half hourly public transport network.
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Within 480m from an area of natural green space at Kingsmill Reservoir. Part of the site is within 1000 m of a Destination Park – Sutton Lawn.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 47 (SH 47) Coxmoor Wooded Farmlands - The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on boundaries
Heritage Assets	<p>There is 1 Scheduled Monument and 1 Locally Listed Building within the study area. There are – further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows7</p> <ul style="list-style-type: none"> ⌚ Scheduled Monument Mound on Hamilton Hill (NHLE 1002Z21) – High Significance <p>Development of the site will cause less than substantial harm to the significance of the asset by affecting its setting and views.</p> <ul style="list-style-type: none"> ⌚ Locally Listed Railway Linec Kirkby-in-Ashfield and Selston (Robin Hood Railway Line) – Low Significance <p>Development will cause no harm to the setting or significance of the asset.</p> <p>Assessment of Archaeological Potential</p> <p>Moderate potential for significant buried archaeological remains within the site. Further evaluation workc beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warrantedc including a geophysical survey and targeted trial trenchingc where necessary. This work will inform the need for mitigation.</p>

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Comments also apply to SA030. Sites to be developed comprehensively
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Railway land immediately adjacent to north of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The north west of the site is identified as an area of high, medium and low risk surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Development of the site will cause less than substantial harm to the significance of Hamilton Hill by affecting its setting and views.

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

The north west of the site is identified as an area of high, medium and low risk surface water flooding which would require mitigation.

Consideration should be given to any conflict with the employment site adjacent.

The site currently has poor accessibility to existing local services and is outside core hourly/half hourly public transport network.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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

Employment

Overall Conclusion

The site is available, potentially suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA055
Address	Land to the South of Mansfield Road, Skegby
Gross Developable Area	4.55
Potential Yield	102
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 25% clawback to previous owner
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single land owner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside - Historic setting of Skegby Hall, Skegby Manor House
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of a natural greenspace and a neighbourhood park with a play area. Within 1000 m of a destination park - Stamper Crescent Rec Ground.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 2
Locally Designated Natural Assets	LWS (Skegby Railway Cutting) and a Priority Habitat on the eastern boundary. LWS (Skegby Riparian Woodland) and a Priority Habitat adjacent part of the western boundary. Land adjacent to the site is identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitats – Good quality semi-improved grassland and deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on boundaries
Heritage Assets	Skegby Hall (listed building) and its locally listed gardens is located to the west of the site. Skegby Manor House Ancient Monument is located to the east of the site, however, a former railway embankment lies between the site and the monument.
<u>Physical Constraints</u>	
Highways Access	Land is isolated from the public highway
NCC Highways Comments	Comments apply to SA015/SA023//SA032/SA038/SA055. These sites should be developed comprehensively with interconnected street networks and multiple vehicle/pedestrian/cycle links to existing public highway - to reduce traffic concentration but increase dispersal and permeability i.e. multiply primary accesses are required onto Stoneyford Rd, Mansfield Rd, via St Andrews St, Gilcroft St via Gleeson Homes consented site. Primary access from the Cochrane Terrace, Lime Tree Avenue & Vere Avenue is not suitable in their existing form because of limited road width constraints, high demand for on-street parking, primary access to Quarrydale school (Vere), and restrictive visibility. However, where possible improvements to these streets should be advocated, along with secondary connections, if appropriate (i.e. increased areas for parking, improved turning facilities for public use, road widening etc), as part of any new development proposal. Development of isolated plots of land as 'stand-alone' developments or 'add-on' cul-de-sacs to single streets will not be supported. New neighbourhoods should not be segregated and should be connected and properly integrated into the existing streets.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A flow of substantially low risk surface water is identified along the water course to the south west of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required

ADC SHELAA SITES 2023

Rights of Way	Footpaths Sutton in Ashfield 49 and FP142 runs across the site
Flood Risk from Watercourses	Flood Zone 1. Skegby Brook is located adjacent to the site and is within Flood Zones 2 and 3. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	The site consists of a significant slope.
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 Highways have identified that the site is isolated from the public highway requiring third party land. However the adjacent site (SA032) is also not suitable due to flooding constraints.

Skegby Hall (listed building) and its locally listed gardens is located to the west of the site, and Skegby Manor House ancient monument is located to the east of the site. Any potential development will need to consider the impact on the setting of the heritage assets.

Local Wildlife Sites and priority sites are adjacent to the site and any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity. nIn term of topography, the site consists of a significant slope.

A flow of substantially low risk surface water is identified along the water course to the south west of the site will require mitigation.

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Stanton Hill and Skegby. Development is required to maintain this sense of openness.

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 potentially available, but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA056
Address	Station Motors, Station Road, Sutton-In-Ashfield
Gross Developable Area	0.29
Potential Yield	5
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Urban within a mixed use area residential and employment.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Adjacent to the Robin Hood railway line.
Existing Buildings & Structures	Workshops and offices

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of natural green space and a neighbourhood park. The site is within 1000 m of a destination park – The Lawn.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

Heritage Assets The site is located adjacent to the railway line Kirkby in Ashfield & Selston which is identified as a local heritage asset (Ref 112).

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments

Site should be restricted to 5 dwellings off a shared private drive with access located as far away from the level crossing as possible.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show centre and southern parts of this site to be used as railway land/station from pre 1880 to c.1968. After this the land is shown used for a factory and more recently as Station Motors.

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Access constraints have been identified but these could be overcome by restricting the site to 5 dwellings off a shared private drive and by locating the access as far away from the level crossing as possible.

There is likely existence of contamination on the site, which will require further investigation. There may also be compatibility issues with the adjoining railway line and industrial units in terms of noise.

Achievability

Potential Abnormal Site Costs

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

Housing

Overall Conclusion

The site is available, potentially suitable and potentially achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA057
Address	Sunnyside Farm, Blackwell Road, Huthwaite
Gross Developable Area	18.89
Potential Yield	283
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside with residential to the north and employment to the south off Blackwell Road.east
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	HS2 is in relatively close proximity and may require mitigations
Existing Buildings & Structures	Farmhouse and related buildings close to Blackwell Road. The

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Northern part of the site is within 480 m (6 mins) of a neighbourhood park. The majority of the site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets Local Wildlife sites, Huthwaite Grassland, Strawberry Bank Meadow and Blackwell Road Grassland are located on the site. The following Local Wildlife Sites are adjacent, Spring Farm Meadows, Sunnyside Farm Meadows, and Chesterfield Road Pastures. Part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – Good quality semi-improved grassland.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerows and standard trees are located on the site.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

This will require 2 points of access off Blackwell Rd linked to looped spine road suitable for bus access.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show much of this site to be Greenfield. The exception being a former Brick Yard and filled clay pits in centre of site. A former Colliery and Spoil Tip is shown on the southern part of the site.

Ground Stability Likely ground stability issues - Fault lines shown running across centre of site and north part of site. The southern part of the site is largely located in a Coal High Risk Area

Flood Risk from Surface Water There are limited areas of high and low risk surface water flows, approximately from north to south, across the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Right of way Sutton in Ashfield FP29 crosses the site from east to west

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

Topographical Constraints The north section of the site is very steep and potentially unsuitable for development.

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

Suitability Conclusions

The site is potentially suitable.

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study but views of Hardwick Hall are generally restricted by topography. Local wildlife sites/priority site are located on and adjacent to the site. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

Likely existence of contamination and land stability issues as fault lines shown running across centre and north part of site. The north section of the site is very steep and potentially unsuitable for development.

There are limited areas of high and low risk surface water flows which will require mitigation.

HS2 is in relatively close proximity and may require mitigations measures in small areas of the site. The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

The site has poor accessibility to existing local services by walking and by bus services.

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA058
Address	North of Fackley Road, Teversal
Gross Developable Area	5.09
Potential Yield	115
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential to the western boundary
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Small area of the site is within 480 m (6 mins) of a Natural Green Space. Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – Healdswood Recreation Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows with a watercourse close to the southern boundary
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	
	Access appears possible from Fackley Road, with links and additional access recommended from Crompton Street, Copsywood Close & Carnarvon Street.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues. A band of High Risk Coal Area
Flood Risk from Surface Water	There is a high, medium and low risk surface water flow following the course of the River Meden. A small low risk surface water flow, runs north to south on the eastern edge of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Right of way Sutton in Ashfield FP97 adjoins the north west boundary of the site running between Crompton Street and Copsywood Close.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site potentially suitable.

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study but views of Hardwick Hall are generally restricted by topography. Surface water flooding is identified on the site which will require mitigation.

The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

Site lies with the Teversal, Stanton Hill and Skegby Neighbourhood Plan area - Particular regard should be had to Policy NP4: Protecting the Landscape Character, which identifies this area as a sensitive open gap between Teveral and Stanton Hill. Development is required to maintain this sense of openness.

The site has poor accessibility to existing local services by walking and by bus services.

Achievability

**Potential Abnormal Site Costs
Time Scale (Commencement of
Delivery)**

Flood defence work.
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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA059
Address	Land to the rear of Coxmoor House, Coxmoor Road, Sutton-In-Ashfield
Gross Developable Area	2.69
Potential Yield	61
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has multiple landowners but an agreement is in place, and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside. Isolated from main countryside. Isolated from main urban area, albeit residential along western boundary
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Outside natural greenspace and neighbourhood park buffers. Access to a destination park (Holidays Hill).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE

Agricultural Land Classification Indicated to be Grade 3

Locally Designated Natural Assets No environmental constraints identified.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerow. Mature trees line the potential site access.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Comments apply to KA007/008/009/010/012/027/036/SA024/059. Needs comprehensive masterplanning with multiple access points onto existing highway network, linked and interconnected to looped spine road suitable for bus access. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Segregated enhanced pedestrian/cyclist routes should be integral to the development.

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

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

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Footpath No.64 runs along the south and east boundaries. The footpath also runs along the access to the site.

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

Topographical Constraints Sloping site towards the west

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Highways have identified that the site needs comprehensive masterplanning with multiple access points onto existing highway network.

The site has poor accessibility to existing local services by walking and by bus services.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA060
Address	Land adjacent to Rushley Farm, Nottingham Road, Sutton-In-Ashfield
Gross Developable Area	0.92
Potential Yield	25
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	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Electricity metre box

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, and Retail Area.
Access to Green Space	Within 480m from an area of natural green space.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Identified as Grade 2 and Grade 3a.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	Whole of the site within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA) – identified as important for breeding nightjar and woodlark. Under the advice note issued by Natural England on the ppSPA, it is considered a Habitats Regulation Assessment will be necessary before the site could be considered as a potential allocation.
Natural Features	Trees and hedgerows on boundaries.
Heritage Assets	Rushley Farm is a locally listed heritage asset (Ref 409) is adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Comments apply to SA002/027/060. Needs to be considered comprehensively. However, no obvious point of access to the highway network because of proximity and conflict to existing major junctions and level differences. Requires comprehensive access strategy considering the neighbouring Lindhurst development in Mansfield.
Land Contamination	No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Right of way Sutton in Ashfield FP66 adjacent to the western boundary.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Highways have identified there are significant access constraints. The site is also with 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA).

Adjacent Rushley Farm is a locally listed heritage asset is adjacent to the site and any potential development will need to consider the setting of the heritage asset.

Part of the site is agricultural Grade 2 and Grade 3a land.

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

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA061
Address	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield
Gross Developable Area	0.41
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Potential mature tree at the rear of site (overgrown with scrub so difficult to access)
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	From high level desk top study it appears feasible to deliver this site.
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show this site to have been used as Allotment Gardens from c.1900 to c.1959. A small domestic garage site is shown in southwest corner of site c.1959. A closed landfill (former Quarry) is located immediately adjacent to north of site and appears to encroach onto this site.
Ground Stability	Likely ground stability issues - Site has previously been treated for Japanese Knotweed. This has not re-appeared.
Flood Risk from Surface Water	There is a low risk surface water flow to the south eastern area of
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

There is the possibility of contamination and land stability aspects on the site. Surface water will require mitigating.

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA062
Address	South of Tibshelf Road, Fackley
Gross Developable Area	0.6
Potential Yield	16
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with linear development along the road outside the village of Fackley
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m (6mins) of a natural green space.

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

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerows and standard trees are located on the site.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.

Physical Constraints

Highways Access Access appears possible

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

Land Contamination No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Former railway land shown adjacent to southeast boundary of site.

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

Flood Risk from Surface Water A significant part of the site is subject to low risk surface water flows. There is an area of high risk area adjacent to the former railway embankment.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing local services, and has poor accessibility to existing services by bus.

A significant part of the site is subject surface water flows which requires mitigation.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA063
Address	Adj. 6 Wild Hill, Teversal
Gross Developable Area	0.09
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with linear development along the road
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and Retail Area.
Access to Green Space	Not within catchment of any public park/green space
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

Heritage Assets No heritage assets identified on or adjacent to the site. The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.

Physical Constraints

Highways Access Access appears possible

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

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

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing open space.

The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA064
Address	Adj Molyneux Farm, Fackley Road, Teversal
Gross Developable Area	0.5
Potential Yield	14
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the fringe of the village of Fackley
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – Healdswood Recreation Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerows and mature trees on the boundary.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is within Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Highways access is potentially suitable.

Land Contamination No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. Likely colliery spoil adjacent to southwest boundary and small watercourse shown along northeast boundary.

Ground Stability No known ground stability issues - Coal Low Risk Area. Fault line shown along northeast boundary of site.

Flood Risk from Surface Water Significant high, medium and low risk surface water flow to the north eastern part of the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

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

Topographical Constraints There are substantial level changes as the site is significantly lower than the adjoining public highway.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography.

A significant part of the site is subject surface water flows which requires mitigation. A topographical constraint is that there are substantial level changes as the site is significantly lower than the adjoining public highway.

The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA065
Address	Off Fackley Road, Teversal
Gross Developable Area	0.44
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the fringe of the village of Fackley
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – Healdswood Recreation Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerows and mature trees on the boundary.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is within Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Highways access is potentially suitable.

Land Contamination No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site. A small watercourse is shown along southwest boundary of site.

Ground Stability No known ground stability issues - Southern corner of the site is within a mineral consultation area. Fault line shown along southwest boundary of site. Coal Low Risk Area.

Flood Risk from Surface Water All of the site is subject surface water flood with a substantial area of high risk flooding.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None identified.

Flood Risk from Watercourses Flood Zone 1. Land in Flood Zone 3 is located adjacent to the east of the site.
NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.

Topographical Constraints The site is significantly lower than the adjoining residential area.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography.

A topographical constraint is that there are substantial level changes as the site is significantly lower than the adjoining public highway.

There is surface water flood on all the site and advice from the Lead Local Flood Authority will be required.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA066
Address	Off Tibshelf Road, Fackley
Gross Developable Area	0.31
Potential Yield	9
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the fringe of the village of Fackley
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Within 480m (6mins) of a natural green space.

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

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerows and mature trees on the boundary.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.

Physical Constraints

Highways Access Access appears possible

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

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

Ground Stability Likely ground stability issues - part of the site is a Coal High Risk Area. Mine shaft on site.

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 Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way Right of way Sutton in Ashfield FP74 runs to the west of the site.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Approximately 1/3 of the site is affected by mineshafts and as such there are likely ground stability issues.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing local services, and has poor accessibility to existing services by bus.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA067
Address	Land off Barker Street, Huthwaite
Gross Developable Area	7.5
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside and recreation area with residential areas and a primary school to the east.
Browfield/Greenfield	0
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, GP/Health Centre and Bus Stop (hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	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 480 m (6 mins) of a neighbourhood park. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML021 Brierley Forest Park – The landscape condition is MODERATE. The strength of character of the area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 2
Locally Designated Natural Assets A Local Wildlife Site Herod’s Hill Grassland is located to the north boundary of the site.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Mature hedgerows with standard trees are located on the site.
Heritage Assets No heritage assets identified on or adjacent to the site. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study. It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Access from the adopted highway is currently substandard and would require significant improvements. There appears to be intervening 3rd party land at Spang Lane and the school access to the east.

Land Contamination No known contamination - Historical Ordnance Survey plans show this to be a Greenfield Site with exception of a few building present on southwest part of site. Spring and watercourse shown in southwest flowing off to the north.

Ground Stability Likely ground stability issues - Mainly Coal Low Risk Area. A small area of Coal High Risk Area is identified to the north west of the site. Fault line shown towards southwest part of site.

Flood Risk from Surface Water High and medium risk surface water flow follows the bottom of the valley. Limited low risk flows cross the site east to west and west to east.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Right of way Sutton in Ashfield FP26 runs to the eastern boundary

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Access from the adopted highway is currently substandard and would require significant improvements. There appears to be intervening 3rd party land.

A local wildlife site is adjacent to the site and any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study. It identifies that views of Hardwick Hall are generally restricted by topography.

Surface water flooding on the site would require mitigation.

The site is within a mineral consultation area, coal and consultation with the Mineral Authority will be required.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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	SA068
Address	57 Stoneyford Road, Sutton-In-Ashfield
Gross Developable Area	1.29
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	ST2 Main Urban Area. HG1Ss - Housing Land Allocation
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Green space with the urban area with residential to the east.
Browfield/Greenfield	0
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	House and farm buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Number trees are located on the site.
Heritage Assets	No heritage assets identified on or adjacent to the site. A small area to the north west of the site is identified as an archaeological area (Ref 2426).
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Indicative access arrangement has been formally approved in the past
Land Contamination	Likely existence of contamination - Historical Ordnance Survey plans show this site was formerly a Quarry with Limekilns. More recently waste has accumulated and fires have occurred. A closed landfill (filled railway cutting) is located immediately adjacent to the west. A filled Quarry is located in close proximity to the north of the site.
Ground Stability	Likely ground stability issues - Limestone strata may be fissured.
Flood Risk from Surface Water	Virtually the whole of the site is identified as an area of high, medium and low risk surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has outline planning permission for demolition of existing building and redevelopment of the site for housing (V/2018/0213) - approved October 2019.

Achievability

Potential Abnormal Site Costs

Land contamination, ground stability and archaeology.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site is achievable.

The site has outline planning permission for demolition of existing building and redevelopment of the site for housing (V/2018/0213) - approved October 2019.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA069
Address	Hardwick Lane Recreation Ground, Sutton-In-Ashfield
Gross Developable Area	1.1
Potential Yield	40
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is potentially available. It has been put forward by a single owner but clarification is required whether the site is available within the next 15 years, and whether there are any restrictive covenants on the land.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 Main Urban Area.RC3Sf - Formal open space
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Residential and commercial
Browfield/Greenfield	greenfield
Neighbouring Use Constraints	Commercial
Existing Buildings & Structures	Changing rooms

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, GP/Health Centre and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – The Lawn.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Hedgerow and trees on boundary

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

If greater than 150 dwellings, this will require 2 points of access interconnected with a linked spine road suitable for bus access.

Land Contamination Unlikely existence of contamination - Historical Ordnance Survey plans show this site has been used as a Recreation Ground from c.1900 up to present day.

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

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way None identified.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

However, this would result in the loss of designated open space and it would be necessary to demonstrate the site is surplus to requirements.

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

	<u>Achievability</u>
Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	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.

	<u>Overall Conclusion</u>
	Housing
Overall Conclusion	<i>The site is potentially available, potentially suitable and achievable.</i>

ADC SHELAA SITES 2023

Site Details

Site Ref	SA070
Address	Land off Main Street, Sutton-In-Ashfield
Gross Developable Area	2.4
Potential Yield	54
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Tenanted, but this expires on 28th Feb 2020
Availability Conclusion	<i>The site is potentially available. It has a single landowner, the site is available for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside RC5Ri - Allotments
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside. Part of the golf course. Adjoins the settlement to the south.
Browfield/Greenfield	0
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character ML021 Brierley Forest Park – The landscape condition is MODERATE. The strength of character of the area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification	N/A
Locally Designated Natural Assets	Local Nature Reserve Brierley Forest is located adjacent to the eastern boundary. A Priority Habitat – Deciduous Woodland the Natural Environment & Rural Community Act 2006, Section 41
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerow and trees on boundary
Heritage Assets	No heritage assets identified on or adjacent to the site. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Access from the adopted highway is currently substandard and would require significant improvements. There appears to be intervening 3rd party land - track to Hill Top Farm. Also high demand for on-street parking at pinch point on Main St.

Land Contamination Likely existence of contamination - Historical Ordnance Survey plans show this site has been used as Allotment Gardens

Ground Stability Likely ground stability issues - Site has received large quantities of clay, sub-soil and other materials as part of a land raising exercise. Coal Low Risk Area.

Flood Risk from Surface Water High, medium and low risk surface water flows cross the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Right of way Sutton in Ashfield FP38 is located adjacent to the eastern boundary. Right of way Sutton in Ashfield FP96 is located adjacent to the southern boundary. Right of way Sutton in Ashfield FP35 is located adjacent to part of the western boundary.

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Access from the adopted highway is currently substandard and would require significant improvements. There appears to be intervening 3rd party land.

A Local Nature Reserve and priority site are adjacent to the site and any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity.

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016). It identifies that views of Hardwick Hall are generally restricted by topography.

The site has potential contamination and land stability issues. Surface water flooding on the site will require mitigation.

Achievability

Potential Abnormal Site Costs	Land contamination and 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.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA071
Address	Land off Clare Road, Sutton-In-Ashfield
Gross Developable Area	3
Potential Yield	77
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	RC2 - Open Area & RC3 - Formal Open Space.
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Green space within the urban area with residential to the north.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A38 dual carriageway to the south.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	East portion of the site is within 480m of natural greenspace. Within 480m of a neighbourhood park (inc. playground). Small area to west of site is within 1km of a destination park (Ashfield Park).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets No environmental constraints identified.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees and hedgerow within and adjoining the site.

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From high level desk top study it appears feasible to deliver this site.

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

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

Flood Risk from Surface Water Low risk identified on portions of the eastern half of the site.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way Bridleway No.59 runs through east section of site.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

*Resolved to grant full PP for 69 dwellings on 26th May 2021
subject to signing a Sec.106 (V/2020/0791)*

Surface water flooding on the site will require mitigation.

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

Achievability

Potential Abnormal Site Costs

None identified.

**Time Scale (Commencement of
Delivery)**

Within 0-5 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA072
Address	Land at Springwood Cottage Farm, Wharf Road, Stanton Hill
Gross Developable Area	1.54
Potential Yield	42
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes, but can be terminated by agreement
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner, but the land is currently subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the fringe of Stanton Hill
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop (Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area, Hospital and employment.
Access to Green Space	Not within 480m of natural green space. Within 480m of a neighbourhood park, and within 1km of a destination park (Healdswood Rec).
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No environmental constraints identified.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Trees and hedgerow along site boundaries.
Heritage Assets No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments From a desk top appraisal the site cannot be accessed directly from a public highway. Wharf Road is a substandard (steeper than 1 in 30) rural farm access track with a public footpath and development would not be acceptable without significant highway improvements. The promoter needs to produce a potential access strategy showing key access dimensions and typical road hierarchy, which is likely to require 3rd party land. Normal road/footway construction requires a minimum width of 10 metre corridor. If property numbers exceed 150 dwellings 2 separate points of access will be required.

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

Ground Stability No known ground stability issues - Coal Low Risk Area. River
Flood Risk from Surface Water Area of low to high risk on a small linear portion at the north end

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way FP71 runs along Wharf Road, between site SA072 & SA073

Flood Risk from Watercourses An area of Flood Zone 2 and Flood Zone 3 on the northern boundary of the site.

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site cannot be accessed directly from a public highway. Wharf Road is a substandard (steeper than 1 in 30) rural farm access track with a public footpath and development would not be acceptable without significant highway improvements.

Achievability

Potential Abnormal Site Costs	Vehicle access works.
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 potentially available, but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA073
Address	Land at Springwood Cottage Farm, Wharf Road, Stanton Hill
Gross Developable Area	4.03
Potential Yield	91
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, but can be terminated by agreement
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner, but the land is currently subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the fringe of Stanton Hill
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop (Half hourly 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	Within 480m of natural green space. Within 480m of a neighbourhood park, and within 1km of a destination park (Healdswood Rec).

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

Impact on Natural & Built Environment

Landscape Character NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.

Agricultural Land Classification Indicated to be Grade 2
Locally Designated Natural Assets No environmental constraints identified.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Trees and hedgerow along site boundaries.
Heritage Assets No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments From a desk top appraisal the site cannot be accessed directly from a public highway. Wharf Road is a substandard (steeper than 1 in 30) rural farm access track with a public footpath and development would not be acceptable without significant highway improvements. The promoter needs to produce a potential access strategy showing key access dimensions and typical road hierarchy, which is likely to require 3rd party land. Normal road/footway construction requires a minimum width of 10 metre corridor. If property numbers exceed 150 dwellings 2 separate points of access will be required.

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

Ground Stability Likely ground stability issues - a coal seam shown outcropping
Flood Risk from Surface Water Small patch of high risk on a small portion of the northern boundary.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements may be required

Rights of Way FP71 runs along Wharf Road, between site SA072 & SA073

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

Topographical Constraints None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. The site cannot be accessed directly from a public highway. Wharf Road is a substandard (steeper than 1 in 30) rural farm access track with a public footpath and development would not be acceptable without significant highway improvements.

Likely ground stability issues which will require further investigation.

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

Achievability

Potential Abnormal Site Costs	Ground stability and vehicle access works.
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 potentially available, but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA074
Address	Land to the east off A6075 Beck Lane, Skegby
Gross Developable Area	11.8
Potential Yield	212
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 Annual farm tenancy.

Availability Conclusion *The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. However, the site is subject to a lease/tenancy.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Seperated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None identifie. A track provides access to Ashfield Farm to the east of the submitted site

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to services, however adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access to services, however adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	The south western part of the site is within Part of the site is within 1000 m of a destination park – Stamper Crescent Recreation Ground
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification Indicated to be Grade 3

Locally Designated Natural Assets No designations on or adjacent site.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature hedgerows with standard trees.

Heritage Assets "There is 1 Registered Park and Garden (Grade II*) and 1 Listed Building (Grade II) within the study area. There are 8 further non-designated assets identified in the Nottinghamshire HER.
 The key heritage assets are as follows:
 Grade II* Listed Registered Park and Garden Hardwick Hall – High Significance
 Development will not harm the significance or setting of the heritage asset.
 Grade II Listed Dalestorth House – Medium Significance
 Development will cause negligible harm to the significance of the designated asset.
 Assessment of Archaeological Potential
 There is a high potential for buried archaeological remains within the site. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.
 Assessment of Historic Landscape Characterisation
 Development would represent significant change.
 The site is within the Skegby Plateau and Urban Fringe Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identified that the area plays a limited role in the landscape setting of Hardwick, but does serve as a buffer between the urban form of Mansfield and Hardwick."

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments "The site should have at least 2 points of access, to assist with dispersing concentration of traffic flows. Considering the ample site frontage available, this may be feasible by adding another 4th arm to the signals at Abbot Road, giving 2 alternative access points that should be linked by the site’s internal infrastructure. The farm access could then be diverted onto the internal infrastructure, removing any associated access difficulties on Beck Lane. However, acceptance of this type of arrangement will depend on appropriate base-line figures, analysis, and modelling.

All key junctions along the MARR/Beck Lane strategic movement corridor are close to or over theoretical design capacity and mainly incorporate the latest traffic signal controller systems to support efficient traffic movement. Most ‘bottle neck junctions’ have little scope for regular ‘in-expensive’ improvements to accommodate further additional traffic, as these measures have already been implemented. So future mitigation at these junctions will be significant high cost engineering works and will require acquisition of 3rd party land, which will be the main difficulty in trying to deliver any beneficial mitigation works. The information submitted does not consider offsite impacts or demonstrate that the resulting capacity reductions and associated congestion caused by the additional development can be cost-effectively mitigated to an acceptable degree.

There is a significant development in this area, either proposed or consented. Therefore, it is expected there will be considerable cumulative impact along the strategic movement corridors which will restrict further development unless appropriate mitigation is provided. "

ADC SHELAA SITES 2023

Land Contamination	No known contamination - Historical Ordnance Survey plans from pre 1880 to present day show the whole of this site having only
Ground Stability	<p>"No known ground stability issues - A small pond is shown near the centre of the site from pre 1880 to c.1970. Later plans show this pond filled in to surrounding ground levels so localised unconsolidated ground should be anticipated here.</p> <p>Historically a footpath was shown east-west across the northern part of the site whilst a single track continues to be shown east-west across the centre of the site. The geological sheet SK56SW does not show any features which may require special consideration."</p>
Flood Risk from Surface Water	There is an area of high risk surface water flooding over and adjacent to the access track to Ashfields Farm. Odd areas of surface water on other parts of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	FP73 runs west to east to the north part of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

"The site is potentially suitable.

There are potential access constraints but these could be overcome - the site should have at least 2 points of access, to assist with dispersing concentration of traffic flows. Future mitigation at key junctions along the MARR will be significant high cost engineering works and will require acquisition of 3rd party land, which will be the main difficulty in trying to deliver any beneficial mitigation works.

An area of high risk surface water flooding over and adjacent to the access track to Ashfields Farm, and areas of surface water on other parts of the site, which will require mitigation.

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

Development will cause negligible harm to the significance of Dalestorth House a Grade II listed building, located to the south of the site. However, there is a high potential for buried archaeological remains within the site. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

Development would represent significant change to the Historic Landscape Character

Achievability

Potential Abnormal Site Costs

Vehicle access works.

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA075
Address	Sutton Quarry Landfill, Cauldwell Road
Gross Developable Area	3.74
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	Grazing Licence

Availability Conclusion *The site is available within the next 15 years, has a single landowner. The site is tenanted/leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside, EV4 - Mature landscape Area
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
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 Walking (800m/10mins)	"No facilities are currently accessible within the recommended 1km walking isochrone of the site. Footways (and supportive infrastructure) would need to be constructed to account for desire lines towards Mansfield, Sutton in Ashfield, Berry Hill (and potentially Kirkby-in-Ashfield). Mansfield, Sutton in Ashfield and Kirkby-in-Ashfield town centres are accessible within the recommended 5km cycling threshold."
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Not within catchment of any public park/green space
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	LWS - Sutton Quarry is adjacent to the site to the north west.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedegrows within and along site boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	The site has been assessed in conjunction with SA074, SA075 and SA077. As a combined site, access is possible. Although this site is 'better' located with respect to the Major Road Network especially the A617 Sherwood Way (MARR), A611 and A38 these routes are heavily congested and there are ongoing studies by the County Council, supported by the Local Planning Authorities of Mansfield and Ashfield, into possible strategic highway infrastructure improvements in the medium term (beyond 5 years' time). The County Council is considering the case for widening the A617 MARR, for example, to a four lane carriageway. This widening would potentially impact directly upon Site 2 along its entire frontage. The access arrangements to serve Site 2 would need to be carefully considered in view of likely engineering and alignment constraints of forming junctions and the need to provide satisfactory separation from existing junctions on the MRN. The likely impact on the A38 corridor is again a significant concern. For further information see the New Settlement Study (March 2021) on the Council's website.
Land Contamination	See New Settlement Study (March 2021) on the Council's website.
Ground Stability	The bedrock geology is a Principal aquifer. Therefore, it is possible for shallow groundwater to be present. If shallow groundwater is encountered, it should be considered as part of any foundation solution. Site-specific groundwater levels would need to be confirmed during future ground investigations.
Flood Risk from Surface Water	Very small area of medium risk surface water flooding in south east corner
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site has been assessed in conjunction with SA076 and SA077. For further information see the New Settlement Study (March 2021) on the Council's website.

Achievability

Potential Abnormal Site Costs	See the New Settlement Study (March 2021) on the Council's
Time Scale (Commencement of Delivery)	Within 11-15 years
Achievability Conclusion	The site is assumed to be not achievable at this point in time.

Overall Conclusion

Housing

Overall Conclusion *The site has been assessed in conjunction with SA076 and SA077. As a combined site it is available, potentially suitable, but not*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA076
Address	Land adj Stonehills Farm
Gross Developable Area	55.81
Potential Yield	1005
Proposed Use	Housing (or Employment)

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, has a multiple landowners but there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	"No facilities are currently accessible within the recommended 1km walking isochrone of the site. Footways (and supportive infrastructure) would need to be constructed to account for desire lines towards Mansfield, Sutton in Ashfield, Berry Hill (and potentially Kirkby-in-Ashfield). Mansfield, Sutton in Ashfield and Kirkby-in-Ashfield town centres are accessible within the recommended 5km cycling threshold."
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Most of the site is within 480m (6min) of a natural greenspace.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	LWS - Cauldwell Dam and Drain is located within the site. LWS - Coxmoor Golf Club is adjacent the site to the west.
Nationally Designated Natural Assets	The Sherwood Forest ppSPA is not a designated national site. However, the advice from Natural England is to treat the site as a potential designation. The southern part of the site off Derby Road falls within the 400 m buffer pf the ppSPA.
Natural Features	Mature trees, hedegrows and woodland along site boundaries.
Heritage Assets	The site is adjacent to local listed building ref 406, Stonehills Farm
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	The site has been assessed in conjunction with SA074, SA075 and SA077. As a combined site, access is possible. Although this site is ‘better’ located with respect to the Major Road Network especially the A617 Sherwood Way (MARR), A611 and A38 these routes are heavily congested and there are on-going studies by the County Council, supported by the Local Planning Authorities of Mansfield and Ashfield, into possible strategic highway infrastructure improvements in the medium term (beyond 5 years’ time). The County Council is considering the case for widening the A617 MARR, for example, to a four lane carriageway. This widening would potentially impact directly upon Site 2 along its entire frontage. The access arrangements to serve Site 2 would need to be carefully considered in view of likely engineering and alignment constraints of forming junctions and the need to provide satisfactory separation from existing junctions on the MRN. The likely impact on the A38 corridor is again a significant concern. For further information see the New Settlement Study (March 2021) on the Council's website.
Land Contamination	See New Settlement Study (March 2021) on the Council's website.
Ground Stability	The bedrock geology is a Principal aquifer. Therefore, it is possible for shallow groundwater to be present. If shallow groundwater is encountered, it should be considered as part of any foundation solution. Site-specific groundwater levels would need to be confirmed during future ground investigations.
Flood Risk from Surface Water	Small area of High risk surface water flooding
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site has been assessed in conjunction with SA075 and SA077. For further information see the New Settlement Study (March 2021) on the Council's website.

Achievability

Potential Abnormal Site Costs	See the New Settlement Study (March 2021) on the Council's
Time Scale (Commencement of Delivery)	Within 11-15 years
Achievability Conclusion	The site is assumed to be not achievable at this point in time.

Overall Conclusion

Housing (or Employment)

Overall Conclusion	<i>The site has been assessed in conjunction with SA075 and SA077. As a combined site it is available, potentially suitable, but not</i>
---------------------------	--

ADC SHELAA SITES 2023

Site Details

Site Ref	SA077
Address	Land North of Cauldwell Road
Gross Developable Area	16.39
Potential Yield	295
Proposed Use	Housing (or Employment)

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, has a multiple landowners but there is an agreement in place for land assembly. The site is not tenanted or leased. There are no other identified legal issues. For further information see the New Settlement Study (March 2021) on the Council's website.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside, EV6 - Nature Conservation Site
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
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 Walking (800m/10mins) "No facilities are currently accessible within the recommended 1km walking isochrone of the site. Footways (and supportive infrastructure) would need to be constructed to account for desire lines towards Mansfield, Sutton in Ashfield, Berry Hill (and potentially Kirkby-in-Ashfield).

Mansfield, Sutton in Ashfield and Kirkby-in-Ashfield town centres are accessible within the recommended 5km cycling threshold."

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 (6min) of a natural greenspace.

Access to Utilities Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 11 (SH 11) Lindhurst Wooded Farmlands – The Landscape Condition is defined as Moderate. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & CREATE.
Agricultural Land Classification	Indicated to be Grade 3
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedegrows along site boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	The site has been assessed in conjunction with SA074, SA075 and SA076. As a combined site, access is possible. Although this site is 'better' located with respect to the Major Road Network especially the A617 Sherwood Way (MARR), A611 and A38 these routes are heavily congested and there are on-going studies by the County Council, supported by the Local Planning Authorities of Mansfield and Ashfield, into possible strategic highway infrastructure improvements in the medium term (beyond 5 years' time). The County Council is considering the case for widening the A617 MARR, for example, to a four lane carriageway. This widening would potentially impact directly upon Site 2 along its entire frontage. The access arrangements to serve Site 2 would need to be carefully considered in view of likely engineering and alignment constraints of forming junctions and the need to provide satisfactory separation from existing junctions on the MRN. The likely impact on the A38 corridor is again a significant concern. For further information see the New Settlement Study (March 2021) on the Council's website.
Land Contamination	See New Settlement Study (March 2021) on the Council's website.
Ground Stability	The bedrock geology is a Principal aquifer. Therefore, it is possible for shallow groundwater to be present. If shallow groundwater is encountered, it should be considered as part of any foundation solution. Site-specific groundwater levels would need to be confirmed during future ground investigations.
Flood Risk from Surface Water	No surface water flooding identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	None
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site has been assessed in conjunction with SA075 and SA076. For further information see the New Settlement Study (March 2021) on the Council's website.

Achievability

Potential Abnormal Site Costs Time Scale (Commencement of Delivery)

See the New Settlement Study (March 2021) on the Council's

Within 11-15 years

Achievability Conclusion

The site is assumed to be not achievable at this point in time.

Overall Conclusion

Housing (or Employment)

Overall Conclusion

The site has been assessed in conjunction with SA075 and SA076. As a combined site it is available, potentially suitable, but not

ADC SHELAA SITES 2023

Site Details

Site Ref	SA078
Address	Beck Lane, Skegby (Larger Site)
Gross Developable Area	49.2
Potential Yield	886
Proposed Use	Housing

Availability

Ownership Constraints	It has multiple landowner, the site is available within 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes - Part of the site, agricultural tenant
Availability Conclusion	<i>The site is potentially available within the next 15 years. The site has multiple landowners. No identified legal issues, however the site is subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with residential development to the south
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No current access to identified services, however, agreement in place to extend 417 bus service into site (V/2016/0569)
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, agreement in place to extend 417 bus service into site (V/2016/0569).
Access to Green Space	Not within 480m of natural green space. Small part of the site is within 480m of neighbourhood park and a play area. Parts of the site is within 1000 m of a destination park - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification Indicated to be Grade 2/3
Locally Designated Natural Assets LWS - Woodhouse Lane Quarry within site. Potential SPA.

Nationally Designated Natural Assets No designations on or adjacent site.
Natural Features Hedgrows and mature trees to field boundaries.
Heritage Assets No designations on or near site.
 Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Development would not be acceptable without significant highway improvements.
 If this whole land arrangement came forward the HA would be asking for multiple points of access onto the different parts of the existing highway network, to disperse the traffic over a wider area rather than concentrating it onto the Beck Lane 'road corridor'. However, there are very limited options available, considering the limited site frontage where it meets public highway. The HA would not accept further succession junctions after the appeal junction (appeal site V2016/0569) onto Beck Lane, as this is too close to minimise delays/disruption and fails to dissipate the additional traffic over a broader network.

Land Contamination Likely existence of contamination - Part of site is within 50m historic landfill buffer, 5m Factory works buffer. Intrusive site

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

Flood Risk from Surface Water Areas of High and Low risk surface water flooding through site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements likely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way FP1 runs from east to west, FP101

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

Topographical Constraints None identified

Other Constraints It has multiple landowner, the site is available within 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable for proposed use without mitigation. Highways have identified there are significant access constraints.

LWS - Woodhouse Lane Quarry within site. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

The site currently has poor access to services, however, part of the site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.

Severn Trent have identified that network improvements to the foul sewers and to accommodate surface water are likely to be required.

Achievability

Potential Abnormal Site Costs	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 potentially available, but not suitable.*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA79
Address	Land off Wild Hill, Teversal
Gross Developable Area	2.2
Potential Yield	50
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified on submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with linear development to the east and west of the site along Wild Hill
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and retail area
Access to Green Space	Not within catchment of any public park/green space

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No designations on or near site

Nationally Designated Natural Assets No designations on or near site

Natural Features Hedgerows and standard trees are located on the site.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Access to the public highway appears possible. One point of access will limited dwelling numbers to 150. This access will require highway improvements for vehicles/pedestrians/cyclists on the Wild Hill which may require road widening into the site and reduce yield slightly. Wild Hill may need a TRO Speed limit change.

Land Contamination No Known contamination

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

Flood Risk from Surface Water None Identified on site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way None

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing local services.

A significant part of the site is subject surface water flows which requires mitigation.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA080
Address	Wild Hill, Chesterfield Road, Teversal
Gross Developable Area	3.95
Potential Yield	89
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years. The site is tenanted.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes
Availability Conclusion	<i>The site is available within the next 15 years, has a short term equestrian tenancy on the land and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with linear development to the east and west of the site along Wild Hill
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Barn Structure?

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and retail area
Access to Green Space	Not within catchment of any public park/green space

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

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No designations on or near site

Nationally Designated Natural Assets No designations on or near site

Natural Features Hedgerows and standard trees are located on the site.
Heritage Assets No heritage assets identified on or adjacent to the site. The site is located on the southern edge of the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). The area as a whole, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. However, given the size and location of the site within the existing settlement of Fackely, it is unlikely that development would have an impact.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Access to the public highway appears possible. One point of access will limited dwelling numbers to 150. This access may will require highway improvements for vehicles/pedestrians/cyclists on the Wild Hill which may require road widening into the site and reduce yield slightly. Wild Hill may need a TRO Speed limit change.

Land Contamination Likley existence of contamination - Brickworks, Most of site is within 50m historic landfill buffer, part of site is within 5m factory

Ground Stability Likley ground stability issues - Coal High Risk Area.

Flood Risk from Surface Water Countryside with linear development to the east and west of the site along Wild Hill

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements may be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way None Identified

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing local services.

A significant part of the site is subject surface water flows which requires mitigation.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA081
Address	Land to the west of Silver Moor, Wildhill, Teversal
Gross Developable Area	0.12
Potential Yield	4
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years. The site is tenanted.
Restrictive Covenant	None identified on submission
Tenanted or Leased	N/A
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside with linear development to the east of the site along Wild Hill
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and retail area
Access to Green Space	Not within catchment of any public park/green space

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

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.

Agricultural Land Classification Indicated to be Grade 4
Locally Designated Natural Assets No designations on or near site

Nationally Designated Natural Assets No designations on or near site

Natural Features Hedgerows and standard trees are located on the site.

Heritage Assets No heritage assets identified on or adjacent to the site. The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Access to the public highway appears possible.

Land Contamination No known contamination

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

Flood Risk from Surface Water None identified on site

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Small site no STW comment

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Small site no STW comment

Rights of Way None Identified

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

Topographical Constraints None identified

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site is within the Stanley and Silverhill Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). This area, in broad terms, forms a key part of the views southwards from Hardwick and is potentially sensitive to change in terms of the setting of Hardwick. Consequently, it is necessary to consider the setting of the heritage asset.

The site has poor accessibility to existing local services.

A significant part of the site is subject surface water flows which requires mitigation.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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	SA082 (combined site SA020 & SA021)
Address	Land off Blackwell Road/Main Street, Huthwaite
Gross Developable Area	4.42
Potential Yield	99
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available within the next 15 years, it has multiple landowners but there is an agreement in place for the land assembly and there are no known legal issues.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None identified

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Primary School, Post office, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly
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 the site is within 480 m (6mins) of a natural greenspace The site is within 480 m (6 mins) of a neighbourhood park part of which is within 480 m of a play area. The site is within 1000 m of a destination park – Huthwaite Welfare.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	LWS - Chesterfield Road Pastures is located adjacent to the site. A Priority Habitat - Deciduous Woodland under the Natural Environment & Rural Community Act 2006, Section 41 is adjacent to the site off Boots Yard.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedegrows along site boundaries
Heritage Assets	Locally listed building 10-12 Main St, Huthwaite (Ref 719) is located on site Locally listed building 16 Main St, Huthwaite (Ref 374) is located adjacent to the site. The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Site SA020 & 021 should be developed as a whole with 2 access points onto Main St & Blackwell Rd
Land Contamination	Likely existence of contamination - Northern part of site was formley used as Allotment Gardens. Historical Ordnance survey
Ground Stability	Likely Ground Stability issues - Part of site is within Coal high risk
Flood Risk from Surface Water	A low and medium surface water flooding flow is identified as running across the Southern part of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements unlikely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Right of way Sutton in Ashfield FP29 runs through part of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site has severe sloping in some areas
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

Access is possible but should be developed to provide two points of access.

There is the likely existence of contamination and ground stability issues which will require investigation, and identified area(s) of surface water flooding will also require mitigation.

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

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust 2016), so the potential harm to Hardwick's significance would need to be assessed.

Potential harm to the significance of 10-12 & 16 Main Street, Huthwaite (Locally Listed buildings) would also need to be assessed.

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

Achievability

Potential Abnormal Site Costs

Land contamination and ground stability.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA083
Address	Land off Fackley Road, Teversal
Gross Developable Area	13.77
Potential Yield	248
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	<i>The site is available within the next 15 years, has a single landowner and there are no known legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside, EV4 - Mature landscape Area
Location	Named Settlement Fringe
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside on the settlement fringe
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	No permanent structures

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Small portion of site is within 480m of natural green space. Site is within 480m of a neighbourhood park (with the western half of the site also being within 480m of a playground). The site is within 1000m of a destination park (Healdswood Rec).
Access to Utilities	Generally assumed to be non-constrained

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	NC08 River Meden Valley - The landscape condition is MODERATE. The strength of character of this landscape area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 4
Locally Designated Natural Assets	None on site however LWS (River Meden Grassland) on the south side of River Meden. LWS (Skegby Railway Grassland) to the east of River Meden. LWS (Skegby to Pleasley Railway) & Local Nature Reserve (Terversal/Pleasley Network) abutting the site to the north.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	River Meden runs to the south of the site. Mature trees and hedgerows within and forming boundary of site.
Heritage Assets	No designations on the site. The southern boundary of Terversal Conservation Area is approximately 150m to the north of the site. Terversal Manor (a Grade II Listed Building) and its associated walled terraced gardens (also Grade II Listed) are also to the north of the site. The site is within Meden Valley Character Analysis of Hardwick Hall Setting Study (National Trust, 2016). It identifies that views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield.
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	The site will be difficult to deliver and to integrate into the existing highway network i.e. provide multiple points of access to lessen traffic impacts/circular bus route for public transport permeation. A site this size needs properly master planning. As well as a new primary access onto Fackley Road, links and additional access is recommended from Crompton Street, Copywood Close & Carnarvon Street.
Land Contamination	Likely existence of contamination - Railway Land adjacent to the northern boundary of the site.
Ground Stability	Likely Ground Stability issues - Part of site is within Coal high risk
Flood Risk from Surface Water	Areas adjacent to the site to the east and south are susceptible to low to high risk.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Right of Way FP97 runs adjacent to the site in the western corner.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gentle slope west to east
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

The site currently has no access to any identified services via walking, and falls outside the core hourly/half hourly public transport network.

The site is within the Meden Valley Character Analysis of Hardwick Hall Setting Study but views of Hardwick Hall are generally restricted by topography. However, the area provides a useful rural landscape buffer between Hardwick and Sutton in Ashfield. Designated heritage assets are also a short distance to the north.

Mitigation may also be required due to the proximity of multiple LWS designations adjacent to the site, and to address those areas adjacent to the site which are susceptible to a low-high level of surface water flooding.

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)**

None identified

Within 6-10 years

Achievability Conclusion

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	SA084 (Combined site SA05, SA06, part of SA011 & SA078)
Address	Rear 113 to 139 Beck Lane
Gross Developable Area	4.46
Potential Yield	100
Proposed Use	Housing

Availability

Ownership Constraints	It has multiple landowner, the site is available within 15 year and no legal issues have been identified. However, the site may be subject to a lease/tenancy.
Restrictive Covenant	None identified by submission
Tenanted or Leased	May be subject to a lease/tenancy
Availability Conclusion	<i>The site is potentially available within the next 15 years. The site has multiple landowners. No identified legal issues, however the site may be subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Separated from Main Urban Area / Named Settlement
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access. However, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site.
Access to Green Space	Majority of the site is within 1000m of a destination park/ greenspace/ play area - Stamper Crescent
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.
Agricultural Land Classification	Indicated to be Grade 2/3
Locally Designated Natural Assets	Tree Preservation order to an extensive are to the north eastern boundary TPO 302. No other local designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgrows and mature trees to field boundaries. Tree Preservation Order protects a group of mixed broadleaved and coniferous trees which fringe the former nursery site. The trees make a positive contribution to amenity and provide a landscape edge between the agricultural landscape and adjacent residential areas. (TPO 302) .
Heritage Assets	No designations on or adjacent to the site. Area assessed in the Hardwick Hall Setting Study (National Trust, 2016). Concluded that the area plays a limited role in the landscape setting of Harwick Hall, but does serve as a buffer between the urban form of Mansfield and Hardwick
<u>Physical Constraints</u>	
Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access may be possible via the Beck Lane appeal site signalled junction (subject to capacity figures). The developer would be expected to increase the connectivity of the site via cycleways/footways and also possibly dissipate a percentage of this new site traffic onto the service road to the front of 113-139, providing it meets the public highway.
Land Contamination	Unlikely to be contamination on this site. There is a plant nursery nearby (possible agri-chemical contamination) and a historic landfill site some distance away which is unlikely to have an effect on this site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Small area of surface water flooding to the southern boundary of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements likely to be required
Rights of Way	Footpath Sutton FP1 runs from east to west.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified
Other Constraints	It has multiple landowner, the site is available within 15 year and no legal issues have been identified. However, the site may be subject to a lease/tenancy.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable. There are access constraint which will need to be resolved.

The site currently has no access to any identified services, however, the adjacent site (SA007) has the benefit of outline planning permission which has an agreement in place to extend the 417 bus service into the site. Additionally the site should be developed comprehensively with an interconnected loop road.

The site includes a group of trees which are regarded as a feature providing landscape value which are subject to a TPO and would need to be reflected in any proposed development scheme.

Severn Trent have identified that network improvements to the foul sewers and to accommodate surface water are likely to be required.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

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	SA085 (Combined site with SA075, SA076 & SA077)
Address	Potential new settlement site located off Cauldwell Road/Derby Road, Sutton in Ashfield
Gross Developable Area	47.32
Potential Yield	994
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	None of the submitted sites are identified as been leased.
Availability Conclusion	Much of the potentially developable area being in single land ownership. Therefore, there is the potential for the site to come forward at a lower yield. Ideally additional parcels of land should be included in the site of the new settlement.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Countryside in character.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No facilities are currently accessible within the recommended 1km walking isochrone of the site. Footways (and supportive infrastructure) would need to be constructed to account for desire lines towards Mansfield, Sutton in Ashfield, Berry Hill (and potentially Kirkby-in-Ashfield).
---	--

Mansfield, Sutton in Ashfield and Kirkby-in-Ashfield town centres are accessible within the recommended 5km cycling threshold.

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 (6min) of a natural greenspace.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character

Visually, the sloping and undulating nature of the site means that there are views available across and from it, including views to the surrounding landscape from the ridgelines on Coxmoor Road and Derby Road and from the undulating land on Cauldwell Road.

The tree belts along Cauldwell Road and along Cauldwell Brook form green corridors in the site, the former linking to Stonehills Plantation in the site's north-eastern corner. The heathy character of the area offers planting opportunities to strengthen this character, and the local coal-mining heritage also give potential for design cues in the new development.

The site is potentially suitable on landscape grounds however, two landscape buffers are recommended within the site boundary, one in the north, and the second on the eastern edge. The northern buffer is recommended in order to prevent perceptions of sprawl at the ridgeline on Coxmoor Road, as well as preventing perceived sprawl of Mansfield south of the ring road. The eastern buffer would contain sprawl into the rural land to the east, as well as retaining the heathy character of this area.

Agricultural Land Classification

Indicated to be Grade 3

Locally Designated Natural Assets

Adjacent Local Wildlife Sites include Cauldwell Dam and Drain, Coxmoor Golf Course. Part of the Cauldwell Dam and Drain is located within the site.

Nationally Designated Natural Assets

The Sherwood Forest ppSPA is not a designated national site. However, the advice from Natural England is to treat the site as a potential designation. The southern part of the site off Derby Road falls within the 400 m buffer of the ppSPA.

Natural Features

The tree belts along Cauldwell Road and along Cauldwell Brook form green corridors in the site, the former linking to Stonehills Plantation in the site's north-eastern corner. The heathy character of the area offers planting opportunities to strengthen this character, and the local coal-mining heritage also give potential for design cues in the new development.

Heritage Assets

There is 1 Scheduled Monument and 1 Locally Listed Building within the study area. There are 5 further non-designated assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

- Scheduled Monument Mound on Hamilton Hill – HIGH Significance
Development of the site would result in less than substantial harm to Hamilton Hill by adversely affecting the Scheduled Monument's setting and views.

- Locally Listed Stonehills Farm – Low Significance
Development of the site will cause less than substantial harm to the asset by affecting its views and setting.

Assessment of Archaeological Potential

There is an extremely high potential for surviving archaeological remains in the vicinity, such as Romano-British settlement evidence and the presence of relict medieval or post-medieval field boundaries. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

Assessment of Historic Landscape Characterisation

Development of this site would represent significant change to its historic landscape character.

ADC SHELAA SITES 2023

Physical Constraints

Highways Access

Potential access constraints which could be overcome

NCC Highways Comments

The site has been assessed in conjunction with SA074, SA075 and SA077. As a combined site, access is possible. Although this site is 'better' located with respect to the Major Road Network especially the A617 Sherwood Way (MARR), A611 and A38 these routes are heavily congested and there are ongoing studies by the County Council, supported by the Local Planning Authorities of Mansfield and Ashfield, into possible strategic highway infrastructure improvements in the medium term (beyond 5 years' time). The County Council is considering the case for widening the A617 MARR, for example, to a four lane carriageway. This widening would potentially impact directly upon Site 2 along its entire frontage. The access arrangements to serve Site 2 would need to be carefully considered in view of likely engineering and alignment constraints of forming junctions and the need to provide satisfactory separation from existing junctions on the MRN. The likely impact on the A38 corridor is again a significant concern. For further information see the New Settlement Study (March 2021) on the Council's website.

The New Settlement Study identifies that at least two access points would be required to serve the 994 dwellings. Opportunities for access is available from the A617, Hamilton Road, A611 and the existing Cauldwell Road / Coxmoor Road junction. Given the potential access points, trips would be dispersed onto the A38, A617 and A611. The A38 is a known congestion corridor between the M1 (Junction 28) and Mansfield, whilst the A611 is flagged in the Nottinghamshire LTP as suffering from journey time variability.

Land Contamination

There is considered to be a very low (in the south of the site) to moderate (in the north of the site associated with an area of landfill) potential for contamination to exist at the site, based on the information sources reviewed, and given the nature of the current and historical land uses identified at the site. Potential on-site sources are limited but there may be made ground present which may not have originated from the site, as well as localised point sources associated with the site's agricultural use, potentially infilled sand pit and historical landfill use (in the north of the site). Historical/authorised landfills and made ground (on-site and off-site) may pose a potential ground gas risk.

Ground Stability

The bedrock geology is a Principal aquifer. Therefore, it is possible for shallow groundwater to be present. If shallow groundwater is encountered, it should be considered as part of any foundation solution. Site-specific groundwater levels would need to be confirmed during future ground investigations.

Flood Risk from Surface Water

Limited surface water flooding identified on site, tending to follow water courses.

There is a risk of localised surface water flooding at the Coxmoor Dam and a low spot opposite the access to Summit Park. The former may place additional constraints or considerations for any access direct from the A617 and development in this area.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure

Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Network Improvements unlikely to be required

Rights of Way

None

ADC SHELAA SITES 2023

Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	See landscape character.
Other Constraints	None- Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable, although there are significant constraints that will require further investigations and mitigation.

Several employment areas and Kirkby-in-Ashfield / Sutton in Ashfield town centres in close proximity to the site. These locations would be within a short commuting / cycling distance with improved / additional cycle lanes and adequate public transport serving the site. Although not to existing bus routes and close to the congested A38.

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

Scope for a new settlement/garden village to form an umbilical/co-dependant relationship with Kirkby-in-Ashfield and Sutton in Ashfield. As such there would be potential to share services and social infrastructure for existing and new residents.

Existing designations including Mature Landscape Areas and Nature Conservation Site. The need to mitigate potential new light pollution affecting the Sherwood Observatory. Potential suitability on landscape grounds, although with two recommended landscape buffers - a northern buffer to prevent perceptions of sprawl at the ridgeline on Coxmoor Road and of Mansfield south of the ring road, and an eastern buffer to contain sprawl into the rural land to the east and retain the heathy character of this area.

Together, landscape and heritage constraints potentially significantly reducing the developable area.

Serious viability challenges, with limited scope to overcome these viability challenges through the provision of additional homes. There may be some scope to increase the dwelling numbers once potential impacts on the Scheduled Ancient Monument have been explored in further detail (alongside the related landscape constraints).

Development would result in less than substantial harm to Hamilton Hill Scheduled Monument's and Locally Listed Stonehills Farm.

There is an extremely high potential for surviving archaeological remains in the vicinity, such as Romano-British settlement evidence and the presence of relict medieval or post-medieval field boundaries. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.

Development of this site would represent significant change to its historic landscape character.

Achievability

Potential Abnormal Site Costs	See the New Settlement Study (March 2021) on the Council's
Time Scale (Commencement of Delivery)	0
Achievability Conclusion	The site is assumed to be not achievable at this point in time. It is anticipated that external funding would be required to bring the site forward.

Overall Conclusion

Housing

Overall Conclusion *As a combined site it is available, potentially suitable, but not achievable. For further information see the New Settlement Study*

ADC SHELAA SITES 2023

Site Details

Site Ref	SA086
Address	Land east of Castlewood, Off Pinxton Lane
Gross Developable Area	33.14
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on the settlement fringe
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	Farmhouse and associated farm buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area and Hospital.
Access to Green Space	Majority of the site within 480m of natural greenspace and within 1km of a destination park (Ashfield Park).
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character	NC05 Kirkby Coalfield Farmlands/Kirkby Vales – The landscape condition is MODERATE. The character strength of this area is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Based on the 1:250 000 Series Agricultural Land Classification the
Locally Designated Natural Assets	LWS - A significant part of the site to the south east and south is designated as Local Wildlife Sites comprising the Fulwood Grassland III and the Maghole Brook and Ashfield District Dumble.
Nationally Designated Natural Assets	The Dumbles Ancient Woodland is located on the southern area of the site, close to the southern boundary.
Natural Features	Part of the site is formed by Ancient Woodland. Trees and hedgerows within the site.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	<p>This is a significant potential employment site off the Strategic Road Network (SRN) - core movement route just off the A38. The HA has genuine concerns about the traffic impact of a development proposal of this scale on the nearby highway network. The scale of development is likely to significantly impact the strategic highway network nearby and will require a proper access strategy with modelling assessments required to benchmark the extent of influence on the key junctions throughout Ashfield. This would normally require an agreed access/egress masterplan with 2 primary connections onto the nearby network to offer route choice and dilute traffic concentration. This is not possible due to the limited frontage on Pinxton Lane and primary access onto the A38 will not be accepted by the HA. Any access on Pinxton Lane will require significant/costly widening to the existing signals and connecting link (Design Manual for Road & Bridges standards) which will need to incorporate improved all round segregated crossing facilities in line with LTN1/20 with signalised parallel sparrow crossing facilities for non-motorised users on appropriate desire lines to facilities/ ProW and bus stops. These are required to meet inclusivity and multi-modal active movement policy/environmental and health objectives. The existing island will require increasing in size, as the HA is already aware this is too small for current access arrangements and operations. The internal main access road shall be formed as a loop 7.3m wide with segregated cycleway & footway facilities in line with LTN1/20. As there can only be one access point, the connecting stem from Pinxton Lane to the spine loop should be wider than normal to overcome potential blockages and provide alternative in-line access to work on below ground services. Developers' strategic contribution to deal with the overall cumulative growth & impact on existing infrastructure will apply in addition to local mitigation requirements.</p> <p>Employment parking provision will be crucial to the success and safe operation of this development. These are likely to reduce the aspirational scale of development as they must be fit for purpose. Parking standards are based on minimum standards and parking spaces/service areas provided must be robustly justified/evidence based on surveys of comparable sites and located to the rear of buildings to the furthest east part of the site. This will help to prevent displacement/overspill parking onto the existing highway network.</p>

ADC SHELAA SITES 2023

Land Contamination	Likely existence of contamination. Intrusive investigation required. On site - one electricity sub-station in the north of the site
Ground Stability	Likely ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Right of way Sutton In Ashfield FP56 crosses the northern part of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

A greenfield site which is currently used for agricultural purposes. It is located in the countryside on the fringe of the Main Urban Area. A right of way, Sutton In Ashfield FP56, crosses the northern part of the site. It is identified that network improvements may be required in relation to the foul sewerage system.

A significant part of the site to the south east and south is designated as Local Wildlife Sites comprising the Fulwood Grassland III and the Maghole Brook and Ashfield District Dumble. Part of the area is also designated as Ancient Woodlands and the woodlands towards the southern boundary is also designed as Ancient Woodlands.

Access constraints could be overcome but would be very costly. The scale of development is likely to significantly impact the strategic highway network nearby and will require a proper access strategy with modelling assessments required to benchmark the extent of influence on the key junctions throughout Ashfield. Any access on Pinxton Lane will require

Achievability

Potential Abnormal Site Costs	Highway access works. Land contamination and potential ground
Time Scale (Commencement of Delivery)	0
Achievability Conclusion	The site is potentially achievable but there are understood to be significant possible costs in relation highways.

Overall Conclusion

Employment

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

Site Details

Site Ref	SA087
Address	166 Main Street, Huthwaite
Gross Developable Area	0.3
Potential Yield	5
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available.*

The site has outline planning permission.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban
Location	Main Urban Area
Neighbourhood Plan Area	0
Setting	Countryside in character.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	House and redundant outbuildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park (inc. playground) and within 1km of a destination park (Huthwaite Welafre).
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Trees and hedgerows on the north/west, south/west and and eastern boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Access appears possible
NCC Highways Comments	Access is possible
Land Contamination	Likely existence of contamination. Intrusive investigation required (landfill) Within 250m of an EA licensed landfill site.
Ground Stability	Likely ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Small site no STW comment
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Small site no STW comment
Rights of Way	Right of way Sutton In Ashfield FP35, FP78 and FP85 boarder the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is suitable.

The site has outline planning permission.

Achievability

Potential Abnormal Site Costs None identified

Time Scale (Commencement of Delivery) 0

Achievability Conclusion The site is achievable.

The site has outline planning permission.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	SA088
Address	Land at Howlish, Pleasley Road, Teversal
Gross Developable Area	1.5
Potential Yield	41
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes - for horse grazing, can be terminated by agreement
Availability Conclusion	<i>The site is potentially available. It has a single landowner, the site is available for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	Horse shelter

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside the core hourly/half hourly public transport network.
Access to Green Space	Within 480m of natural greenspace and a neighbourhood park.(Teversal Rec Ground) - no play area
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character NC07 Stanley and Silverhill - The landscape condition is GOOD. The strength of character of this area is MODERATE. The overall landscape strategy is CONSERVE and 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 Woodland on the north east boundary. Trees along the remaining boundaries to the south and west.

Heritage Assets No heritage assets identified on or directly adjacent to the site. Teversal Conservation Area lies 150m to the east - need to consider impact of development on the setting of the Conservation Area.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments The Highways Authority (HA) would not support development of this remote site which has limited connecting existing highway infrastructure. The location on the inside of a road bend means any development would require significant changes to site frontage i.e., hedgerows removing to facilitate appropriate access visibility along with provision of footways and cycleways. This would result in a car dependent development with minimal connectivity and permeability, which conflicts with national planning policy. The site has a small, limited frontage to a low category rural public highway with limited footways/cycleway facilities and is constrained by historic field alignment therefore improvement opportunities are significantly limited.

Land Contamination Likely existence of contamination. Intrusive investigation required Site bounded by railway land.

Ground Stability Likely ground stability issues. Coal Low Risk Area.

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential

Impact on Foul Sewer Infrastructure Network Improvements likely to 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

None identified.

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable.

Significant access constraints - Highways Authority would not support development of this remote site which has a small, limited frontage to a low category rural public highway with limited footways/cycleway facilities and is constrained by historic field alignment therefore improvement opportunities are significantly limited.

The site currently has no access to any identified services via walking or public transport, in addition to having significant highway access constraints

Achievability

Potential Abnormal Site Costs	Highway access works.
Time Scale (Commencement of Delivery)	0
Achievability Conclusion	Site not assessed for achievability.

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA089
Address	Land at Penniment House farm
Gross Developable Area	25.93
Potential Yield	467
Proposed Use	Housing

Availability

Ownership Constraints	None
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available within the next 15 years, has a single landowner and there are no identified legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV2 - Countryside
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	Teversal, Stanton Hill and Skegby
Setting	Countryside
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Currently no access.
Access to Green Space	Southern part of site is within 1km of Stamper Cresc rec., including play area
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character

ML023 Skegby Plateau – The landscape condition is GOOD. The character strength of the area is STRONG. The overall landscape strategy is CONSERVE.

Agricultural Land Classification

Indicated to be Grade 3.

Locally Designated Natural Assets

"No designations on or adjacent site, but Teversal Pastures SSSI lies 600m to the west of the site. Teversal/pleasley Network local nature reserve is located approx 70m west of the site, as are 2 Local wildlife sites (Skegby Grassland III, and Skegby to Pleasley railway).

Nationally Designated Natural Assets

No designations on or adjacent site.

Natural Features

None identified

Heritage Assets

Penniment House Farm, approx 50m to the east of the site is Locally Listed (ref.415)

Physical Constraints

Highways Access

Significant access constraints

NCC Highways Comments

The Highway Authority (HA) would not support this land for development. The site is isolated and there is little to no existing public highway network suitable for urban expansion with little opportunity to achieve distributed multiple points of access. Development of the site would require a minimum of 2 primary access points onto higher standard sustainable transportation infrastructure at different points of the network to provide movement choice and distribute traffic concentrations. Good highway design practice and proper transportation planning requires traffic loads are spread onto different parts of the highway network, rather than simply creating a 'tagged-on' standalone development.

This would result in a car dependant development with minimal connectivity and permeability, which conflicts with national planning policy. The site has a small, limited frontage to a low category rural public highway with no footways/cycleway facilities. These nearby roads providing access to the land parcel are all substandard predominantly being narrow single lanes and are not appropriate to accommodate urban expansion/further development without significant improvements such as increased road width, upgraded junctions and provision of better non-motorised user facilities. Provision of these significant upgrades would be cost prohibitive, and unlikely to be delivered because of 3rd party land ownership issues.

All key junctions along the MARR/Beck Lane/Penniment A617 strategic movement corridor are close to or over theoretical design capacity thresholds and mainly incorporate the latest traffic signal controller systems to support efficient traffic movement. Future mitigation at these junctions will be high-cost engineering works and will most likely require acquisition of 3rd party land. Any increase in development scale will have a significant offsite impact along this corridor, resulting in capacity reduction and increased congestion network wide due to reassignment of existing trips on the already constrained local road network. Unless this can be effectively mitigated to an acceptable degree, additional development parcels will not be acceptable.

ADC SHELAA SITES 2023

Land Contamination No known contamination.

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements likely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements likely to be required

Rights of Way Rights of way Sutton in Ashfield FP2 and FP3 cross the site.

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

Topographical Constraints
None identified

Other Constraints None

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

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

Achievability

Potential Abnormal Site Costs Highway access works.

Time Scale (Commencement of Delivery) 0

Achievability Conclusion Site not assessed for achievability.

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	SA090
Address	Land off Nunn Brook Rise, Huthwaite
Gross Developable Area	0.8/0.9 ha
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None identified from SHELAA
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has one landowner, is available with the next 15 years and there are no legal issues.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Located in employment area with residential to the north and north eastern boundaries
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Residential properties on the northern boundary and part of the eastern boundary.
Existing Buildings & Structures	None on the site, employment unit adjacent

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus stop only (Half hourly AM & PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	Site is within 480m (6min) of greenspace - Sudbury Drive.

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character N/A

Agricultural Land Classification N/A

Locally Designated Natural Assets A substantial part of the site is a Local Wildlife Site Huthwaite Commons Industrial Estate Grassland (III).

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features None identified

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

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

From a high level desk top study it appears direct access to the public highway is possible, as the turning facility is adopted public highway.

Land Contamination No known contamination, however the current aerial photograph appears to show that the site being used for possible storage

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure Network Improvements unlikely to be required

Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure Network Improvements unlikely to be required

Rights of Way Rights of way Sutton in Ashfield FP52 run along the south and

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

Topographical Constraints None identified.

Other Constraints None identified from SHELAA

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

A substantial part of the site (just under approximately 50% of the gross area) is identified as a Local Wildlife Site. Based on the SHELAA methodology the site is identified as amber. (If the "whole or majority of the site is affected by one or more locally designated natural asset" it would have been classified as a red site). Development could have issues of compatibility with adjoining uses - close proximity to residential properties.

Achievability

Potential Abnormal Site Costs

None identified

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

Employment

Overall Conclusion

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