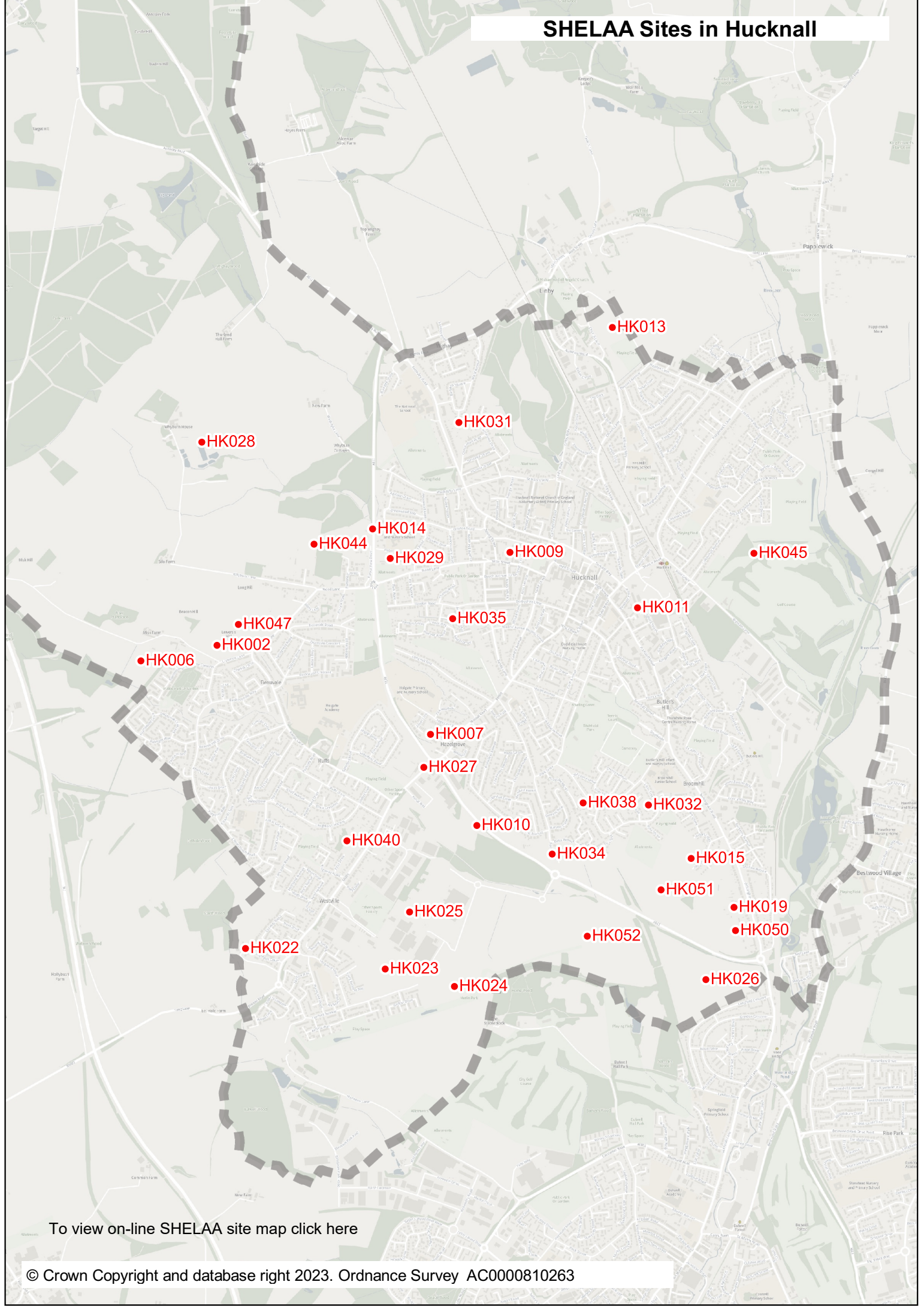


SHELAA Sites in Hucknall



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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK001
Address	Common Lane, Hucknall - Site A
Gross Developable Area	0.99
Potential Yield	27
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term tenancies on site
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Countryside on urban fringe dwellings to east and west of the site.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedges to the boundaries with some standard trees
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

Land Contamination No known contamination.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall BW33 crosses the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None - gently sloping site
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Within 6-10 years
Achievability Conclusion	The site is 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	HK002
Address	Common Lane, Hucknall - Site B
Gross Developable Area	3.43
Potential Yield	77
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term tenancies on site
Availability Conclusion	<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. A small area of the site is subject to Safeguarding Directions for development affecting the route and associated works for the High Speed Two rail project Phase 2b.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field within the countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A small part of the site and the land adjoining to the north east is, under the Natural Environment & Rural Community Act 2006 Section 41, a Priority Habitat - Lowland Dry Acid Grassland.
Nationally Designated Natural Assets	No designations on or adjacent site. (See notes on Priority Habitat).
Natural Features	Mature hedges to some of the boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.
Land Contamination	No known contamination. Old Gravel Pit immediately adjacent to northwest.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall BW33 crosses the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site rises significantly from south east to north west. To the north eastern boundary ground levels increase substantially to form a steep slope forming the rise to Leivers Hill.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

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

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

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

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

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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	HK003
Address	Common Lane, Hucknall - Site C
Gross Developable Area	3.96
Potential Yield	89
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term tenancies on site
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field within the countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green

Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	Most of the site is within 480m (6mins) of a natural green space. A significant part of the site is within 1000 m of a destination park - Nabbs Lane.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	LWS (Long Hill Disused Pit) adjacent to the northern site boundary. The LWS is also identified under the Natural Environment & Rural Community Act 2006 Section 41 as a Priority Habitat I - Lowland Dry Acid Grassland (England). The site to the south west of the site is similarly designated.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedges to boundary
Heritage Assets	No heritage assets identified on or adjacent to the site.
<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	No known contamination. Old Gravel Pit immediately adjacent to north.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A small area of the site to the boundary with Common Lane is identified as being subject to surface water flooding. Although this is identified as high risk as it is an isolated it is not anticipate as having a significant impact.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	The site rises significantly from south east to north west. To the south of the site the ground rises substantially to form a steep side slope to Leivers Hill.
Other Constraints	None - 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 located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.

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

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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	HK004
Address	Common Lane, Hucknall - Site D
Gross Developable Area	4.83
Potential Yield	109
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term tenancies on site

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field within the countryside on the urban fringe.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A small part of the site and the land adjoining to the north east is, under the Natural Environment & Rural Community Act 2006 Section 41, a Priority Habitat - Lowland Dry Acid Grassland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedges to some of the boundaries with standard trees within the old quarry.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Should not be developed in isolation. Site requires masterplanning access strategy with 2 priority access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.
Land Contamination	No known contamination. Old Gravel Pit on northern part of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall BW33 crosses the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Site rises significantly from south east to north west. To the north eastern boundary of the site, ground levels increase substantially to form a steep slope forming part of Leivers Hill. The north western part of the site also rises substantially to form a steep sloped hill, Beacon Hill.
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. (forms part of HK002)

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

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

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

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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	HK006
Address	Land off Common Lane, Hucknall
Gross Developable Area	5.11
Potential Yield	115
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is potentially available within the next 15 years. The land is currently subject to tenancies/lease and has a number of joint owners. A significant part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the east.
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)	Outside core hourly/half hourly public transport network
Access to Green Space	With 480m (6mins) of a natural green space.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A small part of the site is adjacent to a LWS – Watnall Coppice East. Under the Natural Environment & Rural Community Act 2006 Section 41 this is also a Priority Habitat – deciduous woodland.
Nationally Designated Natural Assets	The LWS woodland adjacent to the site is also identified as an ancient and semi natural woodland.
Natural Features	Mature trees to the east form a barrier to access from eastern residential areas . Western boundary formed of stream and mature woodland.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	This appears to require 3rd party land for access.
Land Contamination	No known contamination.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A small area of surface water flooding is identified to the southern boundary of the site nearest to the main urban boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall BW34 is located to the boundary of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Slightly undulating, gently sloping north to south.
Other Constraints	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 as it is isolated from the public highway appearing to require 3rd party land for access.

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

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

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK007 (Site has PP)
Address	South of High Leys Road, Hucknall
Gross Developable Area	0.22
Potential Yield	7
Proposed Use	Housing

Availability

Ownership Constraints	Ransom strip to Meadow Croft Gardens created by Brandon Homes
Restrictive Covenant	No identified by submission
Tenanted or Leased	No

Availability Conclusion *The site is available*

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area. Policy HG1Hf - Housing
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	The character of the land is green space set within a residential estate.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	Close to A611, however there are existing dwellings in the same vicinity
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	While not designated as a local natural asset, part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	The site appears to have naturally regenerated with a substantial tree coverage so that it is identified as a Priority Habitat - deciduous woodland.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	Should not be developed in isolation. Comment applies to HK07 & 036. From high level desk top study it appears feasible to deliver this site via access off Annies Close. Isolated from highway - ransom strip to Annies Close
Land Contamination	No known contamination. Likely former use as Allotment Gardens. Old Land Drain along southwest boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Part of the site, south western boundary, is subject to surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. The site is relatively flat.
Other Constraints	Ransom strip to Meadow Croft Gardens created by Brandon Homes

Suitability Conclusions *The site is suitable.*

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site 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.

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK008
Address	Westholme, Forest View Drive, Hucknall
Gross Developable Area	1.9
Potential Yield	58
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with isolated dwellings and residential areas to the south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Dwelling, stabling

Access to Services, Green Spaces & Utilities

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Identified part of the site as being in Grade 3a but with the majority of the site being in Grade 3b.
Locally Designated Natural Assets	LWS (Dobpark Grassland) adjacent to the northern boundary of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees & hedgerows to all sides and spread across the site. Overhead power/ telephone lines present.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

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

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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 None identified. Flood Zone 1.

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

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 due to significant access constraints.

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

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

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability.

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK009
Address	Seven Stars PH, West Street / Ogle Street, Hucknall
Gross Developable Area	0.66
Potential Yield	24
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	Former public housing and car parking with additional areas located within a mixed use area of residential and various commercial uses.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Former PH, Various outbuildings

Access to Services, Green Spaces & Utilities

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

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

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	From high level desk top study it appears feasible to deliver this site.
Land Contamination	No known contamination. Garage with underground fuel tanks immediately adjacent to southeast.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	No surface water flooding on site. Surface water flooding to West Street and Ogle Street adjacent to the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Flood Zone 2 along northern edge of site. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	None. Relatively flat site
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

ADC SHELAA SITES 2023

Suitability Conclusions

The site is potentially suitable.

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

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

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

Achievability

Potential Abnormal Site Costs

Archaeological investigation.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Overall Conclusion

Housing

Overall Conclusion

The site is available, possibly suitable and possibly achievable.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK010
Address	South East of Doff's, A611, Hucknall
Gross Developable Area	0.9
Potential Yield	N/A
Proposed Use	Employment

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Green space with industrial units to the north and the A611 Hucknall Bypass to the east.
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)	Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. The site forms part of the green space and would result in a loss of green space. Part of the site is within 480m (6 mins) of a neighbourhood park. The site is within 1000 m of a destination park – Titchfield Park and Nabbs Lane.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A Priority Habitat - deciduous woodlands under The Natural Environment & Rural Community Act 2006, Section 41 is identified adjacent to the southern boundaries of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Two mature trees and a small area of boundary hedge to the western boundary.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	The Highway Authority is unlikely to accept direct access onto the A611.
Land Contamination	No known contamination. Colliery Spoil Tip immediately adjacent to southwest.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall FP 5 forms western boundary
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gently sloping site with higher ground to the south west.
Other Constraints	None - 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. There are significant access constraints as the Highway Authority is unlikely to accept direct access onto the A611.

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

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

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability.

Overall Conclusion

Employment

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK011 (Site has PP)
Address	Land off Bolsover Street, Hucknall
Gross Developable Area	0.22
Potential Yield	9
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Building on site is subject to tenancy.

Availability Conclusion *The site is available.*

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Employment site located with a mixed use area of residential and various commercial uses.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None
Existing Buildings & Structures	Employment buildings

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	Northern part of the site is within the Hucknall Town Centre Conservation Area. The Certa Cito building is a locally listed site. A substantial part of Hucknall town centre is identified as a potential archaeological site including the whole of the application site.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Likely require improvements to Bolsover St
Land Contamination	Likely existence of contamination. Factories on southwest part of site. Factory immediately adjacent to northwest.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is suitable.

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

ADC SHELAA SITES 2023

Achievability

Potential Abnormal Site Costs	Land contamination and Archaeological investigation.
Time Scale (Commencement of Delivery)	Within 0-5 years
Achievability Conclusion	The site is achievable. The site has planning permission (V/2019/0179) - approved August 2019.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, suitable and achievable.</i> <i>The site has planning permission (V/2019/0179) - approved August 2019.</i>
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ADC SHELAA SITES 2023

Site Details

Site Ref	HK012 - E
Address	Bottom Plantation, Misk Farm, Common Lane, Hucknall
Gross Developable Area	2.58
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	farm tenancy to Hardstaffs, Linby

Availability Conclusion *The site is potentially available. It has a single landowner, the site is available for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	HS2 & M1 Motorway in relatively close proximity and may require mitigations measures.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services.
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	With 480m (6mins) of a natural green space.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	Part of the site is a Local Wildlife Site – Watnall Coppice East. Under the Natural Environment & Rural Community Act 2006 Section 41 this is also a priority Habitat – deciduous woodland. Further into the woodland it is identified as an ancient and semi natural woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees to the east form a barrier to access from eastern residential areas. Western boundary formed of overgrown stream and mature woodland.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Land is isolated from the public highway
NCC Highways Comments	This appears to require 3rd party land for access.
Land Contamination	No known contamination. Old Land Drain on west corner and along southwest boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The western part of the site is subject to surface water flooding including a small linear area of high risk flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Slightly undulating, gently sloping north to south.
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, as it is isolated from the public highway appearing to require 3rd party land for access. The site also has poor accessibility to existing local services and poor accessibility to existing services by bus.

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

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability.

Overall Conclusion

Employment

Overall Conclusion	<i>The site is available, but not suitable</i>
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ADC SHELAA SITES 2023

Site Details

Site Ref	HK012 - H
Address	Bottom Plantation, Misk Farm, Common Lane, Hucknall
Gross Developable Area	2.58
Potential Yield	58
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	farm tenancy to Hardstaffs, Linby

Availability Conclusion *The site is potentially available. It has a single landowner, the site is available for 15 year and no legal issues have been identified. However, the site is subject to a lease/tenancy. A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	HS2 & M1 Motorway in relatively close proximity and may require mitigations measures.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	With 480m (6mins) of a natural green space.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	Part of the site is a Local Wildlife Site – Watnall Coppice East. Under the Natural Environment & Rural Community Act 2006 Section 41 this is also a priority Habitat – deciduous woodland. Further into the woodland it is identified as an ancient and semi natural woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees to the east form a barrier to access from eastern residential areas. Western boundary formed of overgrown stream and mature woodland.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Land is isolated from the public highway
NCC Highways Comments	This appears to require 3rd party land for access.
Land Contamination	No known contamination. Old Land Drain on west corner and along southwest boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The western part of the site is subject to surface water flooding including a small linear area of high risk flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Slightly undulating, gently sloping north to south.
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, as it is isolated from the public highway appearing to require 3rd party land for access.

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

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

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability.

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK013
Address	Linby Boarding Kennels, East of Church Lane, Hucknall
Gross Developable Area	1.6
Potential Yield	43
Proposed Use	Mixed Use

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with isolated dwellings/ sports facilities, open countryside to the east and residential area to the west.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	Potential conflict between the adjacent cricket ground and residential development.
Existing Buildings & Structures	Kennel buildings. NB majority of dwelling Harwyn House falls within Gedling District.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Post office.
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 1000 m of a destination park – Albert Street Recreation Ground.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 2.
Locally Designated Natural Assets	LWS (Linby Paddock) adjacent to the northern boundary of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedgerows to the east and west, some mature trees on site.
Heritage Assets	<p>There are 5 Listed Buildings (1 Grade II* and 4 Grade II), 1 Conservation Area and 1 Locally Listed Building within the study area. There are 8 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows:</p> <ul style="list-style-type: none"> ⌚ Grade II* Church of St Michael – High Significance Development will result in no harm to the significance of the asset. ⌚ Linby Conservation Area – Medium Significance Development will result in less than substantial harm to the significance of the conservation area. Mitigation may be possible. ⌚ Grade II Headstone 8M south of chancel at Church of St Michael – Medium Significance Development will result in no harm to the significance of the asset. ⌚ Grade II Glebe boundary marker 110m south of the Old Rectory – Medium Significance Development will result in no harm to the significance of the asset. ⌚ Grade II Glebe boundary marker 150m southeast of the Old Rectory – Medium Significance Development will result in no harm to the significance of the asset. ⌚ Grade II The Old Rectory – Medium Significance Development will result in no harm to the significance of the asset. ⌚ Locally Listed Great Northern Railway Cottages – Low Significance Development will result in no harm to the significance of the asset. <p>Assessment of Archaeological Potential</p> <p>Given the sites location on the periphery of a medieval village and the presence of medieval terracing to the north (L10131) the presence of medieval remains cannot be completely ruled out. Further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation.</p> <p>Assessment of Historic Landscape Characterisation</p> <p>The development of this site would represent a minor change from its historic landscape character.</p>

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Church Lane is a narrow rural road that will require widening into the site and will reduce the yield.

ADC SHELAA SITES 2023

Land Contamination	No known contamination. Old Quarry immediately adjacent to north.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Small area of high and medium risk surface water to the south eastern part of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	None identified. Flood Zone 1.
Topographical Constraints	None identified. Gently slopes north to south.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

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

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

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

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

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

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

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

Achievability

Potential Abnormal Site Costs None identified.

Time Scale (Commencement of Delivery) Within 0-5 years

Achievability Conclusion The site is 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

Mixed Use

Overall Conclusion

The site is available, potentially suitable and achievable.

Northern part of the site has outline planning permission for a maximum of 9 dwellings. (V/2020/0855).

ADC SHELAA SITES 2023

Site Details

Site Ref	HK014
Address	Land at Forest View Drive, Hucknall
Gross Developable Area	0.3
Potential Yield	10
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with isolated dwellings and the A611 and residential areas to the west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	The A611 is adjacent to the site.
Existing Buildings & Structures	3 small outbuildings/ sheds

Access to Services, Green Spaces & Utilities

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

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	LWS (Dobpark Grassland) adjacent to the northern boundary of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees form strong northern and western boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

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

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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 Hucknall FP39 runs to the northern boundary of the site.

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

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

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

ADC SHELAA SITES 2023

Suitability Conclusions

The site is not suitable.

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

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

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

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

Site Details

Site Ref	HK015 (Site has PP)
Address	Broomhill Farm, Nottingham Road, Hucknall
Gross Developable Area	7.2
Potential Yield	162
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site is available.</i> <i>The site has planning permission (V/2019/0483) - approved March 2021.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area. HG1Hb (part) - Housing
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the north and east.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Part of the site is within 1000 m of a destination park – Titchfield.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	TPO 168: 24 individual trees and 2 groups of trees, located on the site. Local Wildlife Site : Farley's Grassland is adjacent to the south eastern boundary.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Multiple mature trees and hedgerows form current field boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.
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Land Contamination No known contamination. Old Quarry immediately adjacent to south.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A small area of low risk surface water flooding is identified to the east of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat.

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Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<i>The site is suitable.</i> <i>The site has planning permission (V/2019/0483) - approved March 2021.</i>

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 (V/2019/0483) - approved March 2021.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, suitable and achievable.</i> <i>The site has planning permission (V/2019/0483) - approved March 2021.</i>
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Site Details

Site Ref	HK016
Address	Land north of A611 / South of Broomhill Farm, Hucknall
Gross Developable Area	23.63
Potential Yield	482
Proposed Use	Mixed use for housing and commercial

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the north and east, A611 to the south and east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 adjoins the site and mitigation measure may be required.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, the housing yield may generate the provision of bus services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network. However, the housing yield may generate the provision of bus services.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Most of the site is within 1000 m of a destination park – Titchfield.
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	Two local wildlife sites are located on the site Farley's Grassland and Farley's Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Multiple mature trees and hedgerows form current field boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.
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Land Contamination No known contamination.

Ground Stability Likely ground stability issues. Major fault line running N-S across western part of site. Coal Low Risk Area.

Flood Risk from Surface Water There are a number of areas of, typically, low risk surface water on the site. A potential flow of surface water crosses the site from Farley Lane south easterly to the A611.

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

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

Rights of Way Hucknall FP40 crosses the site. Hucknall BW30 is adjacent to the west boundary of the site (Farleys Lane).

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Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Gently sloping site. Former railway embankment is set within part of the site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

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

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

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

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

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

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

Mixed use for housing and commercial

Overall Conclusion

The site is available, potentially suitable, and potentially achievable

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Site Details

Site Ref	HK018
Address	Land rear 222 Nottingham Road, Hucknall
Gross Developable Area	0.23
Potential Yield	7
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is available within the next 15 years, has a single landowner and there are no identified legal issues. The site would require access from land to the south or the north. The owners of sites HK018, HK019 and HK020 are working together to put forward a combined site.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Extensive garden areas which integrated into the wider countryside with residential areas to the east.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Small area of hardstanding for car parking.

Access to Services, Green Spaces & Utilities

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

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Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature planting on three boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments

This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/ cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.

Land Contamination No known contamination.

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

Flood Risk from Surface Water No surface water flooding identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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. Relatively flat.

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

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Suitability Conclusions

The site is not suitable in isolation.

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

Overall Conclusion *The site is available, but not suitable. The site has also been assessed as part of a wider site - see HK050.*

ADC SHELAA SITES 2023

Site Details

Site Ref	HK019
Address	Land rear 214 - 220 Nottingham Road, Hucknall
Gross Developable Area	0.45
Potential Yield	12
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is available within the next 15 years, has a single landowner and there are no identified legal issues. If the site was brought forward on its own, the demolition of the house forming part of the site would be required. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined sites.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Extensive garden areas which integrated into the wider countryside with residential areas to the east.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Dwelling, workshop and garage buildings

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Strong western boundary-hedgerow and mature tree planting/trees.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.
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Land Contamination No known contamination.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A small area of surface water flood is identified to the rear of the existing dwelling.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

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

Highways have identified that the site should not be developed in isolation. A small area of low risk surface water flooding is identified on the site, which will require 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	HK020
Address	Land rear 224 Nottingham Road, Hucknall
Gross Developable Area	3.11
Potential Yield	70
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is available within the next 15 years, has a single landowner and there are no identified legal issues. The owners of sites HK018, HK019 & HK020 are working together to put forward the combined site.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Extensive garden areas and fields which integrated into the wider countryside with residential areas to the east.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	A611 abuts southern boundary
Existing Buildings & Structures	Dwelling, workshop

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees to west and mature hedgerows.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.
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Land Contamination No known contamination. Old Quarry on site. Former Railway Land immediately adjacent to south.

Ground Stability No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water Areas of surface water flooding are identified on the site, including some areas of high risk.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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. Relatively flat.

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

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Suitability Conclusions

The site is potentially suitable.

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

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

Areas of surface water flooding are identified on the site, including some areas of high risk, which will require 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

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Site Details

Site Ref	HK021
Address	Land north of Cranbourne Grove / Wood Lane, Hucknall
Gross Developable Area	0.32
Potential Yield	11
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	no
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field forming part of the countryside with isolated dwellings and residential areas adjacent to the south and the A611 to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 abuts eastern boundary
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	The Post 1988 Agricultural Land Classification (England) identifies the site as 'other'.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Standard trees and hedge to the northern boundary.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

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

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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, flat site.

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

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Suitability Conclusions

The site is not suitable.

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

Site Details

Site Ref	HK022
Address	Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall
Gross Developable Area	8.82
Potential Yield	198
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field forming part of the countryside with residential areas adjacent to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	HS2 & M1 Motorway are in relatively close proximity and may require mitigations measures.
Existing Buildings & Structures	Farm Buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket.
Access to Green Space	Parts of the site is within 480m (6 mins) from neighbourhood park and the whole of the site is within 1000 m of a destination park – Merlin Park.
Access to Utilities	Site is within close proximity to residential dwellings, Harron Homes have recently started construction for 113 houses. Utilities surveys will be undertaken in due course, however no insurmountable issues are foreseen.

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	Starth Wood adjacent to part of the site is identified as an ancient and semi natural woodland. It is also a Local Wildlife Site. Under the Natural Environment & Rural Community Act 2006 Section 41 Starth Wood is identified as a Priority Habitat – deciduous woodland
Nationally Designated Natural Assets	No designations on or adjacent site. No known protected species on site.
Natural Features	Strong hedgerow boundary around southern section and mature trees around northern section.
Heritage Assets	<p>There are 2 Listed Buildings (both Grade II) and 3 Locally Listed Buildings within the study area. There are 2 further non-designated assets identified in the Nottinghamshire HER.</p> <p>The key heritage assets are as follows:</p> <ul style="list-style-type: none"> • Grade II Battle Headquarters – Medium Significance Development would cause less than substantial harm to the tower. However, without knowing the extent of subterranean chambers underneath the tower, development within the site could inadvertently cause substantial harm to the asset. Potential opportunity to enhance the heritage asset through the provision of interpretation board and allowing public access. • Grade II Hangars 1 & 2 at K & M Hauliers – Medium Significance Development of the site will not harm the setting or significance of the assets. • Locally Listed Guardhouse at Former RAF Hucknall, Motor Garages and Workshops at Former RAF Hucknall, and Shops and Store at Former RAF Hucknall – Low Significance <p>The site is located at such a distance from the assets and is screened from intervening built form and vegetation that any development will not impact the significance and setting of the assets.</p> <p>Assessment of Archaeological Potential Further evaluation work is required, beginning with a Desk Based Assessment (DBA). Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In particular, ground-penetrating radar is recommended, along with a metal detecting survey, in the vicinity of the military infrastructure.</p> <p>Assessment of Historic Landscape Characterisation The development of this site would represent a less than significant change from its historic landscape character.</p>

Physical Constraints

Highways Access	Potential access constraints which could be overcome
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NCC Highways Comments	Site requires masterplanning access strategy with 2 points of access onto Long Lane and Lancaster Road. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.
Land Contamination	No known contamination. Site is within 20m of former landfill to south.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Parts of the site are subject to surface water flooding. The southern part of the site close to Watnall Road identifies an significant area at a high risk of flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	None identified.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Relatively flat.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is potentially suitable.

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

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

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

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

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

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

Parts of the site are subject to surface water flooding. The southern part of the site close to Watnall Road identifies a significant area at a high risk of flooding. Consequently mitigation measures will be required.

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 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	HK023
Address	Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall
Gross Developable Area	4.66
Potential Yield	150
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is available. There is a single landowner, the site is available within the next 15 years and there are no identified legal issues.*

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Employment area with new residential development to the west of the site
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Possible for conflict with the adjacent employment use.
Existing Buildings & Structures	Two remaining Rolls Royce buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to identified services. However, there is dedicated bus provision to the site (V/2013/0123).
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network. However, there is dedicated bus provision to the site (V/2013/0123).
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park - Merlin Park and Nabbs Lane.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	LWS – Hucknall Airfield is located to the south and east of the site. Planning permission has been granted for residential development on the part of this area.
Nationally Designated Natural Assets	None identified.
Natural Features	None identified.
Heritage Assets	A listed building is located to the north of the site ‘Wing Test Hanger & concrete de-tuner’. Two listed hangers are located to the north west of the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Site cannot be developed in isolation but it will be integrated with Harrier Park which has planning permission V/2013/0123.
Land Contamination	No known contamination. Hazardous substances stored and used here. Likely historical spillage to ground.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Part of the site is subject to surface water flooding which reflects the location of the building identified on the flood maps.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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.

Suitability Conclusions

The site is suitable.

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

ADC SHELAA SITES 2023

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is achievable.

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

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK024
Address	Phases 10,11,12, land at Rolls Royce, Watnall Road, Hucknall
Gross Developable Area	4.45
Potential Yield	101
Proposed Use	Housing

Availability

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EM2 open air testing Rolls Royce.
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Former airfield in the countryside with employment areas to the north.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	There is potential conflict with adjoin land areas which comprise an existing employment area or land which has planning permission for development for employment purposes as Harrier Park.
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network.
Access to Green Space	Part of the site is within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park - Merlin Park,Nabbs Lane and Tichfield Park.
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	Part of the site is a LWS – Hucknall Airfield. However, planning permission has been granted for the area to be developed for employment purposes.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified as the site has been cleared as part of the planning permission.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	This appears to be the commercial element of the Rolls Royce planning permission that benefits from a purpose made access core route that provides secondary access to the RR works. This could create potential conflict with private/commercial vehicles.
Land Contamination	Unlikely existence of contamination. Former Airfield. Nearby historical fuel spillage. Site Investigation report submitted for V/2013/0123.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Part of the site is subject to surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Flood Zone 2
Topographical Constraints	NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone. 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/2022/0644) - approved April 2023.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is achievable.

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

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK025
Address	Surplus land for employment, Rolls Royce, Watnall Road, Hucknall
Gross Developable Area	1.09
Potential Yield	N/A
Proposed Use	Employment

Availability

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

Availability Conclusion *The site is available. There is a single landowner, the site is available within the next 15 years and there are no identified legal issues.*

Suitability

Location, Setting & Land Use

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

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside core hourly/half hourly public transport network. However, there is dedicated bus provision to the site (V/2013/0123).
Access to Green Space	The site is within 480m (6mins) of a natural green space, part of the site is within 480m (6 mins) of a neighbourhood park and the site is within 1000 m of a destination park.
Access to Utilities	Generally assumed to be non-constrained.

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	A listed building is located to the west of the site 'Wing Test Hanger & concrete de-tuner'.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	This is impossible to develop in isolation as requires 3rd party land to access highway network. Comments apply to HK023 & 025.
Land Contamination	Likely existence of contamination. Hazardous substances stored and used here. Likely historical spillage to ground.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Part of the site, to the north west boundary, is subject to surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 potentially suitable.

The site currently has no access to services by walking or by a regular bus services, however, there will be a dedicated bus provision to the site as part of the planning permission V/2013/0123.

A listed building is located to the west of the application site, 'Wing Test Hanger & concrete de-tuner' and any potential development will need to consider the impact on the settings of the listed building.

Highways identified that the site cannot be developed in isolation but it is assumed it will be intergrated with Harrier Park which has planning permission V/2013/0123. Part of the site, on the north west boundary, is subject to surface water flooding and will require mitigation.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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	HK026 - H
Address	Land off Nottingham Road / South of A611, Nottingham Road, Hucknall
Gross Developable Area	15.41
Potential Yield	314
Proposed Use	Housing

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the south and the A611 to the north.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 abuts the northern boundary
Existing Buildings & Structures	None.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	In relation to Ashfield's open space, part of the site is within 480m (6 mins) of a natural green space. A small part of the site is within 1000 m of a destination park – Titchfield. However, the site is located to the south of the A611, which impedes access to the destination park.
Access to Utilities	Yes

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Boundary made up of mature trees and hedgerows.
Heritage Assets	No heritage assets identified on or adjacent to the site.
 <u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.
Land Contamination	No known contamination. Former Railway land immediately adjacent to west. Watercourse along northern boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Surface water flooding including areas of high risk are identified to the northern part of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Hucknall BW17 crosses the site from east to west.

ADC SHELAA SITES 2023

Flood Risk from Watercourses

A significant part of the northern area of the site is located in Flood Zones 2 or 3.

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

Topographical Constraints

None identified. Relatively flat.

Other Constraints

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

Suitability Conclusions

The site is not suitable for proposed use without mitigation. A significant part of the northern area of the site is within Flood Zones 2 and 3. Under the sequential test, new development should be steered to areas with the lowest probability of flooding. Highways identify that there are significant access constraints.

The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs

Flood defence work.

Time Scale (Commencement of Delivery)

Not Applicable

Achievability Conclusion

The site has not been assessed for achievability

Overall Conclusion

Housing

Overall Conclusion

The site is available, but not suitable.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK026 - E
Address	Land off Nottingham Road/ south of A611, Nottingham Road, Hucknall
Gross Developable Area	15.41
Potential Yield	N/A
Proposed Use	Employment

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with residential areas to the south and the A611 to the north.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to employment sites.
Access to Green Space	In relation to Ashfield's open space, part of the site is within 480m (6 mins) of a natural green space. A small part of the site is within 1000 m of a destination park – Titchfield. However, the site is located to the south of the A611, which impedes access to the destination park.
Access to Utilities	Yes

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Boundary made up of mature trees and hedgerows.
Heritage Assets	No heritage assets identified on or adjacent to the site.
 <u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.
Land Contamination	No known contamination. Former Railway land immediately adjacent to west. Watercourse along northern boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Surface water flooding including areas of high risk are identified to the northern part of the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements may be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements unlikely to be required
Rights of Way	Hucknall BW17 crosses the site from east to west.

ADC SHELAA SITES 2023

Flood Risk from Watercourses

A significant part of the northern area of the site is located in Flood Zones 2 or 3.

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

Topographical Constraints

None identified. Relatively flat.

Other Constraints

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

Suitability Conclusions

The site is not suitable for proposed use without mitigation. A significant part of the northern area of the site is within Flood Zones 2 and 3. Use for employment is identified as a less vulnerable use. Nevertheless, under the sequential test, new development should be steered to areas with the lowest probability of flooding. Highways identify that there are significant access constraints.

The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs

Flood defence work.

Time Scale (Commencement of Delivery)

Not Applicable

Achievability Conclusion

The site has not been assessed for achievability

Overall Conclusion

Employment

Overall Conclusion

The site is available, but not suitable.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK027
Address	Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall
Gross Developable Area	0.62
Potential Yield	N/A
Proposed Use	Mixed Use

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Recreational facility within a mixed use area of residential and various commercial uses.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Buildings associated with the Football Club

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Not applicable to retail sites.
Access to Green Space	With 480m (6mins) of a natural green and a neighbourhood park with a play area. The site is within 1000 m of a destination park - Nabbs Lane and Titchfield Park.
Access to Utilities	Generally assumed to be non-constrained.

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	Formal highway layouts for this site have been scoped and agreed in principal previously.
Land Contamination	No known contamination. Deskstudy Report submitted for V/2009/0453.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	No surface water flooding identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat site.
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 proposal would include a loss of part of an allocated employment site and an area of formal open space under the policies in the Ashfield Local Plan Review 2002.

The site is included in a mixed use permission for housing and workshops (V/2016/0619). It is understood that provision is being made for the football ground to be provided to an area of land to the south of Aerial Way. It would be necessary to demonstrate there is no longer a requirement for the site to be utilised for open space or for B uses.

The proposed use is for retail convenience goods. As a town centre use, it would be necessary to demonstrate there is a requirement for additional convenience floor space, that it could not be met in Hucknall town centre and this is an appropriate location for retail development.

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

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Not Applicable

Achievability Conclusion

The site is 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

Mixed Use

Overall Conclusion

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK028
Address	Whyburn Farm, Hucknall
Gross Developable Area	205.8
Potential Yield	3000
Proposed Use	Mixed use site for housing and employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	In part
Availability Conclusion	<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. However, the site is subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Separated from Main Urban Area / Named Settlement
Neighbourhood Plan Area	N/A
Setting	Open countryside. The urban fringe of Hucknall does not have a strong influence on this area, despite its close proximity, because of woodland and dense hedgerows. (LCA MLO17 Characteristic features).
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Agricultural buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.
Access to Local Services Via Public Transport (within 30 mins)	No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.

ADC SHELAA SITES 2023

Access to Green Space

Part of the site to the south of Park Forest and Wighay Wood and to the north and west of Dob Park is within 480m (6mins) of a natural green space. The eastern part of the site is within 1000 m of a destination park –Washdyke Lane. However, the nature of the proposed development would be anticipated to provide its own green space and play areas.

Access to Utilities

Yes

Impact on Natural & Built Environment

Landscape Character

ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

Agricultural Land Classification

Whole site indicated to be Grade 2 and 3. Eastern part of the site identified as a mix of Grade 2, Grade 3a and Grade 3b.

Locally Designated Natural Assets

LWS located on site are part of Park Forest, Annesley, and Wighay Wood Stream. Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges. Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). LWS located on site are part of Park Forest, Annesley, and Wighay Wood Stream. Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges. Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). Small areas of the site to the west and north of Whyburn Houses and adjacent to Wighay Wood Stream are identified as Priority Habitat- deciduous woodland, under the Natural Environment & Rural Community Act 2006, Section 41.

Nationally Designated Natural Assets

The submitted site is adjacent to Park Forest & Wighay Woods. The woods are identified as part of an area of greatest ornithological interest for breeding nightjar and woodlark under the advice note issued by Natural England on the Sherwood Forest possible Potential Special Protection Area (ppSPA). It is considered a Habitats Regulation Assessment will be necessary before the site could be considered as a potential housing or employment allocation.

Natural Features

Substantial site with numerous natural features found within the rural landscape.

Heritage Assets

There is 1 Scheduled Monument, 1 Registered Park and Garden, 1 Listed Building (Grade II) and 1 Locally Listed Building within the vicinity of the site. There are also 15 non-designated assets identified in the Nottinghamshire HER.

The key heritage assets are as follows:

☑ Scheduled Monument Annesley Motte and Bailey Castle – High Significance
Development would cause less than substantial harm to the asset by affecting its setting, which is integral to its importance.

☑ Grade II* Listed Registered Park and Garden Annesley Hall – High Significance
Development would cause less than substantial harm.

☑ Grade II Listed Gate pier at South Lodge, Annesley Hall – Medium Significance
Development will not affect the immediate parkland setting and will therefore cause no harm to the significance of the asset.

☑ Locally Listed Whyburn House – Low Significance

Development would result in less than substantial harm, as the house would be severed from its historical farmland and its curtilage truncated.

Assessment of Archaeological Potential

The evidence suggests a moderate potential for relict medieval or post-medieval field boundaries and evidence of mining, and a moderate to high potential for evidence of Roman activity. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In addition, landscape survey and historic building recording is also recommended to assess the quality of survival of the built heritage within the allocation.

Assessment of Historic Landscape Characterisation

Development would represent a significant change.

Physical Constraints

Highways Access

Potential access constraints which could be overcome

NCC Highways Comments

Site requires masterplanning access strategy with multiple access points onto the highway network. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network along Annesley Road. This will reduce overall yield as part of the land will be required for highway improvements.

Land Contamination

Likely existence of contamination. Predominantly farmland with several farmyards. Fault line on southwest part of site. Maggot Farm on centre of site (odour from this is likely to cause problems to any future residential in the immediate vicinity).

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Ground Stability	Likely ground stability issues. Former quarry with limekiln near centre of site. Former gravel pit in southwest part of site. Mainly Coal Low Risk Area. A small area of Coal High Risk Area is identified off Washdyke Lane (318044) to the north of Whyburn Cottages, to the south west of Silo Farm Court (292240), to the north west of Silo Farm Court (292251) and abutting the site in Park Forest (292311).
Flood Risk from Surface Water	Some surface water flooding identified on site. Flows follow the course of Wighay Wood stream. Isolated areas of high and medium risk surface water flooding are located to the south and north west of New Farm, Washdyke Lane. Surface Water flooding flows, with some high risk areas are identified to the west of Whyburn House flowing into and following the watercourse.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Hucknall BW1 - runs from Whyburn Lane north linking with Annesley BW17 to the south of Wighay Wood. Hucknall FP3 runs from Washdyke Lane south westerly joining with Hucknall FP4. Hucknall FP4 follows a rectangular route to come back to Whyburn Lane. FP4 links to Hucknall FP35 which provides access goes south westerly under the M1 Motorway.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	None identified. Gently undulating.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

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

While there is no access to identified local services or to core hourly/half hourly public transport network, but the housing yield will generate the provision of bus services.

The east part of the site is identified as a mix of Grade 2, Grade 3a and Grade 3b agricultural land.

Annesley Hall and its Registered Park and Garden adjoins part of the boundary of the site, and Whyburn House (Ref 393) which is a locally listed heritage asset is on the site. Any potential development is likely to cause less than substantial harm.

The site has a moderate to high potential for evidence of Roman activity. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In addition, landscape survey and historic building recording is also recommended to assess the quality of survival of the built heritage within the allocation.

Development would represent a significant change to the landscape character.

Achievability

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

None identified.

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

Mixed use site for housing and employment

Overall Conclusion

The site is available, potentially suitable, and potentially achievable

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Site Details

Site Ref	HK029
Address	Land North of Wood yard, Wood Lane, Hucknall
Gross Developable Area	0.38
Potential Yield	13
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Green space set within an urban area with a mix of residential, commercial and educational uses.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 abuts the western boundary.
Existing Buildings & Structures	No

Access to Services, Green Spaces & Utilities

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

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Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Access appears to require 3rd party land to link to the highway network. Direct access to the A611 will not be permitted.
Land Contamination	No known contamination. Current Depot immediately adjacent to south of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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.

Suitability Conclusions ***The site is not suitable for proposed use without mitigation. Highways access appears to require 3rd party land to link to the highway network. Direct access to the A611 will not be permitted.***

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK030
Address	Land North of Wood Lane, Hucknall
Gross Developable Area	0.53
Potential Yield	14
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Trees and grassland within the countryside with residential areas to the south east and south west
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Concrete hen house bases (large)

Access to Services, Green Spaces & Utilities

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

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Impact on Natural & Built Environment

Landscape Character	ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	The Post 1988 Agricultural Land Classification (England) Maps identified part of the site as ‘other’.
Locally Designated Natural Assets	LWS (Long Hill Meadow) is located on a significant part of the site. Four trees on the southern boundary are subject to a TPO (Ref 245). Part of the site is identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedges form 3 boundaries, significant part of the site is covered by mature trees.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Land is isolated from the public highway

NCC Highways Comments

This site should not be developed in isolation. Comments apply to HK030 & 044. Charwood Ave and Whyburn La are substandard streets with a high demand for onstreet parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. This is likely to be constrained by 3rd party land.

Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

Land Contamination	No known contamination. Former Brickworks site to south.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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.

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Topographical Constraints	None identified. Relatively flat site.
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. Highways identify that the site is isolated from the public highway. The surrounding streets are substandard streets with a high demand for on-street parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. Forest View Drive in its current form is not acceptable for a primary access point.

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

A Local Wildlife site is located on a significant part of the site, trees are subject to TPOs and part of the site is identified as a Priority Habitat. Therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, but not suitable.</i>
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Site Details

Site Ref HK031 (site has PP)

Address Barbara Square, Hucknall

Gross Developable Area 0.13

Potential Yield 4

Proposed Use Housing

Availability

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

Restrictive Covenant None identified by submission

Tenanted or Leased No

Availability Conclusion *The site is available.*

The site has Planning Permission.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation ST2-Main Urban Area

Location Main Urban Area

Neighbourhood Plan Area N/A

Setting Garage site within a residential urban area.

Browfield/Greenfield Brownfield/ Greenfield

Neighbouring Use Constraints None identified

Existing Buildings & Structures At least 6 garages.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins) Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

Access to Local Services Via Public Transport (within 30 mins) Secondary School, Further Education College, Supermarket, Retail Area and Hospital.

Access to Green Space Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Within 1000 m of a destination park – Washdyke Lane and Albert Street.

Access to Utilities Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Barbara Sq.
Land Contamination	Likely existence of contamination. Former (domestic) garage site. Site is within 25m of former landfill to northwest.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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, gently sloping.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is suitable. The site has Planning Permission.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking. Will require highway improvements for vehicle turning on Barbara Sq.

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Achievability

Potential Abnormal Site Costs Land contamination.

Time Scale (Commencement of Delivery) Within 0-5 years

Achievability Conclusion The site has Planning Permission.

Overall Conclusion

Housing

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

The site has Planning Permission.

Site Details

Site Ref HK032 (site has PP)

Address Chestnut Grove, Hucknall

Gross Developable Area 0.13

Potential Yield 4

Proposed Use Housing

Availability

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

Restrictive Covenant Right of way for one house

Tenanted or Leased No

Availability Conclusion *The site is available.*

The site has Planning Permission.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation ST2-Main Urban Area

Location Main Urban Area

Neighbourhood Plan Area N/A

Setting Garage site within a residential urban area.

Browfield/Greenfield Brownfield

Neighbouring Use Constraints None identified.

Existing Buildings & Structures Hardstanding, with a single garage on site.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins) Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

Access to Local Services Via Public Transport (within 30 mins) Further Education College, Supermarket, Retail Area and Hospital.

Access to Green Space Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Within 1000 m of a destination park – Titchfield Park.

Access to Utilities Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Lime Tree Rd.
Land Contamination	Likely existence of contamination. Former Allotment Gardens, later possible use as car parking. Former land drain across centre of site. No known ground stability issues. Coal Low Risk Area.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The eastern part of the site is subject to 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	Gently sloping site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is suitable. The site has Planning Permission.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Lime Tree Rd.

Part of the site is subject to surface water flooding which will require mitigation.

Achievability

Potential Abnormal Site Costs	Land contamination.
Time Scale (Commencement of Delivery)	Within 0-5 years
Achievability Conclusion	The site has Planning Permission.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, suitable and achievable.</i>
	<i>The site has Planning Permission.</i>

ADC SHELAA SITES 2023

Site Details

Site Ref	HK034
Address	Farley's Lane, Hucknall
Gross Developable Area	0.85
Potential Yield	23
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field forming part of the countryside with residential areas to the north and the A611 to the south.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) from neighbourhood park. Within 1000 m of a destination park - Nabbs Lane and Titchfield Park.
Access to Utilities	Generally assumed to be non-constrained

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Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedges and trees to field boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.
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Land Contamination No known contamination. Former railway land encroaches onto northern part of site. Former Gravel Pit located approx 20m to northeast.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	The east of the site is subject to surface water flooding including an area of high risk.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall BW30 runs to the east of the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	Gently sloping but with a significant fall in height from the adopted highway of Farley Lane.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

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

Highways have identified that the site should not be developed in isolation and will require masterplanning with other sites.

The east of the site is subject to surface water flooding including an area of high risk. which will require mitigation.

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site is 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	HK035 (site has PP)
Address	Hawthorne Avenue, Hucknall
Gross Developable Area	0.1
Potential Yield	3
Proposed Use	Housing

Availability

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

Availability Conclusion *The site is available.*

The site has Planning Permission.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	Garage site within a residential urban area.
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)	Further Education College, Supermarket, and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. Within 1000 m of a destination park - Tichfield Park and Nabbs Lane.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	5 trees on site 2, pollard in the past and 2 elder trees. Not seen as an issue to be removed if necessary.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking .
Land Contamination	No known contamination. Former Allotment Gardens, later (domestic) garage site. Land drain across northern boundary of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Some low risk surface water flooding to the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Flat site none identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking.

Some low risk surface water flooding to the site will require mitigation.

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Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Within 0-5 years
Achievability Conclusion	The site has Planning Permission.

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, suitable and achievable.</i>
	<i>The site has Planning Permission.</i>

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Site Details

Site Ref	HK036 (Site has PP)
Address	High Leys Road, Hucknall
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*

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2-Main Urban Area
Location	Main Urban Area
Neighbourhood Plan Area	N/A
Setting	The character of the land is green space set within a residential estate.
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)	Primary school, GP/Health Centre, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	With 480m (6mins) of a natural green and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Nabbs Lane and Titchfield Park
Access to Utilities	Generally assumed to be non-constrained.

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Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	While not designated as a local natural asset, part of site under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	The site appears to have naturally regenerated with a substantial tree coverage so that it is identified as a Priority Habitat - deciduous woodland.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Should not be developed in isolation. Comment applies to HK07 & 036. From high level desk top study it appears feasible to deliver this site via access off Annies Close. Ransom strip to Annies Close
Land Contamination	No known contamination. Likely former use as Allotment Gardens. Old Land Drain along southwest boundary.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. The site is relatively flat.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is available

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Achievability

Potential Abnormal Site Costs

None identified.

Time Scale (Commencement of Delivery)

Within 0-5 years

Achievability Conclusion

The site 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.

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

Overall Conclusion

Housing

Overall Conclusion

The site is available, suitable and achievable.

Full planning approval granted October 2020 for 9 dwellings on this site along with adjacent site HK036 plus an additional strip of land to the east.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK037
Address	Munks Avenue, Hucknall
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	<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	Garage site within a residential urban area.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	Area submitted has been subdivided with two garages located off Hawthorne Avenue.

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	No designations on or adjacent site. No known protected species on site.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking .
Land Contamination	No known contamination. Former Allotment Gardens. Land drain across northern boundary of site.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Some low risk surface water flooding to the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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, flat site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking.

Part of the site is subject to surface water flooding which will require mitigation.

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Within 0-5 years
Achievability Conclusion	The site is 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	<i>The site is available, potentially suitable, and potentially achievable.</i>
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ADC SHELAA SITES 2023

Site Details

Site Ref	HK038
Address	Oak Grove, Hucknall
Gross Developable Area	0.1
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	Garage site within a residential urban area.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	13 garages on site including two press steel modern garages.

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Oak Grove.
Land Contamination	Likely existence of contamination. Current (domestic) garage site. Site is adjacent to filled shallow railway cutting to west.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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, flat site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on Oak Grove.

Achievability

Potential Abnormal Site Costs Land contamination.

Time Scale (Commencement of Delivery) Within 0-5 years

Achievability Conclusion The site is 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	HK039
Address	Piggins Croft, Yorke Street, Hucknall
Gross Developable Area	0.45
Potential Yield	0
Proposed Use	Mixed Use

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	Restrictive covenant which can be overcome
Tenanted or Leased	No

Availability Conclusion *The site is available. It has a single landowner, the site is available for 15 year and no legal issues have been identified. There is a restrictive covenant on site but this can be overcome.*

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	Car park with the Town Centre with a mix of commercial and residential units.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	It is a town centre location
Existing Buildings & Structures	None

Access to Services, Green Spaces & Utilities

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

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 within the Hucknall Town Centre Conservation Area. Nominated local heritage asset are identified as The Post Office (ref 928) adjoining the northern boundary and the Christian Centre (Ref 589) located in close proximity to the south of the site. A substantial part of Hucknall town centre is identified as a potential archaeological site including the whole of the application site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Would require 10 metre construction/access corridor for up to 150 dwellings. May need 3rd party land to provide access visibility splay. New parking facilities to rear of terraced properties on Yorke St would be required.
Land Contamination	Likely existence of contamination. Former land drain across centre of site including a small pond. Site currently used as car park.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Small area of surface water flooding to the north east 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.

The site is within the Hucknall Town Centre Conservation Area. Nominated local heritage assets are identified as The Post Office (ref 928) adjoining the northern boundary and the Christian Centre (Ref 589) located in close proximity to the south of the site. A substantial part of Hucknall town centre is identified as a potential archaeological site including the whole of the application site. Any potential development will need to consider the impact on the retention of the heritage assets.

Highways have identified that there are potential access constraints but these could be overcome.

Small area of surface water flooding to the north east of the site will require mitigation.

The site currently provides car parking space within the Town Centre and consequently the impact of the loss of parking needs to be considered.

Achievability

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

Land contamination and Archaeological investigation.

Not Applicable

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

Mixed Use

Overall Conclusion

The site is not available, withdrawn from SHELAA process

ADC SHELAA SITES 2023

Site Details

Site Ref	HK040
Address	Ruffs Farm, South of Loughton Crescent, Hucknall
Gross Developable Area	0.49
Potential Yield	13
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	Green space set within an residential urban area.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	Within 480m (6 mins) from neighbourhood park with a play area and a 1000 m of a destination park - Nabbs Lane and Merlin Park.
Access to Utilities	Generally assumed to be non-constrained

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	Substantial number of mature trees on the site.
Heritage Assets	No heritage assets identified on or adjacent to the site. However, part of the site is identified as being within an archaeological site reference 2278.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Requires 3rd party land to access the highway network.
Land Contamination	No known contamination. Mainly overgrown land with parts being used as domestic gardens.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	No surface water flooding identified
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<i>The site is not suitable for proposed use without mitigation. Highways have identified that 3rd party land is required to access the highway network.</i>

Achievability

Potential Abnormal Site Costs	Archaeology investigation.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

ADC SHELAA SITES 2023

Overall Conclusion

Housing

Overall Conclusion

The site is available, but not suitable.

ADC SHELAA SITES 2023

Site Details

Site Ref	HK041
Address	South of Papplewick Lane, Hucknall
Gross Developable Area	0.88
Potential Yield	24
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	Field forming part of the countryside with residential areas to the north and west.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	1 stable block

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Hedgerows to the boundary of the site.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Land is isolated from the public highway
NCC Highways Comments	Requires 3rd party land to access the highway network.
Land Contamination	No known contamination. Former Colliery Tip (restored to golf course) immediately adjacent to southeast.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	No surface water flooding is anticipated to be on the site although surface water is located on/adjacent to the south eastern boundary.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Site is Flood Zone 1. Flood Zone 2 is located adjacent to the south east boundary. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	None identified. Relatively flat.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Suitability Conclusions	<i>The site is not suitable for proposed use without mitigation. Highways have identified that 3rd party land is required to access the highway network.</i>

ADC SHELAA SITES 2023

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

Overall Conclusion	<i>The site is available, but not suitable.</i>
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ADC SHELAA SITES 2023

Site Details

Site Ref	HK042
Address	Yew Tree Road, Hucknall
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.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Tenanted
Availability Conclusion	<i>The site is potentially available. It has a single owner and is available within the next 15 years. The site is subject to a lease/tenancy.</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	Garage site within a residential urban area.
Browfield/Greenfield	Brownfield
Neighbouring Use Constraints	Site adjacent to a public house, however, this is not anticipated to prevent development but mitigation measures may be required.
Existing Buildings & Structures	Four garages on site on a tarmaced surface.

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	N/A
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	None identified.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Potential access constraints which could be overcome
NCC Highways Comments	Access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking .
Land Contamination	Likely existence of contamination. Former Allotment Gardens use in southeast part of site. Whole site later used for (domestic) garages.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	None identified. Flood Zone 1.
Topographical Constraints	None identified, gently sloping site.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is potentially suitable.

Highways have identified that access to a shared private drive for no more than 5 properties needs to be a minimum of 5.25 metres wide with provisions made to accommodate any displaced parking.

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Achievability

Potential Abnormal Site Costs	Land contamination.
Time Scale (Commencement of Delivery)	Within 0-5 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	HK043
Address	Lime Tree Road Allotments, Hucknall
Gross Developable Area	2.75
Potential Yield	70
Proposed Use	Housing

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Allotments forming part of the countryside with residential areas to the north.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified
Existing Buildings & Structures	Small buildings associated with allotment use

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	TPO 168 on the eastern edge of the site comprising 24 individual trees and 2 groups of trees T46 Quercus robur
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Unable to gain access to the site but there is a TPO on the eastern boundary and it is anticipated there will be mature hedges to the boundary.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.
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Land Contamination No known contamination. Allotment Gardens use of whole site.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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	Unable to gain access to the site but no topographical issues anticipated.

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

Suitability Conclusions *The site is potentially suitable.*

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

The site is identified by the Ashfield Local Plan Review as allotments. Under Policy RC5, it is necessary to demonstrated that the allotments are no longer required.

Highways identify that the site should not be developed in isolation and will require masterplanning site access in conjunction with other sites.

Trees subject to a TPO are located on the boundary which will need to be reflected in any proposed development.

Achievability

Potential Abnormal Site Costs None identified

Time Scale (Commencement of Delivery) Within 6-10 years

Achievability Conclusion The site is 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	HK044
Address	Charnwood Grove, Hucknall
Gross Developable Area	2.83
Potential Yield	64
Proposed Use	Housing

Availability

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

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field forming part of the countryside with residential areas to the south.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. The site is within 1000 m of a destination park – Washdyke Lane.
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character	ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Identified part of the site as being in Grade 3a but with the majority of the site being in Grade 3b.
Locally Designated Natural Assets	LWS (Dobpark Grassland) is adjacent to the northern boundary of the site. LWS (Long Hill Meadow) is adjacent to the South West boundary, part of the LWS is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – Good quality semi-improved grassland (Non Priority) (England) and deciduous woodland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees to two sides and mature hedgerows to two sides. No trees or hedges on site itself.
Heritage Assets	No heritage assets identified on or adjacent to the site.
<u>Physical Constraints</u>	
Highways Access	Significant access constraints
NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK030 & 044. Charwood Ave and Whyburn La are substandard streets with a high demand for onstreet parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities. This is likely to be constrained by 3rd party land.
Land Contamination	No known contamination. Former Clay Pit (not filled) immediately adjacent to southeast. Former Poultry Farm adjacent to east. Current Plant Nursery adjacent to southwest.
Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	None identified.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Sloping gently down towards north 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 not suitable for proposed use without mitigation. Highways identify that the site is isolated from the public highway. The surrounding streets are substandard streets with a high demand for on-street parking, therefore increased access movements will not be acceptable with significant highway widening and provision of pedestrian facilities.

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

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

Part of the site is Grade 3a agricultural land but the majority is Grade 3b.

Achievability

Potential Abnormal Site Costs	None identified.
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK045
Address	Wigwam Lane,Part Leen Valley Golf Course, Hucknall
Gross Developable Area	5.5
Potential Yield	165
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Forms part of a golf course on the urban fringe.forming part of the countryside with residential areas to the south.
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)	Primary School and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	Majority of the site is within 480m (6mins) of a natural green space. The site is within 480M (6 mins) of a neighbourhood park with a play area. The site is within 1000 m of a destination park – Tichfield Park and Albert Street Recreation Ground.
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Significant areas planted with trees as part of the golf course.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access	Significant access constraints
NCC Highways Comments	The HA would be reluctant to support any further development off Wigwam Lane that intensifies traffic movements and trip generations. Wigwam Lane is effectively an excessively long - single point of access road that experiences a high concentration daily traffic movements, including a significant portion of HGV's.
Land Contamination	Likely existence of contamination. Ground will need testing for suitability for gardens.
Ground Stability	Likely ground stability issues. Coal low risk area. Ground stability could be an issue if deeper colliery spoil is encountered.
Flood Risk from Surface Water	A significant area of the western part of the site is identified as medium and low risk surface water flooding.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely 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	Part of the access to the site is within Flood Zone 2 as is Wigwam Lane. NB. The Environment Agency is due to publish (July 2021) new peak river flow allowances, which may effect the flood zone.
Topographical Constraints	Parts of site has significant rises in slope with a significant drop to the watercourse to the north-western boundary. Other more minor changes in profile as a result of the landscape works undertaken by the landscaping of the golf course.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

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Suitability Conclusions

The site is not suitable for proposed use without mitigation. Highways identify that there are significant access constraints and as such would be reluctant to support any further development off Wigwam Lane that intensifies traffic movements and trip generations. Wigwam Lane is effectively an excessively long - single point of access road that experiences a high concentration daily traffic movements, including a significant portion of HGV's.

Part of the access to the site is within Flood Zone 2 as is Wigwam Lane.

Ground stability could be an issue if deeper colliery spoil is encountered.

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

Achievability

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

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK046
Address	West of Moor Road, Bestwood
Gross Developable Area	5.95
Potential Yield	152
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Subject to an Annual Farm Business Tenancy with no security of tenure.
Availability Conclusion	<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	EV1 - Green Belt
Location	Named Settlement Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with isolated dwellings to the east and residential areas to the south and south east.
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)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) of a neighbourhood park.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	A Local Wildlife Site Mill Lakes Bestwood is located to the south of the site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	The wider boundaries of the agricultural field have strong western boundary of mature woodland. Strong southern boundary of mature hedgerow. Mature hedgerows to the northern boundary. However, the submission is only on part of the field and it is not clear what will happen to the wider field area.
Heritage Assets	A nominated local heritage asset Lower Mill; Middle Mill (ref 253) is located in close proximity to the southern boundary of the site. An archaeological site (Ref 5288) is identified an part of the southern end of the site.

Physical Constraints

Highways Access	Access appears possible
NCC Highways Comments	Site requires masterplanning access strategy with 2 points of access onto Moor Rd. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.
Land Contamination	Likely existence of contamination. A historic landfill is located on the site. A small area of the former Wigwam Landfill/Wigwam Tip is located to the eastern boundary.
Ground Stability	Likely ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Isolated areas of surface water located on the site.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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 Hucknall FP13 runs to the south west of the site.

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Flood Risk from Watercourses The narrow land area between the two areas identified on the plan submitted is in Flood Zone 2. Flood Zones 2 and 3 abut up to the site. Also part of wider site still in floodzone 2.

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

Topographical Constraints None identified. Generally undulating, gentle south to north slope on western edge.

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

Suitability Conclusions *The site is potentially suitable.*

Part of the site is located in Flood Zone 2 including the principle access between the two main developable areas. Under the sequential test, new development should be steered to areas with the lowest probability of flooding.

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

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

A nominated local heritage asset Lower Mill; Middle Mill is located in close proximity and an archaeological site is identified on part of the southern end of the site.

There is the likely existence of contamination on the site.

Achievability

Potential Abnormal Site Costs Land contamination, Archaeology investigation and Flood defence work.

Time Scale (Commencement of Delivery) Within 6-10 years

Achievability Conclusion The site is 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.*

Site Details

Site Ref	HK047 (Composite Site - HK001, HK002, HK003 & HK004 and an additional area)
Address	Common Lane, Hucknall
Gross Developable Area	17.69
Potential Yield	318
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Short term tenancies on site

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

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields within the countryside on the urban fringe.
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)	Post office, Convenience Store and Bus Stop (Half hourly AM Half hourly PM peak and hourly daytime service)
Access to Local Services Via Public Transport (within 30 mins)	Secondary School, Further Education College, Supermarket, and Retail Area.
Access to Green Space	With 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) from neighbourhood park with a play area. Part of the site is within 1000 m of a destination park - Nabbs Lane
Access to Utilities	Generally assumed to be non-constrained.

ADC SHELAA SITES 2023

Impact on Natural & Built Environment

Landscape Character	Part of the site may be within S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	The site includes a Local Wildlife Site to the eastern edge Long Hill Disused Pit. Area of the site to the north of and including the LWS together with Leivers Hill are identified under the Natural Environment & Rural Community Act 2006 Section 41, as Priority Habitat - Lowland Dry Acid Grassland.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature hedges to the boundaries with some standard trees
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments Site requires masterplanning access strategy with 2 priority access junctions onto The Common. Main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.

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

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	A small area of the site to the boundary with Common Lane is identified as being subject to surface water flooding. Although this is identified as high risk as it is an isolated it is not anticipate as having a significant impact.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	Network Improvements likely to be required
Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure	Network Improvements may be required
Rights of Way	Right of way Hucknall BW33 crosses the site.
Flood Risk from Watercourses	Low level of flood risk – Flood Zone 1.
Topographical Constraints	The site rises significantly from south east to north west. To the south of the site the ground rises substantially to form a steep side slope to Leivers Hill.

ADC SHELAA SITES 2023

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>The site is located in the Green Belt and as such it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.</i></p> <p><i>Highway comments identify that the site should not be developed in isolation. The site includes a Local Wildlife Site and Leiver's Hill and land to the north of the LWS is a Priority Habitat - Lowland Dry Acid Grassland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.</i></p> <p><i>Severn Trent have identified that network improvements to the foul sewers is likely to be required.</i></p>

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	<i>The site is potentially available, potentially suitable, and potentially achievable.</i>
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Site Details

Site Ref	HK048 (Composite site HK021 and HK030)
Address	Land North of Wood Lane, Hucknall
Gross Developable Area	1.12
Potential Yield	30
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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, part of the site when submitted separately was identified as being subject to a lease/tenancy.</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Field forming part of the countryside with isolated dwellings and residential areas adjacent to the south and the A611 to the east.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 abuts eastern boundary
Existing Buildings & Structures	4 Large Concrete Bases from Hen Houses, Large area of Harcore

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character The sites appear to fall on the edge of two areas. S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE and ML017 Linby Wooded Farmland – The condition of the landscape is MODERATE. The landscape has a MODERATE character strength. The overall landscape strategy is ENHANCE.

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

Locally Designated Natural Assets LWS (Long Hill Meadow) is located on part of the site. Four trees on the southern boundary are subject to a TPO (Ref 245). Part of the site is identified as a Priority Habitat under the Natural Environment & Rural Community Act 2006, Section 41.

Nationally Designated Natural Assets No designations on or adjacent site.

Natural Features Mature trees and hedges, significant areas covered by mature trees.

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

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

Land Contamination No known contamination. Former Brickworks site to south.

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

Flood Risk from Surface Water None identified.

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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, flat 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.

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK049
Address	Forest View Drive, Land South of Lynwood
Gross Developable Area	0.08
Potential Yield	3
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Fields forming part of the countryside with isolated dwellings and residential areas to the south.
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	A611 abuts eastern boundary
Existing Buildings & Structures	None identified

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).
Access to Local Services Via Public Transport (within 30 mins)	Supermarket and Retail Area.
Access to Green Space	Within 480m (6mins) of a natural green space. Part of the site is within 480m (6 mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	S PZ 52 (SH 52) Watnall Coppice Wooded Estatelands - The Landscape Condition is defined as Good. The Landscape Sensitivity is defined as Moderate. The overall landscape strategy is CONSERVE & REINFORCE
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedges
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Significant access constraints

NCC Highways Comments Forest View Drive in its current form is not acceptable for a primary access point. Forest View Rd, accesses onto Wood Lane immediately next to the Wood Lane island on Hucknall bye pass. For new development utilising Forest Road, the junction of this road is too close to the exit flows from the island and has substandard geometry as it was formed as a retro-fit local access road which was required when the bye-pass was constructed.

Land Contamination No known contamination.

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

Flood Risk from Surface Water None identified

Seven Trent Water – Potential Impact on Foul Sewer Infrastructure 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, flat 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.

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

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

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	Not Applicable
Achievability Conclusion	The site has not been assessed for achievability

Overall Conclusion

Housing

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

ADC SHELAA SITES 2023

Site Details

Site Ref	HK050 (composite site HK018, HK019 & HK020)
Address	Land rear 214 - 224 Nottingham Road, Hucknall
Gross Developable Area	3.79
Potential Yield	85
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<i>The site has multiple landowners, but an agreement is in place for land assembly</i>

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	Extensive garden areas and fields which integrated into the wider countryside with residential areas to the east.
Browfield/Greenfield	Brownfield/ Greenfield
Neighbouring Use Constraints	A611 abuts southern boundary
Existing Buildings & Structures	Hardstanding, Dwelling, workshop and garage buildings

Access to Services, Green Spaces & Utilities

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

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	N/A
Locally Designated Natural Assets	No designations on or adjacent site.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees to west and mature hedgerows.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments	This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.
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Land Contamination No known contamination. Old Quarry on site. Former Railway Land immediately adjacent to south.

Ground Stability	No known ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water	Areas of surface water flooding are identified on the site, including some areas of high risk.
Seven Trent Water – Potential Impact on Foul Sewer Infrastructure	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. Relatively flat.
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 located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.

Highways have indicated that ideally, this site should not be developed in isolation, but be brought forward with adjoining SHELAA sites.

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

Achievability

Potential Abnormal Site Costs

None identified

Time Scale (Commencement of Delivery)

Within 6-10 years

Achievability Conclusion

The site 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	HK051 (composite site HK016, HK034, HK043 & HK050)
Address	Land north of A611 / South of Broomhill Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments
Gross Developable Area	31.02
Potential Yield	633
Proposed Use	Housing

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	No
Availability Conclusion	<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	EV1 - Green Belt
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A/
Setting	Fields and allotment site forming part of the countryside with residential areas to the north and the A611 to the south.
Browfield/Greenfield	Sunstantial greenfield, small brownfield element off Nottingham Road.
Neighbouring Use Constraints	A611 adjoins the site and mitigation measure may be required.
Existing Buildings & Structures	Allotments small buildings associated with allotment use. Nottingham Road hardstanding, workshop and garage buildings

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Varies dependent on the area of the site. Majority of the site is not within 800 m of local services. Size of the site may generate services.
Access to Local Services Via Public Transport (within 30 mins)	Varies with the site location. Part of the sites have access to Secondary School, Further Education College, Supermarket, and Retail Area and Hospital.
Access to Green Space	Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Most of the site is within 1000 m of a destination park – Titchfield.
Access to Utilities	Generally assumed to be non-constrained

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Where relevant indicated to be Grade 3.
Locally Designated Natural Assets	Two local wildlife sites are located on the site Farley's Grassland and Farley's Disused Railway. The boundary of part of the site includes some of TPO 168. Part of the site comprising and extending beyond the LWS Farleys Disused Railway is a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. Various TPO around Limetree Allotments.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Multiple mature trees and hedgerows form current field boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Potential access constraints which could be overcome

NCC Highways Comments

This site should not be developed in isolation. Comments apply to HK005/015/043/016/019/018/020/034. Site requires masterplanning access strategy with multiple access junctions onto Victoria Way, Jackson Road, Farleys Lane, Hucknall Lane Hucknall Bypass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link from Nottingham Road to Hucknall Lane. This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

Land Contamination No known contamination. Former railway land encroaches onto northern part of site. Former Gravel Pit located approx 20m to northeast.

Ground Stability Likely ground stability issues. Major fault line running N-S across western part of site. Coal Low Risk Area.

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

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

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Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure

Network Improvements may be required

Rights of Way

Hucknall FP40 crosses the site. Hucknall BW30 is adjacent to the west boundary of the site (Farleys Lane). Right of way Hucknall BW30 runs to the east of the site.

Flood Risk from Watercourses

Flood Zone 1.

Topographical Constraints

None identified. Majority of the site is gently sloping. Former railway embankment is set within part of the site.

Other Constraints

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

Suitability Conclusions

The site is potentially suitable.

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

Part of the site is identified by the Ashfield Local Plan Review as allotments. Under Policy RC5, it is necessary to demonstrated that the allotments are no longer required.

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

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

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

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

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

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Achievability

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

Ground stability

0

Achievability Conclusion

The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered.

Overall Conclusion

Housing

Overall Conclusion

The site is available, potentially suitable, and potentially achievable

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Site Details

Site Ref	HK052
Address	Farleys Farm, Land south of Hucknall Bypass (A611)
Gross Developable Area	24.28
Potential Yield	N/A
Proposed Use	Employment

Availability

Ownership Constraints	None - Confirmation from landowner(s) site available within the next 15 years.
Restrictive Covenant	None identified by submission
Tenanted or Leased	Yes - subject to farm business tenancy

Availability Conclusion *the site is potentially Available*

The site is available within the next 15 years, there are multiple landowners but an agreement is in place for land assembly. No legal issues have been identified, however it is subject to a tenancy agreement.

Suitability

Location, Setting & Land Use

2002 Ashfield Local Plan Review Policy/Allocation	ST2 - Main Urban
Location	Main urban Area Fringe
Neighbourhood Plan Area	N/A
Setting	0
Browfield/Greenfield	Greenfield
Neighbouring Use Constraints	None identified.
Existing Buildings & Structures	New estate road to Rolls Royce site.

Access to Services, Green Spaces & Utilities

Access to Local Services Via Walking (800m/10mins)	Currently no access to any identified services.
Access to Local Services Via Public Transport (within 30 mins)	Outside the core hourly/half hourly public transport network.
Access to Green Space	Within 480m of natural greenspace and part of the sites lies within 480m of a neighbourhood park (inc. playground) and within 1km of a destination park (Rolls Royce).
Access to Utilities	Generally assumed to be non-constrained.

Impact on Natural & Built Environment

Landscape Character	ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.
Agricultural Land Classification	Indicated to be Grade 3.
Locally Designated Natural Assets	No designations on site. LWS - Farley Disused Railway adjoins the site to the east.
Nationally Designated Natural Assets	No designations on or adjacent site.
Natural Features	Mature trees and hedges to some of the boundaries.
Heritage Assets	No heritage assets identified on or adjacent to the site.

Physical Constraints

Highways Access Access appears possible

NCC Highways Comments

Primary access to the Hucknall by-pass will not be permitted.

An agreed access/egress masterplan with 2 primary connections onto Dorey Way/nearby highway to offer route choice and dilute traffic concentration will be required. The internal main road corridor should be looped and suitable for bus use (7.3 m wide, with a design speed 30 mph) and interconnected throughout.

Developers' strategic contribution to deal with the overall cumulative growth & impact on existing infrastructure will apply in addition to local mitigation requirements.

Employment parking provision will be crucial to the success and safe operation of this development. These are likely to reduce the aspirational scale of development as they must be fit for purpose. Parking standards are based on minimum standards and parking spaces/service areas provided must be robustly justified/evidence based on surveys of comparable sites and located to the rear of buildings to the furthest away from the public highway. This will help to prevent displacement/overspill parking onto the existing highway network.

Land Contamination Likely existence of contamination. Intrusive investigation required. potentially contaminated land to the north (former colliery) and east (railway land).

Ground Stability Likely ground stability issues. Coal Low Risk Area.
Flood Risk from Surface Water Risk from low level surface water flooding identified throughout the site, with a high risk area concentrated in the north-west corner

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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 Hucknall BW17 crosses the site north to south. Right of way Hucknall FP41 runs along the northern boundary of the site. Right of way Hucknall FP42 runs along the eastern boundary of the site.
Flood Risk from Watercourses	Flood Zone 2 and 3 along northern edge of site.
Topographical Constraints	None identified.
Other Constraints	None - Confirmation from landowner(s) site available within the next 15 years.

Suitability Conclusions

The site is not suitable.

Identified areas of Floodzone 2 and 3 on site.

Achievability

Potential Abnormal Site Costs	None identified
Time Scale (Commencement of Delivery)	0
Achievability Conclusion	Site not assessed for achievability.

Overall Conclusion

Employment

Overall Conclusion	<i>The site is potentially available, but not suitable.</i>
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