Ashfield
DISTRICT COUNCIL

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Ashfield Local Plan (2023-2040)
Examination in Public

Matter 10, Site Allocations

Statement on behalf of Inovo Consulting Ltd

inovo
PLANNING DEVELOPMENT SOLUTIONS

INTRODUCTORY STATEMENT

i. This Hearing Statement has been prepared on behalf of the owners and promoter of for which a draft allocation is made as Site H1Sh: Pasture Farm, Alfreton Road, Sutton-In-Ashfield of the proposed Local Plan.

ii. The landowners and promoters have been collaborating for some time to resolve issues that have impeded the site coming forward for development. Initially there were ownership/title issues as the registered owner was unable to enter into legal agreements due to illness, but this has now been resolved.

iii. Inovo and the consultant team have been working to resolve technical issues affecting the development potential of the site including access and ground conditions. In parallel they have been working with development partners to assess the potential; form and density of development.

iv. For the benefit of the examination and to assist the inspector information is annexed to this statement in respect of access arrangements, ground conditions and potential layout of development.

THE ALLOCATION

1. The Local plan proposes the allocation of this site in **Policy H1 Housing Allocations** with a potential yield of 34 dwellings and with the supporting text as follows;

6.1. **Site H1Sh: Pasture Farm, Alfreton Road, Sutton-In-Ashfield**. This greenfield site has been assessed as available, potentially suitable, and potentially achievable in the SHELAA (ref.SA025). It is located within the urban area of Sutton and comprises grazing land with several mature trees. The site is well contained by residential development to the north, employment land and buildings to the east, the A38 dual carriageway to the south, and The Snipe Public House to the west.

6.2. There are likely ground stability issues with approximately 60% of the site falling within a Coal high risk area. A geological fault line is also indicated across centre of site (south-west to north-east). Possibility of land contamination associated with former farm buildings originally located in the west of the site. As such further investigation will be required prior to a scheme of development.

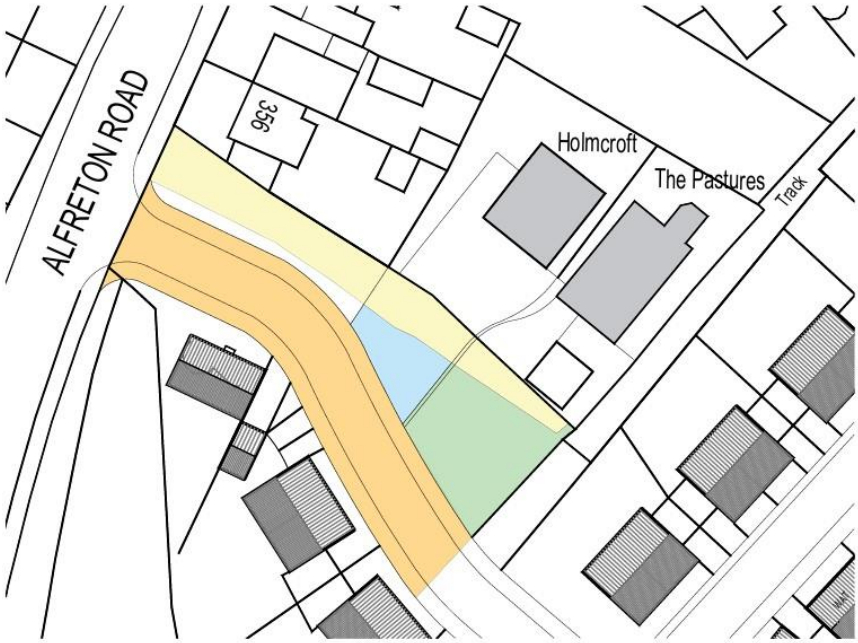
2. The Anticipated Housing Delivery at Appendix 2 of the Local Plan identifies the site as delivering 34 units in 2028/9.

ISSUE - Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged.

3. The Site has an area of and comprises unbuilt upon land bordered by the Snipe Public House to the West, a distribution warehouse to the East, residential dwellings to the North and the A38 to the South. It is currently unused scrub land and is bisected by a public footpath.
4. The site is under the control of an experienced land promoter who has reach agreement with landowners and a housebuilder enabling the site to come forward in the near future.
5. Issues around title and access have been resolved with the various parties concerned and an adoptable access for a development of around 60 dwellings can be provided within the land controlled by the promoters.
6. Evaluation of the sites ground conditions in respect of the coal high risk area and geological fault line have been carried out and are not considered to represent a significant risk or constraint to the site's development.
7. Evaluation of the site's capacity following other technical appraisals suggests it can deliver around 60 dwellings, and development could commence in 2027. It is expected the site could deliver 30 dwellings in 2008/9 and 30 dwellings in 2009/10.
8. We would recommend modifications to the proposed allocation therefore by modification to amend the potential yield in the table regarding Policy H1: Housing Allocations in respect of site H1Sh to 60 dwellings.

9.

Appendix 1 Site access and amended property boundaries.



north

0 10 20

(1:500 Scale)

urbandesigns

Drawing: Annex Plan:
Holmcroft and The Pastures

Client: Ashfield Ltd

Job: Proposed Development at
Alfreton Road
Sutton in Ashfield

Scale: 1:500 @ A4 Drawn By: CP

Date: November 2022 Checked By:

Drawing No.
2020-651-05

Appendix 2 Indicative housing layout

Appendix 3 Extracts from Engineers Report by Rogers Leask (RL) re Ground Investigations

As you are aware, we previously undertook a Phase 1 Geo-environmental desk study for the site as follows:

- 'Phase 1 Geo-environmental desk study for Land off Alfreton Road, Sutton in Ashfield for Meadowview Homes Ltd dated 10th March 2021.

The above report indicated that the 1:50,000 scale geological map shows the presence of a fault, whose position is inferred, running through the site in a north-easterly direction. The geology to the west of the fault is the Cadeby Formation, Dolostone (a form of limestone) and to the east Cadeby Formation – Mudstone.

A Con29 report was obtained from the Coal Authority which stated the following pertinent points:

- 'The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.'
- 'The property is in a surface area that could be affected by underground mining in 7 seams of coal at 170m to 460m depth, and last worked in 1976. Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.'
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There are no recorded or probable (unrecorded) shallow workings beneath the site.

Faults are numerous and commonplace within the UK and typically present a very low risk to development. Any damage is usually caused by shaking and not due to ground movement/rupture along the fault. The exception to this where faults are reactivated by mining induced subsidence causing in some cases a fault scarp after an earthquake has occurred.

The risk of fault reactivation and mining induced subsidence at this site is considered very low for the following reasons:

- Mining ceased a considerable time ago, and thus any movement along the fault due to past mining would have been expected to have occurred by now.
- The site is not underlain by recorded or unrecorded shallow workings.
- The recorded workings are at a depth and age which indicate there were likely to be via longwall working methods whereby the overburden is allowed to collapse immediately following extraction, and future subsidence at the surface follows the working face and is regarded as immediate. Any ground movement is therefore expected to have stopped by now and the risk of further mining induced subsidence is therefore very low.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

The risk of fault reactivation and mining induced subsidence is therefore not considered sufficient to preclude construction on the site.

Despite the above, it has been recommended that an intrusive ground investigation is undertaken to identify ground conditions across the site, with particular focus on the fault zone. As stated within the RL desk study,

there are several potential geotechnical risks which require further assessment to include the potential for contrasting strata presenting a risk of differential settlement; potential for heave or shrinkage in cohesive materials; potential for gulls and cambering within the limestone; and potential for dissolution features (although the BGS classify this as a very low risk). The risk from such issues can typically be mitigated through adoption of appropriate engineering measures and design, such as drilling and grouting and/or reinforced foundations if found to be required.