

Tourism

- 5.42 There are potential economic opportunities linked to tourism. The northern part of the District offers opportunities for visitors to have easy access to the countryside through both a variety of trails and country parks; including Brierley Forest Park, Teversal Trails, Teversal Village, Kings Mill Reservoir and Portland Park.
- 5.43 Teversal Village is an unspoilt village which is the setting for D.H.Lawrence's Lady Chatterley's Lover, and includes the ancient manor house which was the fictional home of Lady Chatterley. To the north of Teversal is Hardwick Hall, one of the most significant Elizabethan country houses in England with part of its historic park and gardens within Ashfield. Such cultural assets provide opportunities for the tourism sector in Ashfield.

SKA3: Housing Growth in Sutton and Kirkby

- 5.44 Policy SKA3 allocates large housing sites (those which are able to accommodate ten or more dwellings) which will contribute towards providing the objectively assessed housing need identified in Policy SP2. The overall housing land supply in the Sutton/Kirkby area equates to approximately 65% of the Objectively Assessed Housing Need for Ashfield.
- 5.45 Details on the approach to allocating sites can be found in the Council's technical paper on Site Selection⁴. The allocations include sites both with and without planning permission. Further details are provided in the Summary of Housing Allocations below and reflect the situation at the time of writing. Where sites are under construction, the remaining hectares and dwellings have been identified in Policy SKA3. Appendix 2 illustrates the anticipated delivery of housing on each site over the plan period, together with a summary of small site provision.
- 5.46 In order to help guide development on the largest housing sites, the Council has prepared development briefs which outline known site constraints, characteristics and design considerations that future development must successfully address, utilise and overcome. These briefs are located in Appendix 3.
- 5.47 For Sutton and Kirkby, development briefs have been created for:
- Site SKA3a: North of Kingsmill Hospital
 - Site SKA3b: Blackwell Road, Huthwaite
 - Site SKA3c: Ashland Road West, Sutton
 - Site SKA3e: Newark Road/Coxmoor, Sutton
 - Site SKA3h: Beck Lane, Skegby
 - Site SKA3j: Fisher Close/Stanton Crescent, Sutton
 - Site SKA3l: Alfreton Road, Sutton

Site SKA3o: Land Adjacent to Stubbin Hill Farm/Brand Lane, Stanton Hill.

Site SKA3p: South of West Notts College, Cauldwell Road, Mansfield

Site SKA3ah: East of Sutton Parkway Station, Kirkby

Site SKA3al: Mowlands, Kirkby

Site SKA3ao: Walesby Road, Kirkby

Policy SKA3: Sutton & Kirkby Housing Allocations

Strategic Objectives SO8, SO9, SO10, SO19, SO20

Residential development will be permitted on the sites listed below as shown on the Policies Map, subject to detailed planning consent where it has not already been granted, or where it has lapsed.

Ref.	Site Name	Approximate Yield (dwellings)
SKA3a	North of Kingsmill Hospital, Sutton	250
SKA3b	Blackwell Road, Huthwaite	65
SKA3c	Ashland Road West, Sutton	235
SKA3d	Clegg Hill Drive, Huthwaite	100
SKA3e	Newark Road, Sutton	266
SKA3f	Priestic Road Road/ Northern View	24
SKA3g	Rookery Farm, Alfreton Road, Sutton	184
SKA3h	Beck Lane, Skegby	400
SKA3i	Clare Road, Sutton	50
SKA3j	Fisher Close/Stanton Crescent, Sutton	100
SKA3k	Hilltop Farm, Skegby	20
SKA3l	Alfreton Road, Sutton	117
SKA3m	The Avenue, Sutton	15
SKA3n	Quantum Clothing, North Street, Huthwaite	90
SKA3o	Land Adjacent to Stubbin Hill Farm/Brand Lane, Stanton Hill	216
SKA3p	South of West Notts College, Cauldwell Road	207
SKA3q	Common Road, Huthwaite	20
SKA3r	Former Social Club, Davies Avenue, Sutton	19
SKA3s	Station House, Outram Street, Sutton	28
SKA3t	Former Courtaulds Factory and Adjacent Land, Unwin Road, Sutton	30
SKA3u	Land at Cross Row, Stanton Hill	12

SKA3v	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	180
SKA3x	Land at Unwin Road (Co-op site), Sutton	18
SKA3y	land between Pleasley Road/Mansfield Road, Skegby	37
SKA3z	land at 57 Stoneyford Road, Skegby	50
SKA3aa	land off Mansfield road/Unwin Road, Eastfield Side	50
SKA3ac	rear 249-251 Alfreton Road, Sutton	102
SKA3ad	Land off High Hazels Drive, Huthwaite	22
SKA3ae	Adj Blue Bell PH, Carsic Ln, Sutton	11
SKA3ag	Royal Foresters PH, Coronation St, Sutton	14
SKA3ah	East of Sutton Parkway Station, Lowmoor Road	495
SKA3ai	Former Lowmoor Inn/Wheatley's Yard, Kirkby	62
SKA3aj	Warwick Close, Kirkby	24
SKA3ak	Skegby Road, Kirkby Woodhouse	23
SKA3al	Mowlands, Kirkby	900
SKA3am	Kirkby House, Chapel Street, Kirkby	16
SKA3an	Laburnum Avenue, Kirkby	31
SKA3ao	Walesby Road, Kirkby	150
SKA3ap	Diamond Avenue, Kirkby	67
SKA3aq	Sidings Road, Kirkby	81
SKA3ar	Southwell Lane, Kirkby	60
SKA3as	Land Off Lindley's Lane	39
SKA3at	Annesley Colliery, Newstead Road	54
SKA3au	East of Sutton Road, Kirkby (Larwood)	188
SKA3aw	Former Larwood Nursing Home, Main Road, Nuncargate	10
SKA3ax	Sherwood house, Willowbridge Lane	33
	Total Allocated Sites – Sutton/Kirkby Area	5165

Policy Monitoring	
Target	Indicator
Maintain a 5 year supply of deliverable housing sites	Supply of deliverable housing sites

Summary of Sutton and Kirkby Area Housing Allocations

5.48 **Site SKA3a: North of Kingsmill Hospital.** This site is located adjacent to the main urban area of Sutton. It is well contained by built form on three sides and is well connected to Sutton and Mansfield in terms of services and facilities, including public transport. Any development proposal for this site will need to

retain an open break between Skegby and Mansfield Urban Area which could be achieved through the incorporation of open space. The site has been assessed as deliverable in the SHLAA (ref.SM44) and is considered to be deliverable beyond 5 years.

- 5.49 **Site SKA3b: Blackwell Road, Huthwaite.** This site is located adjacent to the main urban area of Sutton and has been assessed as deliverable in the SHLAA (ref.S47). The site is well contained by development to the north, south and east, and is considered to be deliverable beyond 5 years.
- 5.50 **Site SKA3c: Ashland Road West, Sutton.** This site is located adjacent to the main urban area of Sutton and is well contained by residential development on three sides and Brierley Forest Park to the north. 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, however a flood risk assessment has identified that this can be mitigated. A local Wildlife Site lies adjacent to the boundary and any development would need to include mitigation of any negative impact on this. The site has been assessed as deliverable in the SHLAA (ref.S55) and is considered to be deliverable within 5 years.
- 5.51 **Site SKA3d Clegg Hill Drive, Huthwaite.** This is an amalgamation of 4 parcels of land submitted for assessment through the SHLAA (ref. S51, S61, S108, S350). The site is located adjacent to the main urban area of Sutton and is considered to be suitable for a comprehensive development. The existing recreation ground off Pennine Close is of poor quality and development of this site will provide an opportunity to deliver an improved facility as part of a well-designed scheme. It is considered to be deliverable beyond 5 years.
- 5.52 **Site SKA3e Newark Road/Coxmoor, Sutton.** This site is located adjacent to the main urban area of Sutton and has been assessed as deliverable in the SHLAA (ref.S60). Development of this site would provide an opportunity to mitigate existing surface water flooding in this area. It is considered to be deliverable beyond 5 years.
- 5.53 **Site SKA3f Priestic Road Road/ Northern View, Sutton.** This site is located within the main urban area of Sutton and has previously had the benefit of outline planning permission. The site is a former railway cutting and licenced landfill which is surrounded by residential development. It has been assessed as deliverable in the SHLAA (ref. S66), however delivery is expected later in the plan period (beyond 10 years) due to possible land contamination issues.
- 5.54 **Site SKA3g Rookery Farm, Alfreton Road, Sutton.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. S72 and S351). The site is located within the main urban area of Sutton and is well contained with development to the west, south and east. An unimplemented planning approval for residential development abuts the site to the north