

Site Ref: S55

Land off Ashland Road West, Sutton in Ashfield

Area (Hectares): 10.34 Yield: 211 Site Source: Site submitted by owner/agent

Suitability **The site may be suitable**

Character, Land Use & Location **The site may be suitable**

Location:	In urban fringe	PDL/Greenfield:	Greenfield
Area Character:	Countryside and residential	Current Use:	Vacant
Planning Status:	Planning permission for residential refused	Setting:	Countryside - bound by the main urban area to three sides and Brierley Forest Park to the north.

Policy **The site may be suitable**

Allocated Site:	EV2; Countryside - The Countryside designation will need to be reviewed Local Plan process.	Other:	
Conflicting Issues:	Yes - Development would be contrary to current planning policy.		

Access to Services **The site may be suitable**

Within 800m or 10 mins walking		Within 30 mins travel by public transport	
Primary school:	Yes	Secondary school:	Yes
GP:	No	Further Education:	Yes
Bus stop:	Yes	Supermarket:	Yes
Cash Machine or Post Office:	Yes	Retail Area:	Yes
		Hospital:	No
		Employment:	Yes
Transport Node:	Over 1km from a major public transport node	Proximity to District Shopping centre:	Over 1km from a town centre Approximately 1.5km

Access to Open Space

Site within 500m of Natural Open Space?:	Yes	Site within 200m accessible open space?:	Yes
Site within 200m Public Open Space?:	Yes	Does site affect existing open space?:	No
Site within 300m Parks and Rec. Grounds?:	Yes		

Physical Constraints **The site may be suitable**

Highway Access Issues:	No Constraints No significant constraints	Contaminated Land?	No Known Contamination
Topography Constraints:	No - Gently sloping from south to north	Access to Utilities?:	Unknown - Adjacent residential area.
Agricultural Land Quality:	Grade 4 (Poor)	Strategic Flood Risk Assesment:	Known Issues - Potential flooding from culverted watercourse (SFRA Ref; S22, S25). A further flood risk assessment would be necessary before development would be allowed on this site.

Additional Comments:

Planning permission for residential development was refused in 1989, the main reason being because there was an adequate supply of land allocated for housing at that time.
Effect on the landscape would be Low - Minor alteration to key elements, features or characteristics of the local or wider landscape resource such that post development the baseline situation will be largely unchanged, despite discernible differences.

Overall Final Conclusion: Proposed Local Plan Housing Allocation

POLICY COMMENTS:

The site is currently designated Countryside. It is adjacent to a residential area and is well contained, being bound by the urban area on three sides and Brierley Forest Park to the north. At the time of writing there is a planning application pending for residential development. Given the developer activity on site, it is considered to be deliverable within 5 years.

PHYSICAL CONSTRAINTS

The site is identified in the Ashfield Strategic Flood Risk Assessment as a potential flood risk area due to the adequacy of the existing drainage system. A flood risk assessment has been undertaken which identifies mitigation

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Neighbour Issues: None

Site Apparatus: None

Site within a flood zone?: Outside Floodzones 2 & 3

Impact on Landscape & Biodiversity **The site may be suitable**

Effect on Built Heritage: None

Natural Features: Yes - Hedgerow on part of the site. Landscape CA DPZ: ML021; Landscape condition: moderate; Landscape strength: moderate; Strategy: enhance

Impact on views: Yes See additional comments.

Impact on existing recreational uses: No

Protected Species/Habitats: No - No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage. North West corner of the site is adjacent to a SINC; EV6/95; Huthwaite Park Marshy Grassland

Availability and **The site could be available within 5 years****Achievability** **The site is economically viable/achievable for housing**

Ownership Constraints: No ownership constraints 0-5 years Land owner has indicated that the site is available.

Legal Issues: No Known Legal Constraints 0-5 years

Timescale: No other constraints 0-5 years - Proposed for allocation.

Viability Comments: The Council commissioned Nationwide CIL Services to undertake a Local Plan & CIL Viability Assessment in December 2013. The Study undertook a comprehensive approach to viability, assessing the viability of individual residential development site set out in the Local Plan Submission Document. Based upon the methodology and assumptions with the Study, it concluded that only one site demonstrated significant negative viability in the 0-5 year delivery period. Given the range of sites covered by the Study it is considered that all sites put forward within Ashfield are viable unless it has been identified that there are significant abnormal costs identified with the site in question.

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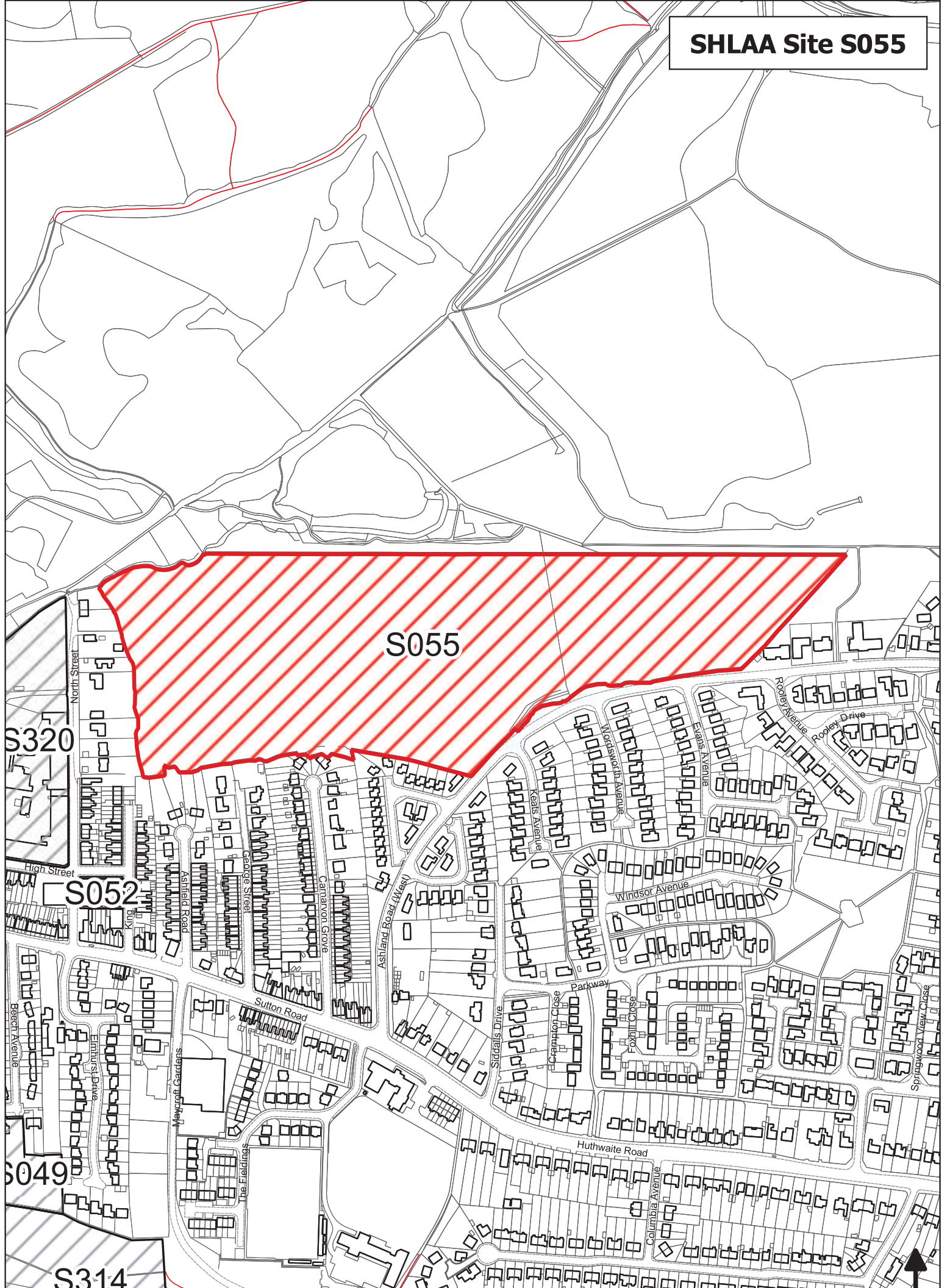
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SHLAA Site S055



S055

S052

S049

S314

