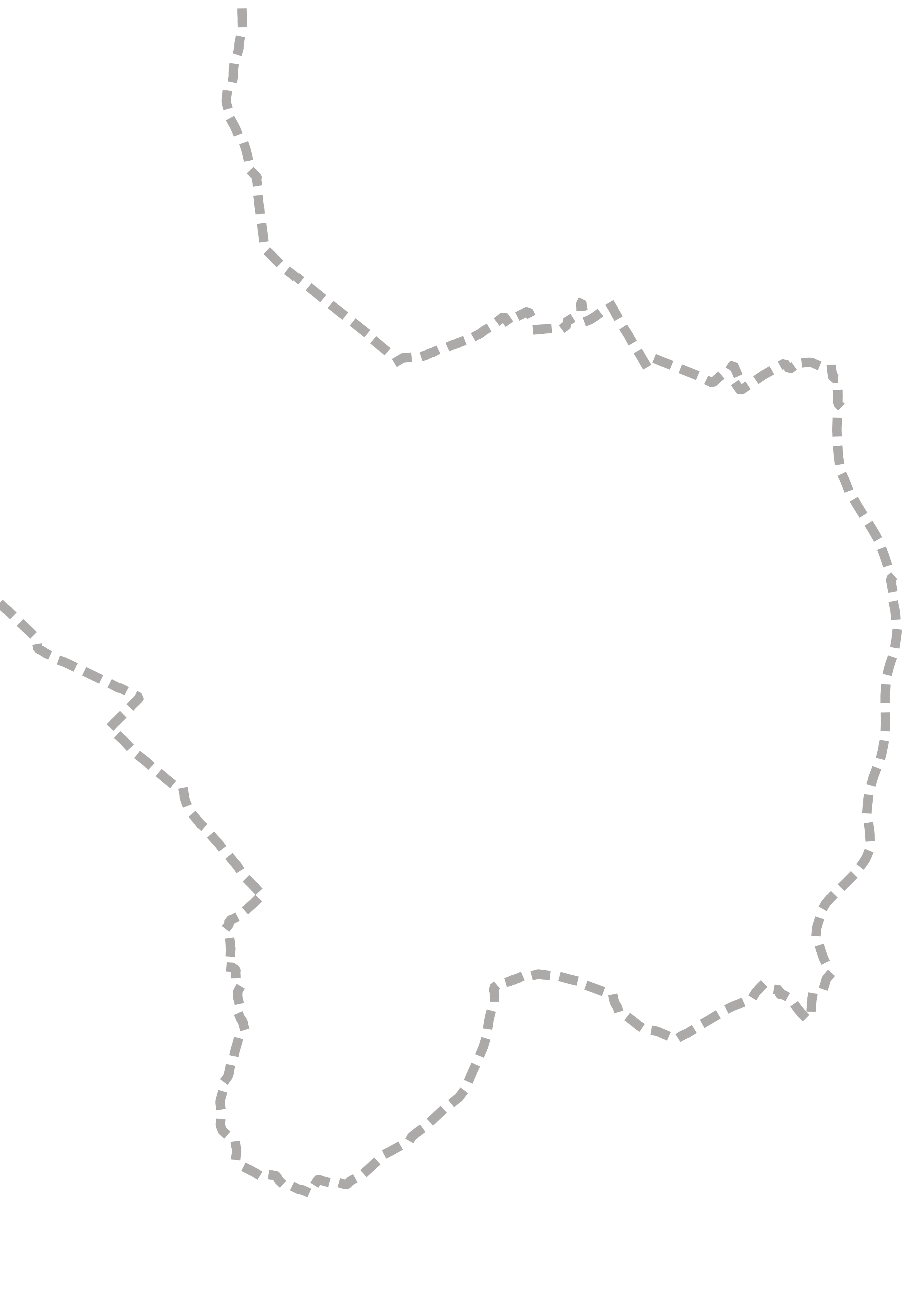
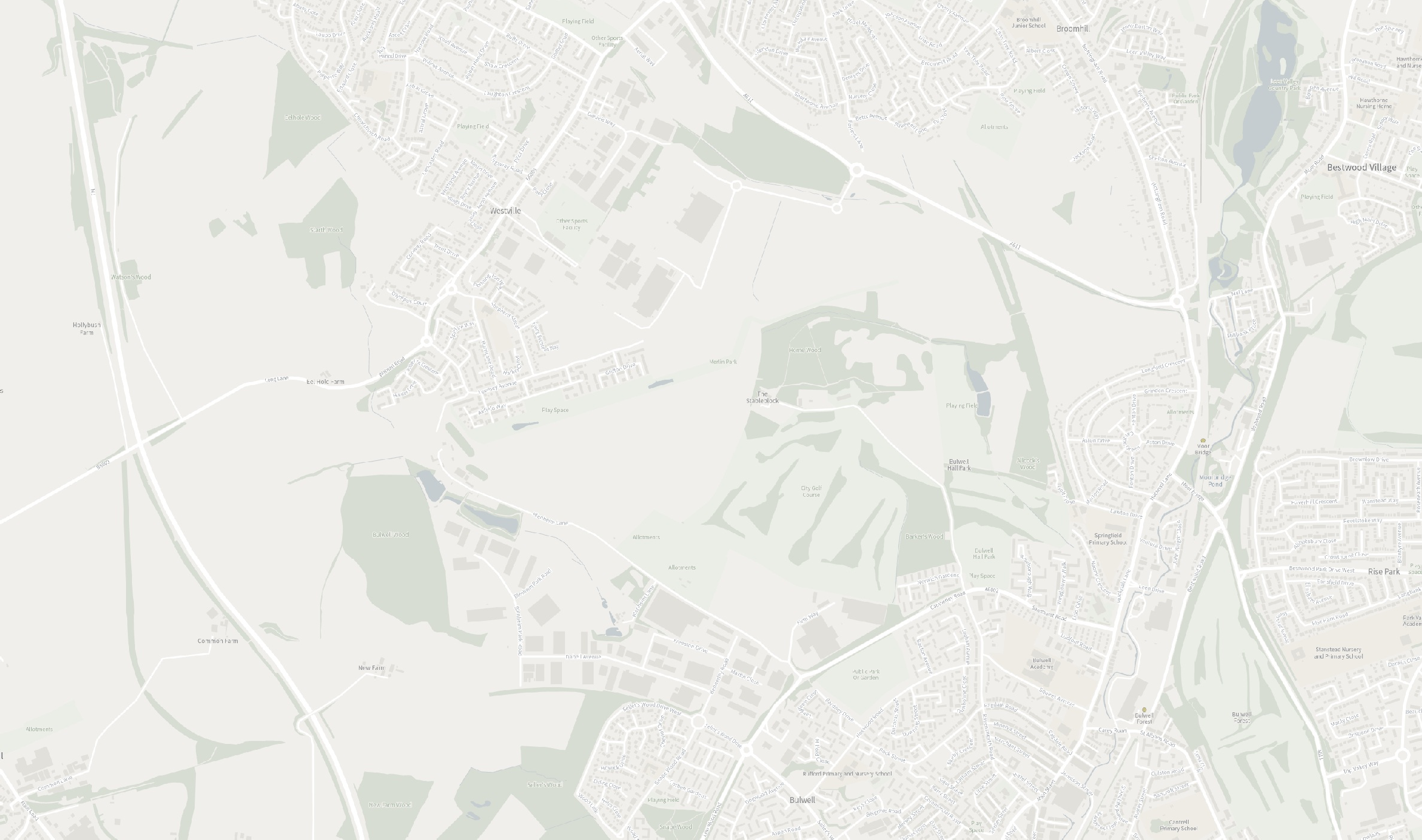
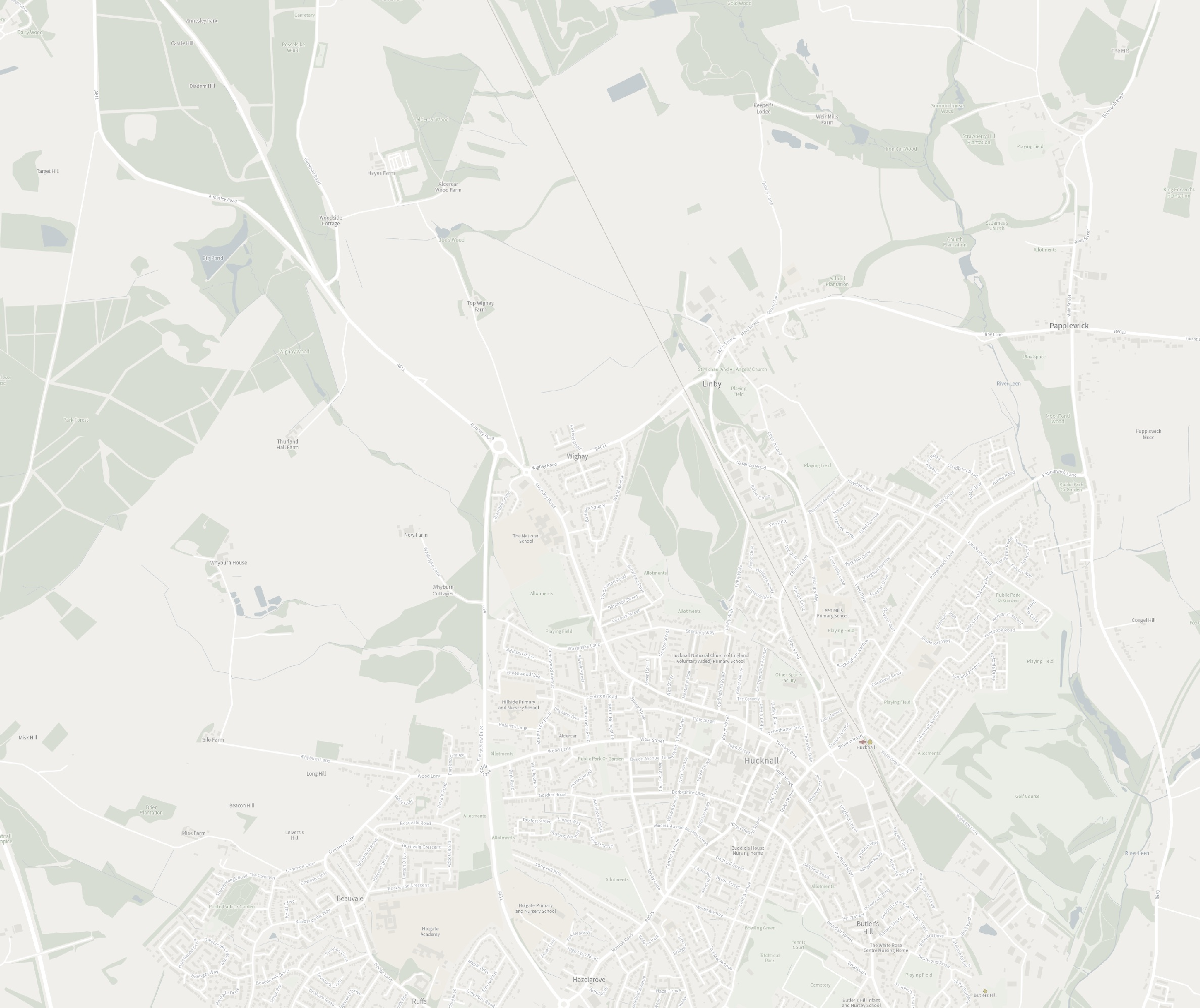
**SHELAA Sites in Hucknall**



[To view on-line SHELAA site map click here](https://adc.dynamicmaps.co.uk/mapthatpublic/Login.html?user=shelaa)

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# Site Details

**Site Ref HK001**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Common Lane, Hucknall - Site A 0.99

27

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield None None

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

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

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**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Locally Designated Natural Assets**

N/A

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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None - gently sloping site

None identified.

Network Improvements may be required Network Improvements may be required

Right of way Hucknall BW33 crosses the site. Low level of flood risk – Flood Zone 1.

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

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

***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.***

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK002**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Common Lane, Hucknall - Site B 3.43

77

Housing

# Availability

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

None identified by submission Short term tenancies on site

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

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

## Location, Setting & Land Use

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

**Neighbourhood Plan Area**

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

# Suitability

EV1 - Green Belt N/A

**Setting**

Field within the countryside on the urban fringe.

**Location**

Main urban Area Fringe

Greenfield None None

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

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

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets**

## Physical Constraints

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

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.

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

Mature hedges to some of the boundaries.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

None identified.

Network Improvements may be required Network Improvements may be required

Right of way Hucknall BW33 crosses the site. Low level of flood risk – Flood Zone 1.

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.

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

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK003**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Common Lane, Hucknall - Site C

3.96

89

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field within the countryside on the urban fringe.

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

EV1 - Green Belt N/A

Greenfield None None

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

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

Most of the site is within 480m (6mins) of a natural green space. A significant part of the site is within 1000 m of a destination park

- Nabbs Lane.

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

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

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.

No designations on or adjacent site. Mature hedges to boundary

## Physical Constraints

**Highways Access** Access appears possible

**NCC Highways Comments**

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

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

north.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

No known ground stability issues. Coal Low Risk Area.

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.

Network Improvements may be required Network Improvements may be required

None identified.

Low level of flood risk – Flood Zone 1.

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.

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

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK004**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Common Lane, Hucknall - Site D 4.83

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Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field within the countryside on the urban fringe.

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

EV1 - Green Belt N/A

Greenfield None None

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

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

With 480m (6mins) of a natural green space. A small part of the site is within 480m (6 mins) from neighbourhood park with a play area. Part of the site is within 1000 m of a destination park - Nabbs Lane.

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

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

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.

No designations on or adjacent site.

Mature hedges to some of the boundaries with standard trees within the old quarry.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

None identified.

Network Improvements may be required Network Improvements may be required

Right of way Hucknall BW33 crosses the site. Low level of flood risk – Flood Zone 1.

Site rises significantly from south east to north west. To the north eastern boundary of the site, ground levels increase substantially to form a steep slope forming part of Leivers Hill. The north western part of the site also rises substantailly to form a steep sloped hill, Beacon Hill.

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK006**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land off Common Lane, Hucknall 5.11

115

Housing

# Availability

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

No identified by submission 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.***

## Location, Setting & Land Use

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

**Neighbourhood Plan Area**

# Suitability

EV1 - Green Belt N/A

**Setting**

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

**Location**

Main urban Area Fringe

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None None

Currently no access to any identified services.

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

Outside core hourly/half hourly public transport network

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

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

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.

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

Mature trees to the east form a barrier to access from eastern residential areas . Western boundary formed of stream and mature woodland.

No heritage assets identified on or adjacent to the site.

**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**

**Flood Risk from Surface Water**

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

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

No known ground stability issues. Coal Low Risk Area.

A small area of surface water flooding is identified to the southern boundary of the site nearest to the main urban boundary.

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

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

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

**Topographical Constraints**

None identified. Slightly undulating, gently sloping north to south.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK007**

**(Site has PP)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

South of High Leys Road, Hucknall 0.22

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Housing

# Availability

Ransom strip to Meadow Croft Gardens created by Brandon Homes

No identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

ST2-Main Urban Area. Policy HG1Hf - Housing N/A

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

Close to A611, however there are existing dwellings in the same vicinity

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

None

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

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

With 480m (6mins) of a natural green and a neighbourhood park with a play area. The site is within 1000 m of a destination park – Nabbs Lane and Titchfield Park

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

N/A

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.

No designations on or adjacent site.

The site appears to have naturally regenerated with a substantial tree coverage so that it is identified as a Priority Habitat - deciduous woodland.

No heritage assets identified on or adjacent to the site.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area.

Part of the site, south western boundary, is subject to surface water flooding.

Small site no STW comment Small site no STW comment

None identified.

Low level of flood risk – Flood Zone 1. None identified. The site is relatively flat.

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.***

**Overall Conclusion**

# 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. |

**Housing**

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

**Site Details**

**Site Ref HK008**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Westholme, Forest View Drive, Hucknall 1.9

58

Housing

# Availability

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

None identified by submission No

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

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

# Suitability

## Location, Setting & Land Use

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

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with isolated dwellings and residential areas to the south.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified.

Dwelling, stabling

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

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

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

**Access to Green Space**

Within 480m (6mins) of a natural green space. Part of the site is

within 480m (6 mins) from neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

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

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

LWS (Dobpark Grassland) adjacent to the northern boundary of the site.

No designations on or adjacent site.

Mature trees & hedgerows to all sides and spread across the site. Overhead power/ telephone lines present.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

None identified

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

None identified.

Network Improvements may be required Network Improvements unlikely to be required

None identifed. Flood Zone 1.

None. The site is gently sloping north to south.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability. |

**Housing**

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

# Site Details

**Site Ref HK009**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Seven Stars PH, West Street / Ogle Street, Hucknall 0.66

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Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

Former public housing and car parking with additional areas located within a mixed use area of residential and various commercial uses.

ST2-Main Urban Area N/A

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Brownfield None identified.

Former PH, Various outbuildings

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

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

The site is within 480m (6mins) of a natural green space. Within 480m (6 mins) of a neighbourhood park with a Play Area. The site is within 1000 m of a destination park – Tichfield Park.

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

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

**Natural Features Heritage Assets**

## Physical Constraints

N/A

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

None identified

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.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

**Other Constraints**

**Topographical Constraints**

None. Relatively flat site

No known ground stability issues. Coal Low Risk Area.

No surface water flooding on site. Surface water flooding to West Street and Ogle Street adjacent to the site.

Network Improvements may be required Network Improvements unlikely to be required

None identified

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.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Archaeological investigation. Within 6-10 years  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. |

**Housing**

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

# Site Details

**Site Ref HK010**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

South East of Doff's, A611, Hucknall 0.9

N/A Employment

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified None

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

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

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

**Access to Green Space**

Within 480m (6mins) of a natural green space. The site forms

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

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.

No designations on or adjacent site.

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

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

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

None identified.

Network Improvements may be required Network Improvements unlikely to be required

Right of way Hucknall FP 5 forms western boundary Low level of flood risk – Flood Zone 1.

Gently sloping site with higher ground to the south west.

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

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Not Applicable  The site has not been assessed for achievability. |

**Overall Conclusion**

**Employment**

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

**Site Details**

**Site Ref HK011**

**(Site has PP)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land off Bolsover Street, Hucknall 0.22

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Housing

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

ST2-Main Urban Area N/A

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

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via**

**Walking (800m/10mins**

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

**Access to Green Space**

Brownfield None

Employment buildings

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

Further Education College, Supermarket, Retail Area and Hospital

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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

None identified.

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.

**Highways Access** Access appears possible

**NCC Highways Comments**

Likely require improvenents to Bolsover St

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

site. Factory immediately adjacent to northwest.

**Ground Stability**

No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat site.

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.***

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

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

# Site Details

**Site Ref HK012 - E**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Bottom Plantation, Misk Farm, Common Lane, Hucknall 2.58

N/A Employment

# Availability

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

None identified by submission 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**

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt N/A

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

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

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

None

No access to identified services.

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

Not applicable to employment sites.

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

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

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.

No designations on or adjacent site.

Mature trees to the east form a barrier to access from eastern residential areas. Western boundary formed of overgrown stream and mature woodland.

No heritage assets identified on or adjacent to the site.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

No known ground stability issues. Coal Low Risk Area.

The western part of the site is subject to surface water flooding including a small linear area of high risk flooding.

Network Improvements may be required Network Improvements unlikely to be required

None

Low level of flood risk – Flood Zone 1.

None identified. Slightly undulating, gently sloping north to south.

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

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

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability. |

**Overall Conclusion**

**Employment**

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

**Site Details**

**Site Ref HK012 - H**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Bottom Plantation, Misk Farm, Common Lane, Hucknall 2.58

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Housing

# Availability

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

None identified by submission 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**

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt N/A

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

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

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

None

No access to identified services.

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

Outside core hourly/half hourly public transport network.

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

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

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.

No designations on or adjacent site.

Mature trees to the east form a barrier to access from eastern residential areas. Western boundary formed of overgrown stream and mature woodland.

No heritage assets identified on or adjacent to the site.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

No known ground stability issues. Coal Low Risk Area.

The western part of the site is subject to surface water flooding including a small linear area of high risk flooding.

Network Improvements may be required Network Improvements unlikely to be required

None

Low level of flood risk – Flood Zone 1.

None identified. Slightly undulating, gently sloping north to south.

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

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

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability. |

**Overall Conclusion**

**Housing**

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

**Site Details**

**Site Ref HK013**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Linby Boarding Kennels, East of Church Lane, Hucknall 1.6

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Mixed Use

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield Neighbouring Use Constraints**

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via**

**Walking (800m/10mins**

EV1 - Green Belt N/A

Fields forming part of the countryside with isolated dwellings/ sports facilities, open countryside to the east and residential area to the west.

Brownfield/ Greenfield

Potential conflict between the adjacent cricket ground and residential development.

Kennel buildings. NB majority of dwelling Harwyn House falls within Gedling District.

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**

**Locally Designated Natural Assets**

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

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

LWS (Linby Paddock) adjacent to the northern boundary of the site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

**Highways Access**

Mature hedgerows to the east and west, some mature trees on

site.

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

The key heritage assets are as follows:

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

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

 Linby Conservation Area – Medium Significance

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

 Grade II Headstone 8M south of chancel at Church of St Michael – Medium Significance

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

 Grade II Glebe boundary marker 110m south of the Old Rectory – Medium Significance

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

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

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

 Grade II The Old Rectory – Medium Significance

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

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

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

Assessment of Historic Landscape Characterisation

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

Potential access constraints which could be overcome

**NCC Highways Comments**

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

|  |  |  |
| --- | --- | --- |
| **Land Contamination** | No known contamination. north. | Old Quarry immediately adjacent to |
| **Ground Stability**  **Flood Risk from Surface Water**  **Seven Trent Water – Potential Impact on Foul Sewer Infrastructure**  **Seven Trent Water – Potential Impact on Surface Water Sewer Infrastructure**  **Rights of Way**  **Flood Risk from Watercourses Topographical Constraints Other Constraints** | No known ground stability issues. Coal Low Risk Area.  Small area of high and medium risk surface water to the south eastern part of the site.  Network Improvements may be required Network Improvements may be required  None identified  None identifed. Flood Zone 1.  None identified. Gently slopes north to south.  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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 0-5 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |
|  | **Overall Conclusion** |
|  | 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).* |

# Site Details

**Site Ref HK014**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land at Forest View Drive, Hucknall 0.3

10

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with isolated dwellings and the A611 and residential areas to the west.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

The A611 is adjacent to the site.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

Greenfield

3 small outbuildings/ sheds

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

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

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

**Access to Green Space**

Within 480m (6mins) of a natural green space. Part of the site is

within 480m (6 mins) from neighbourhood park with a play area. The site is within 1000 m of a destination park – Washdyke Lane.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

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

LWS (Dobpark Grassland) adjacent to the northern boundary of the site.

No designations on or adjacent site.

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**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

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

Low level of flood risk – Flood Zone 1.

None identified. Gently sloping from south to north.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK015**

**(Site has PP)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Broomhill Farm, Nottingham Road, Hucknall 7.2

162

Housing

# Availability

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

None identified by submission No

***Availability Conclusion The site is available.***

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

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

ST2-Main Urban Area. HG1Hb (part) - Housing N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None None

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

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.

No designations on or adjacent site.

Multiple mature trees and hedgerows form current field boundaries.

No heritage assets identified on or adjacent to the site.

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

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

south.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

No known ground stability issues. Coal Low Risk Area.

A small area of low risk surface water flooding is identified to the east of the site.

Network Improvements may be required Network Improvements may be required

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat.

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **ADC SHELAA SITES 2023** |
| **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/2019/0483) - approved March 2021.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 0-5 years  The site is achievable. |
|  | The site has planning permission (V/2019/0483) - approved March 2021. |

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

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

# Site Details

**Site Ref HK016**

**Address**

**Gross Developable Area Potential Yield**

Land north of A611 / South of Broomhilll Farm, Hucknall 23.63

482

**Proposed Use**

Mixed use for housing and commercial

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with residential areas to the north and east, A611 to the south and east.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

A611 adjoins the site and mitigation measure may be required.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield None

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

Outside core hourly/half hourly public transport network. However, the housing yield may generate the provision of bus services.

Within 480m (6mins) of a natural green space and a neighbourhood park with a play area. Most of the site is within 1000 m of a destination park – Titchfield.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

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

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

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

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

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

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

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

## Physical Constraints

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination.

**Ground Stability**

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

**Flood Risk from Surface Water** There are a number of areas of, typically, low risk surface water

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

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

Network Improvements likely to be required

**Seven Trent Water – Potential** Network Improvements may be required

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way**

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

|  |  |
| --- | --- |
| **Flood Risk from Watercourses Topographical Constraints**  **Other Constraints** | Low level of flood risk – Flood Zone 1.  None identified. Gently sloping site. Former railway embankment is set within part of the site.  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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability Within 6-10 years  The site is assumed to be potentially achievable at this time,  pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Overall Conclusion**

**Mixed use for housing and commercial**

***Overall Conclusion***

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

**Site Details**

**Site Ref HK018**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land rear 222 Nottingham Road, Hucknall 0.23

7

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt N/A

Extensive garden areas which integrated into the wider countryside with residential areas to the east.

Brownfield/ Greenfield

Small area of hardstanding for car parking.

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

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

Further Education College, Supermarket, Retail Area and Hospital.

**Access to Green Space**

Within 480m (6mins) of a natural green space. The majority of

the site is within 480m (6mins) of a neighbourhood park with a play area.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature 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**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area. No surface water flooding identified

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is not suitable in isolation.*** |
|  | ***The site is located in the Green Belt. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Highways have identified that the site is isolted from the public highway. The site has also been assessed as part of a wider site***  ***- see HK050.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK019**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land rear 214 - 220 Nottingham Road, Hucknall 0.45

12

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt N/A

Extensive garden areas which integrated into the wider countryside with residential areas to the east.

Brownfield/ Greenfield

Dwelling, workshop and garage buildings

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

Strong western boundary-hedgerow and mature tree

planting/trees.

No heritage assets identified on or adjacent to the site.

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area.

A small area of surface water flood is identified to the rear of the existing dwelling.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat.

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

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

**Overall Conclusion**

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

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

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

**Housing**

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

# Site Details

**Site Ref HK020**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land rear 224 Nottingham Road, Hucknall 3.11

70

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

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

## Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt N/A

Extensive garden areas and fields which integrated into the wider countryside with residential areas to the east.

Brownfield/ Greenfield

A611 abuts southern boundary Dwelling, workshop

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

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

Land immediately adjacent to south.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

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

Network Improvements may be required Network Improvements may be required

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat.

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

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

**Overall Conclusion**

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

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

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

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

**Housing**

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

# Site Details

**Site Ref HK021**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land north of Cranbourne Grove / Wood Lane, Hucknall 0.32

11

Housing

# Availability

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

None identified by submission no

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

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

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field forming part of the countryside with isolated dwellings and residential areas adjacent to the south and the A611 to the east.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via**

**Walking (800m/10mins**

Greenfield

A611 abuts eastern boundary None

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**

**Agricultural Land Classification**

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

**Natural Features**

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

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

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

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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified, flat site.

None identified.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK022**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall 8.82

198

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

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

EV1 - Green Belt N/A

**Browfield/Greenfield** Greenfield

**Neighbouring Use Constraints**

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

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

Farm Buildings

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

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

Supermarket.

**Access to Green Space**

Parts of the site is within 480m (6 mins) from neighbourhood park

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

**Access to Utilities**

Site is within close proximity to residential dwellings, Harron Homes have recently started construction for 113 houses. Utilities surveys will be undertaken in due course, however no insurmountable issues are foreseen.

## Impact on Natural & Built Environment

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

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

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

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

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

**Nationally Designated Natural Assets**

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

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

**Heritage Assets**

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

The key heritage assets are as follows:

* Grade II Battle Headquarters – Medium Significance

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

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

* Grade II Hangars 1 & 2 at K & M Hauliers – Medium Significance Development of the site will not harm the setting or significance of the assets.
* Locally Listed Guardhouse at Former RAF Hucknall, Motor Garages and Workshops at Former RAF Hucknall, and Shops and Store at Former RAF Hucknall – Low Significance

The site is located at such a distance from the assets and is screened from intervening built form and vegetation that any development will not impact the significance and setting of the assets.

Assessment of Archaeological Potential

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

Assessment of Historic Landscape Characterisation

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

## Physical Constraints

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

|  |  |
| --- | --- |
| **NCC Highways Comments** | Site requires masterplanning access strategy with 2 points of access onto |
|  | Long Lane and Lancaster Road. The main road corridor should be looped |
|  | suitable for buses and interconnected throughout. Segregated enhanced |
|  | pedestrian/cyclist routes should be integral to the development. The |
|  | promoter/owner will be expected to maximise opportunities to provide new |
|  | sustainable transport options which create less-car dependant settlements. |
| **Land Contamination** | No known contamination. Site is within 20m of former landfill to |
|  | south. |
| **Ground Stability** | No known ground stability issues. Coal Low Risk Area. |
| **Flood Risk from Surface Water** | Parts of the site are subject to surface water flooding. The |
|  | southern part of the site close to Watnall Road identifies an |
|  | significant area at a high risk of flooding. |
| **Seven Trent Water – Potential** |  |
| **Impact on Foul Sewer** | Network Improvements likely to be required |
| **Infrastructure** |  |
| **Seven Trent Water – Potential** | Network Improvements unlikely to be required |
| **Impact on Surface Water Sewer** |  |
| **Infrastructure** |  |
| **Rights of Way** | 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. |

***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.***

**Overall Conclusion**

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

**Housing**

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

# Site Details

**Site Ref HK023**

**Address** Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

4.66

150

Housing

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

ST2-Main Urban Area N/A

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Brownfield

Possible for conflict with the adjacent employment use. Two remaining Rolls Royce buildings

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

Outside core hourly/half hourly public transport network. However, there is dedcated bus provision to the site (V/2013/0123).

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets**

## Physical Constraints

N/A

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.

None identified. None identified.

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.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified.

No known ground stability issues. Coal Low Risk Area.

Part of the site is subject to surface water flooding which reflects the location of the building identified on the flood maps.

Network Improvements may be required Network Improvements may be required

None identified.

Low level of flood risk – Flood Zone 1.

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

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

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

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs** | None identified. |
| **Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Within 6-10 years The site is achievable. |
|  | The site has planning permission (V/2022/0652) - approved April 2023. |

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

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

# Site Details

**Site Ref HK024**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Phases 10,11,12, land at Rolls Royce, Watnall Road, Hucknall 4.45

101

Housing

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

EM2 open air testing Rolls Royce. N/A

**Browfield/Greenfield Neighbouring Use Constraints**

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

Brownfield

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.

None

Currently no access to any identified services.

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

Outside core hourly/half hourly public transport network.

**Access to Green Space**

Part of the site is within 480m (6mins) of a natural green space.

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

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

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Part of the site is a LWS – Hucknall Airfield. However, planning permission has been granted for the area to be developed for employment purposes.

No designations on or adjacent site.

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

No heritage assets identified on or adjacent to the site.

**Highways Access** Access appears possible

**NCC Highways Comments**

This appears to be the commercial element of the Rolls Royce planning permission that benefits from a purpose made access core route that provides secondary access to the RR works. This could create potential conflict with private/commercial vehicles.

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

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

**Ground Stability**

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

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

**Rights of Way**

None identified.

**Flood Risk from Watercourses**

**Other Constraints**

**Topographical Constraints**

None identified.

No known ground stability issues. Coal Low Risk Area. Part of the site is subject to surface water flooding.

Network Improvements may be required Network Improvements may be required

Flood Zone 2

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

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

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 6-10 years  The site is achievable. |
|  | The site has planning permission (V/2022/0644) - approved April 2023. |

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

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

# Site Details

**Site Ref HK025**

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

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

1.09

N/A Employment

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

Employment area.

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

ST2-Main Urban Area N/A

Brownfield None identified. Yes

Currently no access to any identified services.

Outside core hourly/half hourly public transport network. However, there is dedcated bus provision to the site (V/2013/0123).

The site is within 480m (6mins) of a natural green space, part of the site is within 480m (6 mins) of a neighbourhood park and the site is within 1000 m of a destination park.

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

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

**Natural Features**

**Heritage Assets**

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

N/A

No designations on or adjacent site. No designations on or adjacent site. None identified.

## 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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified.

No known ground stability issues. Coal Low Risk Area.

Part of the site,to the north west boundary, is subject to surface water flooding.

Network Improvements may be required Network Improvements may be required

None identified.

Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

**Employment**

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

**Site Details**

**Site Ref HK026 - H**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land off Nottingham Road / South of A611, Nottingham Road, Hucknall

15.41

314

Housing

# Availability

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

None identified by submission 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**

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with residential areas to the south and the A611 to the north.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

A611 abuts the northern boundary

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

Greenfield None.

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Boundary made up of mature trees and hedgerows.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.

**Land Contamination** No known contamination. Former Railway land immediately

adjacent to west. Watercourse along northern boundary.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

No known ground stability issues. Coal Low Risk Area.

Surface water flooding including areas of high risk are identified to the northern part of the site.

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Hucknall BW17 crosses the site from east to west.

|  |  |
| --- | --- |
| **Flood Risk from Watercourses** | A significant part of the northern area of the site is located in Flood Zones 2 or 3. |
| **Topographical Constraints Other Constraints** | NB. The Environment Agency is due to publish ( July 2021) new peak river flow allowances, which may effect the flood zone.  None identified. Relatively flat.  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 constriants.*** |
|  | ***The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.*** |

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Flood defence work. Not Applicable  The site has not been assessed for achievability |

**Overall Conclusion**

**Housing**

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

**Site Details**

**Site Ref HK026 - E**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land off Nottingham Road/ south of A611, Nottingham Road, Hucknall

15.41

N/A Employment

# Availability

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

None identified by submission 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**

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with residential areas to the south and the A611 to the north.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified. None.

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

A LWS Farleys Disused Railway is adjacent to the site. The LWS is also identified as a priority habitat – deciduous woodland under Natural Environment & Rural Community Act 2006, Section 41. The former railway is also a LNR Bulwell Hall Park Meadows

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Boundary made up of mature trees and hedgerows.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

**Highways Access** Significant access constraints

**NCC Highways Comments**

Site requires masterplanning access strategy with 2 points of access onto Hucknall Lane - Bye-pass. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. Note this will require significant highway improvements to the highway network around the A611/Nottingham Rd - Hucknall Rd leading to Moor Rd bridge as these links are operating above theoretical saturation levels during peak hours. This will reduce overall yield as part of the land will be required for highway improvements.

**Land Contamination** No known contamination. Former Railway land immediately

adjacent to west. Watercourse along northern boundary.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

No known ground stability issues. Coal Low Risk Area.

Surface water flooding including areas of high risk are identified to the northern part of the site.

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Hucknall BW17 crosses the site from east to west.

|  |  |
| --- | --- |
| **Flood Risk from Watercourses** | A significant part of the northern area of the site is located in Flood Zones 2 or 3. |
| **Topographical Constraints Other Constraints** | NB. The Environment Agency is due to publish ( July 2021) new peak river flow allowances, which may effect the flood zone.  None identified. Relatively flat.  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 emeployment is identified as a less vulnerable use. Nevertheless, under the sequential test, new development should be steered to areas with the lowest probability of flooding. Highways identify that there are significant access constriants.*** |
|  | ***The site is located in the Green Belt, forming an important break between the urban areas of Hucknall and the City of Nottingham. Under the National Planning Policy Framework, paragraph 136 it is necessary to demonstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***Local Wildlife sites are located adjacent to the site, therefore, any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.*** |

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Flood defence work. Not Applicable  The site has not been assessed for achievability |

**Overall Conclusion**

**Employment**

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

**Site Details**

**Site Ref HK027**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Former Hucknall Football Club site (eastern part), Watnall Road, Hucknall

0.62

N/A Mixed Use

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

ST2-Main Urban Area N/A

Recreational facility within a mixed use area of residential and various commercial uses.

Brownfield/ Greenfield

Buildings associated with the Football Club

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

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

Not applicable to retail sites.

**Access to Green Space**

With 480m (6mins) of a natural green and a neighbourhood park

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

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

**Natural Features**

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

N/A

No designations on or adjacent site. No designations on or adjacent site. None identified

## 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**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area. No surface water flooding identified

Network Improvements may be required Network Improvements likely to be required

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat site.

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

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

***The proposal would include a loss of part of an allocated employment site and an area of formal open space under the policies in the Ashfield Local Plan Review 2002.***

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

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

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

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  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.*

# Site Details

**Site Ref HK028**

**Address**

**Gross Developable Area Potential Yield**

Whyburn Farm, Hucknall 205.8

3000

**Proposed Use**

Mixed use site for housing and employment

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

# Availability

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

None identified by submission In part

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

***landowners but an agreement is in place for land assembly. No legal issues have been identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Separated from Main Urban Area / Named Settlement

**Neighbourhood Plan Area**

**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).

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

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

Greenfield None identified.

Agricultural buildings

No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.

No access to services including a bus stop (half hourly AM, half hourly PM peak and hourly daytime service), however, the housing yield may generate the provision of bus services.

**Access to Green Space** Part of the site to the south of Park Forest and Wighay Wood and

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

**Access to Utilities** Yes

## Impact on Natural & Built Environment

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

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

**Agricultural Land Classification**

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

**Locally Designated Natural Assets** LWS located on site are part of Park Forest, Annesley, and Wighay

Wood Stream. Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges. Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). LWS located on site are part of Park Forest, Annesley, and Wighay Wood Stream.

Local Wildlife Sites adjoin the site are Park Forest, Wighay Wood, Dob Park Grassland and Washdyke Lane Hedges.

Part of Brier Plantation and land beyond to the southeast is subject to a group TPO Woodlands (ref 24). Small areas of the site to the west and north of Whyburn Houses and adjacent to Wighay Wood Stream are identified as Priority Habitat- deciduous woodland, under the Natural Environment & Rural Community Act 2006, Section 41.

**Nationally Designated Natural Assets**

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

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

**Heritage Assets**

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

The key heritage assets are as follows:

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

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

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

 Locally Listed Whyburn House – Low Significance

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

Assessment of Archaeological Potential

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

Assessment of Historic Landscape Characterisation Development would represent a significant change.

## Physical Constraints

**Highways Access**

**NCC Highways Comments**

**Land Contamination**

Potential access constraints which could be overcome

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.

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

|  |  |
| --- | --- |
| **Ground Stability** | Likely ground stability issues. Former quarry with limekiln near |
|  | centre of site. Former gravel pit in southwest part of site. Mainly |
|  | Coal Low Risk Area. A small area of Coal High Risk Area is |
|  | identified off Washdyke Lane (318044) to the north of Whyburn |
|  | Cottages, to the south west of Silo Farm Court (292240), to the |
|  | north west of Silo Farm Court (292251) and abutting the site in |
|  | Park Forest (292311). |
| **Flood Risk from Surface Water** | Some surface water flooding identified on site. Flows follow the |
|  | course of Wighay Wood stream. Isolated areas of high and |
|  | medium risk surface water flooding are located to the south and |
|  | north west of New Farm, Washdyke Lane. Surface Water flooding |
|  | flows, with some high risk areas are identified to the west of |
|  | Whyburn House flowing into and following the watercourse. |
| **Seven Trent Water – Potential** |  |
| **Impact on Foul Sewer** | Network Improvements likely to be required |
| **Infrastructure** |  |
| **Seven Trent Water – Potential** | Network Improvements unlikely to be required |
| **Impact on Surface Water Sewer** |  |
| **Infrastructure** |  |
| **Rights of Way** | 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 dem onstrate that there are exceptional circumstances, for the site to be taken out of the Green Belt.*** |
|  | ***While there is no access to identified local services or to core hourly/half hourly public transport network, but the housing yield will generate the provision of bus services.***  ***The east part of the site is identified as a mix of Grade 2, Grade 3a and Grade 3b agricultural land.*** |
|  | ***Annesley Hall and its Registered Park and Garden adjoins part of the boundary of the site, and Whyburn House (Ref 393) which is a locally listed heritage asset is on the site. Any potential development is likely to cause less than substantial harm.*** |
|  | ***The site has a moderate to high potential for evidence of Roman activity. Further evaluation work, beginning with a Desk Based Assessment (DBA) is required. Depending on the results of the DBA further archaeological investigations may be warranted, including a geophysical survey and targeted trial trenching, where necessary. This work will inform the need for mitigation. In addition, landscape survey and historic building recording is also recommended to assess the quality of survival of the built heritage within the allocation.***  ***Development would represent a significant change to the***  ***landscape character.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Overall Conclusion**

**Mixed use site for housing and employment**

***Overall Conclusion***

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

**Site Details**

**Site Ref HK029**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land North of Wood yard, Wood Lane, Hucknall 0.38

13

Housing

# Availability

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

None identified by submission No

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

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

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

Green space set within an urban area with a mix of residential, commercial and educational uses.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

A611 abuts the western boundary.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield No

Primary school, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

Further Education College, Supermarket, and Retail Area.

Part of the site is within 480m (6mins) of a natural green space. Within 480m (6 mins) of a neighbourhood park. The site is within 1000 m of a destination park – Washdyke Lane.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

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

**Natural Features**

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

N/A

No designations on or adjacent site. No designations on or adjacent site. None identified.

## 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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified.

None identified.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

***Suitability Conclusions The site is 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.*

# Site Details

**Site Ref HK030**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land North of Wood Lane, Hucknall 0.53

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Housing

# Availability

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

None identified by submission No

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

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

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Trees and grassland within the countryside with residential areas to the south east and south west

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified.

Concrete hen house bases (large)

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**

**Agricultural Land Classification Locally Designated Natural Assets**

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

The Post 1988 Agricultural Land Classification (England) Maps identified part of the site as ‘other’.

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**

**Heritage Assets**

## Physical Constraints

Mature trees and hedges form 3 boundaries, significant part of

the site is covered by mature trees.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

None identified.

Small site no STW comment Small site no STW comment

None identified.

Low level of flood risk – Flood Zone 1.

**Overall Conclusion**

|  |  |
| --- | --- |
| **Topographical Constraints Other Constraints** | None identified. Relatively flat site.  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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Not Applicable  The site has not been assessed for achievability |

**Housing**

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

|  |  |  |
| --- | --- | --- |
| **Site Details** | | |
| **Site Ref** | **HK031** | **(site has PP)** |
| **Address**  **Gross Developable Area Potential Yield Proposed Use** | Barbara Square, Hucknall 0.13  4  Housing | |
| **Availability** | | |
| **Ownership Constraints**  **Restrictive Covenant Tenanted or Leased** | None - Confirmation from landowner(s) site available within the next 15 years.  None identified by submission No | |
| ***Availability Conclusion*** | ***The site is available.*** | |
| ***The site has Planning Permission.*** | | |
| **Suitability** | | |
| **Location, Setting & Land Use** |  |  |
| **2002 Ashfield Local Plan Review Policy/Allocation**  **Location**  **Neighbourhood Plan Area Setting Browfield/Greenfield**  **Neighbouring Use Constraints Existing Buildings & Structures** | ST2-Main Urban Area  Main Urban Area N/A  Garage site within a residential urban area. Brownfield/ Greenfield  None identified At least 6 garages. | |
| **Access to Services, Green Spaces & Utilities** |  |  |
| **Access to Local Services Via Walking (800m/10mins**  **Access to Local Services Via Public Transport (within 30 mins)**  **Access to Green Space** | Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).  Secondary School, Further Education College, Supermarket, Retail Area and Hospital.  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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** None identified.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on 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**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified, gently sloping.

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 minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking. Will require highway improvements for vehicle turning on Barbara Sq.***

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

*The site has Planning Permission.*

|  |  |  |
| --- | --- | --- |
| **Site Details** | | |
| **Site Ref** | **HK032** | **(site has PP)** |
| **Address**  **Gross Developable Area Potential Yield Proposed Use** | Chestnut Grove, Hucknall 0.13  4  Housing | |
| **Availability** | | |
| **Ownership Constraints**  **Restrictive Covenant Tenanted or Leased** | None - Confirmation from landowner(s) site available within the next 15 years.  Right of way for one house No | |
| ***Availability Conclusion*** | ***The site is available.*** | |
| ***The site has Planning Permission.*** | | |
| **Suitability** | | |
| **Location, Setting & Land Use** |  |  |
| **2002 Ashfield Local Plan Review Policy/Allocation**  **Location**  **Neighbourhood Plan Area Setting Browfield/Greenfield**  **Neighbouring Use Constraints Existing Buildings & Structures** | ST2-Main Urban Area  Main Urban Area N/A  Garage site within a residential urban area. Brownfield  None identified.  Hardstanding, with a single garage on site. | |
| **Access to Services, Green Spaces & Utilities** |  |  |
| **Access to Local Services Via Walking (800m/10mins**  **Access to Local Services Via Public Transport (within 30 mins)**  **Access to Green Space** | Primary School, Convienience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).  Further Education College, Supermarket, Retail Area and Hospital.  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**

**Agricultural Land Classification**

N/A

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

**Natural Features**

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

N/A

No designations on or adjacent site. No designations on or adjacent site. None identified

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking . Will require highway improvements for vehicle turning on 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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

Gently sloping site.

No known ground stability issues. Coal Low Risk Area.

The eastern part of the site is subject to surface water flooding.

Small site no STW comment Small site no STW comment

None identified.

Low level of flood risk – Flood Zone 1.

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

***Suitability Conclusions The site is suitable. The site has Planning Permission.***

**Overall Conclusion**

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

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

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

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

*The site has Planning Permission.*

# Site Details

**Site Ref HK034**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Farley's Lane, Hucknall 0.85

23

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field forming part of the countryside with residential areas to the north and the A611 to the south.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified. None

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

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

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

**Access to Green Space**

Within 480m (6mins) of a natural green space. Part of the site is

within 480m (6 mins) from neighbourhood park. Within 1000 m of a destination park - Nabbs Lane and Titchfield Park.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Mature hedges and trees to field boundaries.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opposite Doreys Way.

**Land Contamination** No known contamination. Former railway land encroaches onto

northern part of site. Former Gravel Pit located approx 20m to northeast.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

**Other Constraints**

No known ground stability issues. Coal Low Risk Area.

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

Network Improvements may be required Network Improvements unlikely to be required

Right of way Hucknall BW30 runs to the east of the site. Low level of flood risk – Flood Zone 1.

Gently sloping but with a significant fall in height from the adopted highway of Farley Lane.

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

**Overall Conclusion**

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

**Housing**

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

|  |  |  |
| --- | --- | --- |
| **Site Details** | | |
| **Site Ref** | **HK035** | **(site has PP)** |
| **Address**  **Gross Developable Area Potential Yield Proposed Use** | Hawthorne Avenue, Hucknall 0.1  3  Housing | |
| **Availability** | | |
| **Ownership Constraints**  **Restrictive Covenant Tenanted or Leased** | None - Confirmation from landowner(s) site available within the next 15 years.  None identified by submission No | |
| ***Availability Conclusion*** | ***The site is available.*** | |
| ***The site has Planning Permission.*** | | |
| **Suitability** | | |
| **Location, Setting & Land Use** |  |  |
| **2002 Ashfield Local Plan Review Policy/Allocation**  **Location**  **Neighbourhood Plan Area Setting Browfield/Greenfield**  **Neighbouring Use Constraints Existing Buildings & Structures** | ST2-Main Urban Area  Main Urban Area N/A  Garage site within a residential urban area. Brownfield  None identified. Hardstanding | |
| **Access to Services, Green Spaces & Utilities** |  |  |
| **Access to Local Services Via Walking (800m/10mins**  **Access to Local Services Via Public Transport (within 30 mins)**  **Access to Green Space** | Primary school, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).  Further Education College, Supermarket, and Retail Area.  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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

5 trees on site 2, pollard in the past and 2 elder trees. Not seen

as an issue to be removed if necessary.

No heritage assets identified on or adjacent to the site.

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking .

**Land Contamination** No known contamination. Former Allotment Gardens, later

(domestic) garage site. Land drain across northern boundary of site.

**Ground Stability**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

Flat site none identified.

No known ground stability issues. Coal Low Risk Area. Some low risk surface water flooding to the site.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

*The site is available, suitable and achievable.*

*The site has Planning Permission.*

# Site Details

**Site Ref HK036**

**(Site has PP)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

High Leys Road, Hucknall 0.11

3

Housing

# Availability

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

None identified by submission 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**

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

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

ST2-Main Urban Area N/A

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

## Access to Services, Green Spaces & Utilities

**Access to Local Services Via**

**Walking (800m/10mins**

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

**Access to Green Space**

Greenfield None identified None

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

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

With 480m (6mins) of a natural green and a neighbourhood park

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

**Access to Utilities**

Generally assumed to be non-constrained.

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

N/A

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.

No designations on or adjacent site.

The site appears to have naturally regenerated with a substantial tree coverage so that it is identified as a Priority Habitat - deciduous woodland.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

None

Low level of flood risk – Flood Zone 1. None identified. The site is relatively flat.

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.***

**Overall Conclusion**

# 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. |

**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.*

**Site Details**

**Site Ref HK037**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Munks Avenue, Hucknall 0.07

2

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area Setting Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

ST2-Main Urban Area N/A

Garage site within a residential urban area. Brownfield/ Greenfield

Area submitted has been subdivided with two garages located off Hawthorne Avenue.

Primary school, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

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

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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

No designations on or adjacent site. No known protected species

on site.

No heritage assets identified on or adjacent to the site.

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking .

**Land Contamination** No known contamination. Former Allotment Gardens. Land drain

across northern boundary of site.

**Ground Stability**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area. Some low risk surface water flooding to the site.

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified, flat site.

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.***

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Within 0-5 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact  of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK038**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Oak Grove, Hucknall 0.1

3

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified.

**Setting**

Garage site within a residential urban area.

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

ST2-Main Urban Area N/A

Brownfield

13 garages on site including two press steel modern garages.

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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** None identified.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

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

**Land Contamination** Likely existance of contamination. Current (domestic) garage

site. Site is adjacent to filled shallow railway cutting to west.

**Ground Stability**

No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

None identified.

Low level of flood risk – Flood Zone 1. None identified, flat site.

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.***

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs** | Land contamination. |
| **Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Within 0-5 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK039**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Piggins Croft, Yorke Street, Hucknall 0.45

0

Mixed Use

# Availability

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

Restrictive covenant which can be overcome 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.***

## Location, Setting & Land Use

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

**Neighbourhood Plan Area**

# Suitability

ST2-Main Urban Area N/A

**Setting**

Car park with the Town Centre with a mix of commercial and residential units.

**Location**

Main Urban Area

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Brownfield

It is a town centre location None

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

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

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

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

None identified.

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.

**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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified

No known ground stability issues. Coal Low Risk Area.

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

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is potentially suitable.*** |
|  | ***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. 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)**  **Achievability Conclusion** | Land contamination and Archaeological investigation. Not Applicable  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, withdraawn from SHELAA process*

# Site Details

**Site Ref HK040**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Ruffs Farm, South of Laughton Crescent, Hucknall 0.49

13

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

Green space set within an residential urban area.

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

## Access to Services, Green Spaces & Utilities

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

ST2-Main Urban Area N/A

Greenfield None identified. None

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

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

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

**Access to Green Space**

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

and a 1000 m of a destination park - Nabbs Lane and Merlin Park.

**Access to Utilities**

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features**

**Heritage Assets**

## Physical Constraints

Substantial number of mature trees on the site.

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.

**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**

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

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

**Rights of Way**

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

No known ground stability issues. Coal Low Risk Area. No surface water flooding identified

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat site.

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 have identified that 3rd party land is required to access the highway network.***

# Achievability

**Potential Abnormal Site Costs** Archaeology investigation.

**Time Scale (Commencement of Delivery)**

Not Applicable

**Achievability Conclusion** The site has not been assessed for achievability

# Overall Conclusion

**Housing**

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

**Site Details**

**Site Ref HK041**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

South of Papplewick Lane, Hucknall 0.88

24

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area**

**Setting**

Field forming part of the countryside with residential areas to the north and west.

ST2-Main Urban Area N/A

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield None identified. 1 stable block

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

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

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** Hedgerows 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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints Other Constraints**

No known ground stability issues. Coal Low Risk Area.

No surface water flooding is anticipated to be on the site although surface water is located on/adjacent to the south eastern boundary.

Network Improvements may be required Network Improvements may be required

None identified

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.

None identified. Relatively flat.

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 have identified that 3rd party land is required to access the highway network.***

**Overall Conclusion**

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

**Housing**

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

# Site Details

**Site Ref HK042**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Yew Tree Road, Hucknall 0.12

4

Housing

# Availability

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

None identified by submission Tenanted

***Availability Conclusion The site is potentially available. It has a single owner and is***

***available within the next 15 years. The site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main Urban Area

**Neighbourhood Plan Area Browfield/Greenfield**

**Neighbouring Use Constraints**

Site adjacent to a public house, however, this is not anticipated to prevent development but mitigation measures may be required.

**Setting**

Garage site within a residential urban area.

ST2-Main Urban Area N/A

Brownfield

**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**

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

**Access to Green Space**

Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

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

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**

**Agricultural Land Classification**

N/A

**Locally Designated Natural Assets**

N/A

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** None identified.

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

Access to a shared private drive for no more than 5 properties needs to be a minimuim of 5.25 metres wide with provisions made to accommodate any displaced parking .

**Land Contamination** Likely existence of contamination. Former Allotment Gardens use

in southeast part of site. Whole site later used for (domestic) garages.

**Ground Stability**

No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

None identified.

Small site no STW comment Small site no STW comment

None identified.

None identifed. Flood Zone 1. None identified, gently sloping site.

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.***

**Overall Conclusion**

|  |  |
| --- | --- |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)** | Land contamination. 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. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK043**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Lime Tree Road Allotments, Hucknall 2.75

70

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Allotments forming part of the countryside with residential areas to the north.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

None identified

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield

Small buildings associated with allotment use

Primary School, Convenience Store and Bus Stop (Half hourly AM, Half hourly PM peak and hourly daytime service).

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

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

**Nationally Designated Natural Assets**

**Natural Features**

**Heritage Assets**

## Physical Constraints

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

TPO 168 on the eastern edge of the site comprising 24 individual trees and 2 groups of trees T46 Quercus robur

No designations on or adjacent site.

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.

No heritage assets identified on or adjacent to the site.

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

**Land Contamination** No known contamination. Allotment Gardens use of whole site.

**Ground Stability**

No known ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

None identified.

Network Improvements may be required Network Improvements may be required

None identified

Low level of flood risk – Flood Zone 1.

Unable to gain access to the site but no topographical issues anticipated.

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

**Overall Conclusion**

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

**Housing**

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

# Site Details

**Site Ref HK044**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Charnwood Grove, Hucknall 2.83

64

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field forming part of the countryside with residential areas to the south.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified. Stables

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**

**Agricultural Land Classification Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

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

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

LWS (Dobpark Grassland) is adjacent to the northern boundary of the site. .LWS (Long Hill Meadow) is adjacent to the South West boundary, part of the LWS is also identified under the Natural Environment & Rural Community Act 2006, Section 41 as a Priority Habitat – Good quality semi-improved grassland (Non Priority) (England) and and deciduous woodland.

No designations on or adjacent site.

Mature trees to two sides and mature hedgerows to two sides. No trees or hedges on site itself.

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

None identified.

Network Improvements may be required Network Improvements unlikely to be required

None identified.

Low level of flood risk – Flood Zone 1.

None identified. Sloping gently down towards north north east.

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

**Overall Conclusion**

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

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified. Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK045**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Wigwam Lane,Part Leen Valley Golf Course, Hucknall 5.5

165

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Forms part of a golf course on the urban fringe.forming part of the countryside with residential areas to the south.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

Greenfield None identified. None.

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

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

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

**Natural Features** 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**

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

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

**Rights of Way**

**Flood Risk from Watercourses**

**Topographical Constraints**

**Other Constraints**

A significant area of the western part of the site is identified as

medium and low risk surface water flooding. Network Improvements likely to be required Network Improvements may be required

None identified.

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.

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.

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

**Overall Conclusion**

|  |  |
| --- | --- |
| ***Suitability Conclusions*** | ***The site is not suitable for proposed use without mitigation. Highways identify that there are significant access constriants and as such would be reluctant to support any further development off Wigwam Lane that intensifies traffic movements and trip generations. Wigwam Lane is effectively an excessively long - single point of access road that experiences a high concentration daily traffic movements, including a significant portion of HGV’s.*** |
|  | ***Part of the access to the site is within Flood Zone 2 as is Wigwam Lane.*** |
|  | ***Ground stability could be an issue if deeper colliery spoil is encountered.*** |
|  | ***Severn Trent have identified that network improvements to the foul sewers is likely to be required.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Ground stability and vehicle access works. Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK046**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

West of Moor Road, Bestwood 5.95

152

Housing

# Availability

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

None identified by submission

Subject to an Annual Farm Business Tenancy with no security of tenure.

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

***site is available for 15 year and no legal issues have been***

***identified. However, the site is subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Named Settlement Fringe

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with isolated dwellings to the east and residential areas to the south and south east.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield None identified. None

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

A Local Wildlife Site Mill Lakes Bestwood is located to the south of the site.

No designations on or adjacent site.

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**

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

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

Likely ground stability issues. Coal Low Risk Area. Isolated areas of surface water located on the site.

Network Improvements may be required Network Improvements unlikely to be required

**Rights of Way**

Right of way Hucknall FP13 runs to the south west of the site.

**Overall Conclusion**

|  |  |
| --- | --- |
| **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. |
| **Topographical Constraints Other Constraints** | NB. The Environment Agency is due to publish ( July 2021) new peak river flow allowances, which may effect the flood zone.  None identified. Generally undulating, gentle south to north slope on western edge.  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**  **Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | Land contamination, Archaeology investigation and Flood defence work.  Within 6-10 years  The site is assumed to be potentially achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK047 (Composite Site - HK001, HK002, HK003 & HK004 and an additional area)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Common Lane, Hucknall

17.69

318

Housing

# Availability

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

None identified by submission 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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Fields within the countryside on the urban fringe.

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

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

EV1 - Green Belt N/A

Greenfield None identified. None

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

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

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

Indicated to be Grade 3.

**Nationally Designated Natural Assets**

**Natural Features**

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

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.

No designations on or adjacent site.

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**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

**Flood Risk from Watercourses Topographical Constraints**

No known ground stability issues. Coal Low Risk Area.

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.

Network Improvements likely to be required Network Improvements may be required

Right of way Hucknall BW33 crosses the site. Low level of flood risk – Flood Zone 1.

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.

**Overall Conclusion**

|  |  |
| --- | --- |
| **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. The site includes a Local Wildlife Site and Leiver's Hill and land to the nort of the LWS is a Priority Habitat - Lowland Dry Acid Grassland. Any potential development will need to take into account the scope to avoid or mitigate any impacts on biodiversity.*** |
|  | ***Severn Trent have identified that network improvements to the foul sewers is likely to be required.*** |
|  | **Achievability** |
| **Potential Abnormal Site Costs Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Within 6-10 years  The site is assumed to be achievable at this time, pending the outcome of a Whole Plan Viability assessment to be undertaken as the emerging Local Plan progresses and the impact of policies  can be fully considered. |

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK048 (Composite site HK021 and HK030)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land North of Wood Lane, Hucknall

1.12

30

Housing

# Availability

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

None identified by submission No

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

***site is available for 15 year and no legal issues have been identified. However, part of the site when submitted seprately was identified as being subject to a lease/tenancy.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Field forming part of the countryside with isolated dwellings and residential areas adjacent to the south and the A611 to the east.

EV1 - Green Belt N/A

**Browfield/Greenfield**

**Neighbouring Use Constraints**

A611 abuts eastern boundary

**Existing Buildings & Structures**

Greenfield

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 Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

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

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.

No designations on or adjacent site.

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

No heritage assets identified on or adjacent to the site.

**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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified, flat site.

None identified.

Network Improvements may be required Network Improvements unlikely to be required

None identified

Low level of flood risk – Flood Zone 1.

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

**Overall Conclusion**

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

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK049**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Forest View Drive, Land South of Lynwood 0.08

3

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area**

**Setting**

Fields forming part of the countryside with isolated dwellings and residential areas to the south.

EV1 - Green Belt N/A

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

## Access to Services, Green Spaces & Utilities

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

Greenfield

A611 abuts eastern boundary None identified

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

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

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**

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

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

**Rights of Way**

**Flood Risk from Watercourses Other Constraints**

**Topographical Constraints**

None identified, flat site.

None identified

Small site no STW comment Small site no STW comment

None identified

Low level of flood risk – Flood Zone 1.

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

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

**Overall Conclusion**

***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 Time Scale (Commencement of Delivery)**  **Achievability Conclusion** | None identified Not Applicable  The site has not been assessed for achievability |

**Housing**

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

# Site Details

**Site Ref HK050 (composite site HK018, HK019 & HK020)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land rear 214 - 224 Nottingham Road, Hucknall 3.79

85

Housing

# Availability

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

None identified by submission No

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

***for land assembly***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield**

**Neighbouring Use Constraints**

A611 abuts southern boundary

**Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

EV1 - Green Belt N/A

Extensive garden areas and fields which integrated into the wider countryside with residential areas to the east.

Brownfield/ Greenfield

Hardstanding,Dwelling, workshop and garage buildings

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**

**Locally Designated Natural Assets**

**Agricultural Land Classification**

N/A

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

No designations on or adjacent site.

**Nationally Designated Natural Assets**

No designations on or adjacent site.

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

**Heritage Assets**

No heritage assets identified on or adjacent to the site.

## Physical Constraints

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

**NCC Highways Comments**

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

This is likely to require a major 4th arm junction constructing onto the existing island on Hucknall Lane, opp osite Doreys Way.

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

Land immediately adjacent to south.

**Ground Stability**

**Flood Risk from Surface Water**

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

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

**Rights of Way**

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

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

Network Improvements may be required Network Improvements may be required

None identified

Low level of flood risk – Flood Zone 1. None identified. Relatively flat.

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

**Overall Conclusion**

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

**Housing**

***Overall Conclusion***

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

# Site Details

**Site Ref HK051 (composite site HK016, HK034, HK043 & HK050)**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Land north of A611 / South of Broomhilll Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments

31.02

633

Housing

# Availability

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

None identified by submission No

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

***landowner and there are no identified legal issues.***

# Suitability

## Location, Setting & Land Use

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

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting**

**Browfield/Greenfield**

**Neighbouring Use Constraints Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

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

**Access to Green Space**

**Access to Utilities**

EV1 - Green Belt N/A/

Fields and allotment site forming part of the countryside with residential areas to the north and the A611 to the south.

Sunstantial greenfield, small brownfield element off Nottingham Road.

A611 adjoins the site and mitigation measure may be required. Allotments small buildings associated with allotment use.

Nottingham Road hardstanding, workshop and garage buildings

Varies dependent on the area of the site. Majority of the site is not witin 800 m of local services. Size of the site may generate services.

Varies with the site location. Part of the sites have access to Secondary School, Further Education College, Supermarket, and Retail Area and Hospital.

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.

Generally assumed to be non-constrained

## Impact on Natural & Built Environment

**Landscape Character**

**Agricultural Land Classification Locally Designated Natural Assets**

**Nationally Designated Natural Assets**

**Natural Features Heritage Assets Physical Constraints**

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

Where relevant indicated to be Grade 3.

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.

No designations on or adjacent site.

Multiple mature trees and hedgerows form current field boundaries.

No heritage assets identified on or adjacent to the site.

**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**

**Flood Risk from Surface Water**

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

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

There are a number of areas of, typically, low risk surface water on the site with some areas of higher risk.

Network Improvements likely to be required

**Seven Trent Water – Potential** Network Improvements may be required

**Impact on Surface Water Sewer Infrastructure**

**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.**

|  |  |
| --- | --- |
|  | **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*

**Site Details**

**Site Ref HK052**

**Address**

**Gross Developable Area Potential Yield Proposed Use**

**Ownership Constraints**

**Restrictive Covenant Tenanted or Leased**

Farleys Farm, Land south of Hucknall Bypass (A611) 24.28

N/A Employment

# Availability

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

None identified by submission

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**

**Location**

Main urban Area Fringe

**Neighbourhood Plan Area Setting Browfield/Greenfield**

**Neighbouring Use Constraints Existing Buildings & Structures**

## Access to Services, Green Spaces & Utilities

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

ST2 - Main Urban N/A

0

Greenfield None identified.

New estate road to Rolls Royce site.

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**

**Locally Designated Natural Assets**

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

ML018 River Leen Corridor – The condition of the landscape is MODERATE. Overall the strength of character is MODERATE. The overall landscape strategy is ENHANCE.

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**

**NCC Highways Comments**

**Land Contamination**

Access appears possible

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.

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

**Ground Stability** Likely ground stability issues. Coal Low Risk Area.

**Flood Risk from Surface Water**

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

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

Network Improvements may be required

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

**Impact on Surface Water Sewer Infrastructure**

**Rights of Way**

Right of way Hucknall BW17 crosses the site north to south. Right of way Hucknall FP41 runs along the northern boudary of the site.

Right of way Hucknall FP42 runs along the eastern boundary of the site.

**Flood Risk from Watercourses** Flood Zone 2 and 3 along 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*** *The site is potentially available, but not suitable.*