



Bolsover District Council

Housing Land Availability Assessment

First prepared September 2016

Updated October 2017

1 Introduction

- 1.1 This document sets out the result of the Bolsover District Council Land Availability Assessment (LAA) for housing. This report specifically deals with potential sites for housing development. Other uses will be covered in separate LAA reports.
- 1.2 The 2012 National Planning Policy Framework (NPPF) states that “Local planning authorities should use an evidence base to assess the existing and future supply of land available for housing development and its sufficiency and suitability to meet the identified needs¹”. The National Planning Practice Guidance (NPPG) provides further guidance concerning the methodology used for collecting and presenting the evidence in the ‘Housing and Economic Land Availability Assessment’ section².
- 1.3 An assessment of land availability identifies a future supply of land which is *suitable*, *available* and *achievable* for housing or other uses over the plan period. The assessment of land availability is an important step in the preparation of Local Plans.
- 1.4 An assessment should:
- identify sites and broad locations with potential for development;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.5 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- 1.6 The assessment forms a key component of the evidence base to underpin policies in the local plan for housing development, including supporting the delivery of land to meet identified need for this use. In this sense the assessment adopts a ‘policy off’ approach as the principle of development is being explored in the first instance. From the assessment, the Council will then be able to plan proactively by selecting sites for allocation in the emerging Local Plan for Bolsover District to meet objectively assessed needs.
- 1.7 The assessment is an important evidence source to inform plan making but it does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet

¹ National Planning Policy Framework, Paragraph 161

² National Planning Practice Guidance, Paragraphs 001 to 28, Reference ID 3-001-20140306 to ID 3-028-20140306

need, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.

2017 update

- 1.8 Since the completion of the Housing Land Availability Assessment in September 2016 as part of the evidence base underpinning the decisions on housing allocations within the Consultation Draft Local Plan for Bolsover District in October 2016, new information has been received on residential land availability.
- 1.9 Firstly, following consultation on the Consultation Draft Local Plan in October to December 2016, representations were received relating to both the promotion of new sites and to updated information on previously assessed sites. Secondly, updated information has also been received on sites with planning permission and on preferred residential site allocations to inform the update of the 2017 five-year supply assessment. Thirdly, additional information has been provided to the Council on certain sites that can be taken into account.
- 1.10 In light of this new information, the Housing Land Availability Assessment has been updated and this evidence base will inform the forthcoming decisions on preferred residential site allocations for inclusion in the Publication version of the Local Plan for Bolsover District which is due to be published in early 2018.

2 Joint Land Availability Assessment Methodology

- 2.1 To establish a common and consistent approach to land availability assessments across the authorities of the North Derbyshire and Bassetlaw Housing Market Area (Bassetlaw District Council, Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council), a Joint Land Availability Assessment Methodology was agreed between the authorities in July 2015.
- 2.2 The assessment process broadens the previous scope which just focussed on residential land to now cover other potential land uses. The assessment can be broken down into a series of broad stages which are available through the NPPG.
- 2.3 The first stage of the assessment involved the screening of sites against a series of fundamental availability and suitability criteria. These include:
 - site ownership;
 - site threshold; and
 - site proximity to the green belt or local / national designated sites.
- 2.4 The second stage will assess sites against more specific suitability and achievability / viability criteria. These include potential physical constraints and the willingness of a developer to invest in a site.
- 2.5 At any stage a site can be discounted from further assessment. At stage one the assessment criteria are more critical. For example if, after investigation, a site does not have a known landowner it would be difficult to take the site forward in the assessment process. The same applies if a site is predominantly within the green belt or would affect a local / national designated wildlife site. During the second stage there is more discretion involved and the assessment of a site will be taken in the round being weighed up against all relevant criteria.
- 2.6 The assessment will record where sites have been discounted. Such sites may be revisited in more exceptional circumstances. For example if at the end of the assessment process there are not sufficient sites to meet objectively assessed needs.
- 2.7 Sites which 'pass' the assessment may inform the housing land supply trajectory and possible local plan allocations. An authority may carry out further specific site assessments when considering sites for allocation.

3 Site Identification and Assumptions

Site Identification

- 3.1 As part of its Regulation 18 consultation in October 2014, the Council made a call for potential development sites to inform the preparation of the Local Plan for Bolsover District.
- 3.2 In addition to this specific exercise, additional sites have been identified through the following sources:
- sites allocated in the adopted Bolsover District Local Plan (2000) that are currently without planning permission;
 - sites with planning permission (full or outline);
 - consultation on the Identified Strategic Options for the Local Plan for Bolsover District in October 2015;
 - consultation on the Consultation Draft Local Plan for Bolsover District in October 2016; and
 - sites actively promoted by private landowners and / or developers outside Local Plan consultation exercises, such as through the Development Management process, individual promotion to the Planning Policy team or through another department of the Council.
- 3.3 To enable the effective preparation of the Consultation Draft Local Plan, the cut off date for the inclusion of sites within the September 2016 assessment stage was the 31st August 2016. For this 2017 update, the cut off date for information or new sites to be considered was the 31st August 2017, with the exception of sites in Hilcote and Stanfree where the deadline was extended to the 30th September 2017 to provide sufficient time for site promoters to respond to the Council's request for information in mid-August.
- 3.4 In total, 238 sites were identified for consideration within this assessment and the outcome of the assessment is summarised below. The assessment record for each site is set out as an update to the Council's Land Availability Assessment for Housing (previously known as the Strategic Housing Land Availability Assessment or SHLAA) and included as Appendices 1 to 4 of this report.

Site Assumptions

- 3.5 At this stage, a density of 30 dwellings per hectare has been assumed for the purposes of the determining how many dwellings a site could potentially deliver unless decisions on outline or detailed planning applications indicate otherwise.

4 Site Assessment Criteria

- 4.1 In accordance with the Joint Methodology, the assessment has been conducted in two stages but consideration will be given throughout to site availability, suitability and achievability / viability based on the provided and available information relating to the site.

Stage One: Site Screening

- 4.2 The screening criteria set out within the Joint Methodology are repeated in Figure 1 below.

Figure 1 - Stage One: Screening Criteria

<p>Availability:</p> <ul style="list-style-type: none">• Known land owner who is prepared to make the site available for development <p>Suitability:</p> <ul style="list-style-type: none">• Capable of delivering 5 or more dwellings• Predominantly outside of the green belt (unless a green belt review is undertaken)• Predominantly outside of a European or local designated site (e.g. SSSI or LNRs)
--

Stage Two: Site Suitability, Achievability and Viability

- 4.3 The suitability, achievability and viability criteria set out within the Joint Methodology are repeated in Figure 2 below.

Figure 2 - Stage Two: Suitability, Achievability and Viability Criteria

<p>Suitability:</p> <ul style="list-style-type: none">• Level of flood risk• Relationship to neighbouring land uses and surrounding settlement• Access to and impact on local highways• Proximity to HS2 and/or major transport infrastructure• Access to key services and facilities• Hazardous risks and/or contamination• Site topography• Land stability• Pylons or high voltage cables• Natural obstacles
--

Achievability and Viability:

- Known developer willing to invest in the site?
- Development considered viable
- No exceptional abnormal costs associated with the site?
- Deliverable in the life of the local plan

4.4 In light of the NPPG recommendations on Housing and Economic Land Availability Assessments, the following additional criteria have also been applied:

- 'Impact on landscape Character'³;
- 'Heritage conservation'⁴; and
- 'Impact on the best quality agricultural land'⁵.

4.5 Whilst the joint methodology lists the criteria to be considered, it does not outline how each criterion should be considered, leaving this aspect to each individual authority to determine.

4.6 Therefore, for this assessment, a simple traffic light system has been utilised to identify the severity of the constraint. For each criterion, guidelines have been developed to identify the evidence source being used in the assessment and to detail how the individual criteria will be applied. The guidelines are shown below.

Suitability

4.7 Level of Flood risk (Fluvial and Ground Water)

Evidence source: Latest Environment Agency maps

Major constraint - High risk of flooding on 25% or more of the site

Possible constraint - High risk of flooding on between 10% and 24% of the site

No constraint - High risk of flooding on less than 10% of the site

4.11 Relationship to neighbouring land uses and surrounding settlement

Evidence source: Officer knowledge of the site

Major constraint - Close proximity to several incompatible neighbouring uses

Possible constraint - Close proximity to some incompatible neighbouring uses

No constraint - Close proximity to compatible neighbouring uses

³ NPPG Housing and Economic Land Availability Assessments Paragraph: 019 Reference ID: 3-019-20140306

⁴ NPPG Housing and Economic Land Availability Assessments Paragraph: 019 Reference ID: 3-019-20140306

⁵ NPPF Paragraph 112.

4.12 Highways (Access to Highway network)

Evidence Source: Derbyshire County Council Highways comments

Major constraint - Third party land required to achieve acceptable access

Possible constraint - Access achievable but not straight forward / depends on detailed design

No constraint - Access achievable

4.13 Highways (Impact on highways network)

Evidence Source: Derbyshire County Council Highways comments

Major constraint - Likely unacceptable impact on highway network

Possible constraint - Depends on the findings of a Transport Assessment

No constraint - Likely acceptable impact on highway network

4.14 Proposed High Speed 2 railway line

Evidence Source: Revised Safeguarding Directions for HS 2 railway line (July 2017)

Major constraint - The proposed safeguarding zone passes through the site, affecting a substantial part of the site's area.

Possible constraint - The proposed safeguarding zone skirts very close to the boundary of the site.

No constraint - The site is unaffected by the proposed safeguarding zone.

4.15 Access to key services

Evidence Source: Settlement Hierarchy Study

Major constraint - The site has access to a limited range and small number of key services

Possible constraint - The site has access to a reasonable range and number of key services

No constraint - The site has access to a wide range and large number of key services

4.16 Hazardous Risks

Evidence Source: Hazardous Substances Consent Zones (as shown in local authority mapping software)

Major constraint - The site is constrained by a hazardous substances consent zone or a explosives safeguarding zone

Possible constraint - The site is close to a hazardous substances consent zone or a explosives safeguarding zone

No constraint - The site is unconstrained by a hazardous substances consent zone or a explosives safeguarding zone

4.17 Contamination

Evidence Source: Land Availability Assessment Form / Officer knowledge of the site

Major constraint - The site is known to be heavily contaminated

Possible constraint - Due to previous uses on the site it is possible that further investigations might be required

No constraint - Greenfield site with no record of contamination

4.18 Site Topography

Evidence Source: Land Availability Assessment Form / Officer knowledge of the site

Major constraint - Steepness of slope make the site undevelopable

Possible constraint - Steepness of slope may cause difficulty for development

No constraint - Site topography not an impediment to development

4.19 Land Stability

Evidence Source: Land Availability Assessment Form / Land Stability Zones / Officer knowledge of the site

Major constraint - A detailed survey revealed that the site is undevelopable due to land stability concerns

Possible constraint - Either the whole site or part of the site falls within a Coal Authority High Risk zone and therefore requires a detailed investigation

No constraint - The site falls outside a high risk coal authority zone

4.20 Pylons and High Voltage Cables

Evidence Source: National Grid maps

Major constraint - A national grid high voltage cable line runs through the site or a pylon is situated on the site

Possible constraint - A national grid high voltage cable line runs close to the site or a pylon is situated close to the edge of the site

No constraint - The site is unaffected by pylons or high voltage cables

4.21 Natural Obstacles (Trees, Ponds)

Evidence Source: Land Availability Assessment Form / Officer knowledge of the site

Major constraint - Natural obstacles form major constraint to development of site

Possible constraint - Natural obstacles may be an impediment to development

No constraint - No natural obstacles identified

4.22 Landscape Character

Evidence Source: Derbyshire County Council Landscape character constraints

Major constraint - Unacceptable impact on landscape character

Possible constraint - Potential impact on landscape character

No constraint - No detrimental impact on landscape character

4.23 Heritage Conservation

Evidence Source: Bolsover District Council heritage conservation records

Major constraint - Unacceptable impact on a heritage asset or its setting

Possible constraint - Potential impact on heritage assets or their setting

No constraint - No adverse impact on heritage assets or their setting

4.24 High Quality Agricultural Land

Evidence source: Agricultural Land Classification

Major constraint - Grade 1 Agricultural land

Possible constraint - Grade 2 Agricultural land

No constraint - Grades 3 and 4 Agricultural land / Urban land

Achievability and Viability

4.27 Known developer willing to invest

Evidence source: Land availability assessment form / Correspondence with site proponent

Major constraint - There is no evidence that a developer is willing to invest

Possible constraint - There is evidence that a developer may be willing to invest

No constraint - There is evidence that a developer is willing to invest

4.28 Development considered viable

Evidence source: Land availability assessment form / Correspondence with site proponent

Major constraint - Costs of developing the site are likely to be prohibitive

Possible constraint - Costs of developing the site are likely to be a concern and a viability assessment is likely to be required

No constraint - Costs of developing the site are likely to be no constraint on development

4.29 Exceptional abnormal costs associated with the site

Evidence source: Land availability assessment form / Correspondence with site proponent

Major constraint - There are known exceptional abnormal costs associated with the development of the site

Possible constraint - There may be exceptional abnormal costs associated with the development of the site

No constraint - There are unlikely to be exceptional abnormal costs associated with the site

4.30 Development delivery within 5 years

Evidence source: Land availability assessment form / Correspondence with site proponent

A site is considered to be deliverable within 5 years if:

- it currently has planning permission;
- there is evidence that a developer is willing to invest;
- the costs of developing the site are likely to be no constraint on development;
- there are unlikely to be exceptional abnormal costs associated with the site.

4.31 Reasonable prospect delivered beyond 5 years

Evidence source: Land availability assessment form / Correspondence with site proponent

A site is considered to have **a reasonable prospect** if:

- remediation works have taken place or are underway;
- there is evidence to suggest that a developer is willing to invest.

A site is considered to have **no reasonable prospect** if:

- remediation works have not taken place, nor are they planned;
- there is a lack of developer interest.

5 Final Assessment

Site Availability

- 5.1 All 238 identified sites have been assessed against the Stage One criteria and 33 have been screened out at this stage. The reasons for this are largely due to former SHLAA sites no longer being available or where contact details have changed and no contact has been possible. Also, since the 2016 original assessment a number of sites have been completed so leading to their removal from the available supply at this update. A full list of the sites screened out at this stage is contained in Appendix 1.
- 5.2 In accordance with the Joint Methodology, these 33 sites have been assessed as being unavailable or unsuitable at Stage One and therefore have not been progressed to Stage Two. Should new information be provided on the availability of these sites during the preparation of the Local Plan for Bolsover District, the Council will revisit its assessment of them.
- 5.3 For information, three available sites in the Green Belt around Barlborough and the Clowne Garden Village strategic site which includes land in the Green Belt on its western edge have not been screened out at Stage One in accordance with the Joint Methodology in view of the ongoing review of the Green Belt.

Site Suitability and Achievability

- 5.4 The 205 sites progressing from Stage One have been assessed against the Stage Two suitability criteria and 73 have been assessed as being unsuitable. The reason for this is often due to lack of information at the time of the assessment to demonstrate that a suitable highway access can be created. However, whilst that reason could possibly be overcome, a number of sites have more fundamental concerns, such as being affected by the route of HS2 railway line or due to their unacceptable impact on a heritage asset or landscape character. A full list of the sites screened out at this stage is contained in Appendix 2.
- 5.5 The 205 sites progressing from Stage One have also been assessed against the Stage Two achievability criteria and 115 have been assessed as being unachievable. The main reason for this is due to lack of information at the time of the assessment to demonstrate that the site will come forward during the plan period. However, where detailed information has been provided by the site proponent, this has informed this part of the assessment. Where this has not been provided the assessment has been informed by the Council's own more generalised viability evidence, such as its Housing Viability Study and Authority Monitoring Reports which set out the amount of development that has taken place each year within or adjacent to each settlement. In addition, where land issues such as contamination or significant gradient are known to exist, these have been identified as exceptional abnormal costs that may affect the achievability and viability assessment for sites. A full list of the sites screened out at this stage is contained in Appendix 3.

- 5.6 In accordance with the discretion provided by the Joint Methodology, unlike those sites screened out at Stage One these sites have still been assessed and an assessment of each Stage Two site has been made. This has been done in order to ensure fairness to all available sites and also to ensure all site proponents are aware of how their site or sites have been assessed by highlighting any other areas of concern. It also enables the Council to quickly reconsider any available site in light of new information. A full set of site assessments is contained in Appendix 4.
- 5.7 Overall, this assessment of the land available for residential development that can be considered potentially suitable for allocation in the Local Plan for Bolsover District identifies that sufficient land exists for 23,458 dwellings.
- 5.8 In accordance with the Joint Methodology, the sites have been categorised on the following basis:
- Deliverable within 0-5 years
 - Developable over 5+ years (but still within plan period)
 - Unachievable (no evidence of deliverability within plan period)
- 5.9 To show how this is distributed across the District, the table below sets out how many dwellings, by settlement, can be considered deliverable by the timescales specified.

Settlement	No. of unsuitable sites	No. of potentially suitable sites	Deliverable dwellings		
			Years 0 to 5	Years 6 to 15	Not in plan period
Barlborough	2	4	157	171	0
Blackwell	2	1	0	0	67
Bolsover	16	19	497	2,777	2,116
Bramley Vale - Doe Lea	0	0	0	0	0
Clowne	8	14	220	3,132	549
Countryside	3	1	0	0	90
Creswell	1	10	199	347	3,070
Glapwell	2	6	16	5	2,535
Hilcote	5	0	0	0	0
Hodthorpe	0	4	36	0	270
Langwith	0	0	0	0	0
New Houghton	0	5	0	0	468
Newton	1	4	5	0	279
Palterton	0	1	11	0	0
Pinxton	4	6	10	122	52
Pleasley	0	1	23	0	0
Scarcliffe	1	1	0	10	0
Shirebrook	7	13	349	587	757
Shuttlewood	4	8	0	80	767
South Normanton	5	12	150	958	1,247
Stanfree	2	8	0	41	448
Tibshelf	4	6	207	72	108
Westhouses	0	0	0	0	0
Whaley Thorns	0	0	0	0	0

Whitwell	6	7	0	585	133
Total	73	132	1,880	8,887	12,956

- 5.10 Based on the application of the Joint Methodology, this Housing Land Availability Assessment has identified that across 131 available and potentially suitable sites that are achievable during the plan period there is sufficient land across the District to deliver:
- 1,880 dwellings within 0-5 years;
 - a further 8,887 dwellings within 6-15 years.
- 5.11 In reaching this assessment, a positive but realistic approach has been taken to the site assessment, mindful that the assessment is based on a snapshot in time but also that taking too optimistic an approach would undermine the assessment's credibility.
- 5.12 Following the assessment of the potential land for residential development, the Joint Methodology requires the Council to consider whether sufficient sites have been identified to meet local need. Where insufficient sites are identified against local need the assessment may be revisited and further calls for sites may be required.

Land Availability and Local Needs

- 5.13 Based on the evidence provided by the Council's Strategic Housing Market Assessment (SHMA) (as updated) and the Government's consulted upon new methodology for calculating Objectively Assessed Need (OAN), the Council will need to provide land to meet an OAN of either 272 to 244 dwellings per year, meaning over 15 years a scale of provision of around 4,080 and 3,660 dwellings.
- 5.14 Based on the evidence provided by the Housing Land Availability Assessment above, it is clearly demonstrated that sufficient sites are available, suitable and deliverable to enable the Council to meet a housing land target based on either the SHMA (as updated) or the Government's new methodology.
- 5.15 Finally, it should be noted that a site appearing in or being assessed as being potentially suitable within the assessment is not the same as a grant of planning permission. This high level assessment highlights the constraints that will need to be overcome. Without more detailed investigations, such as those that would accompany a planning application, the assessment cannot presume with absolute certainty that sites will be granted planning permission and therefore be deliverable and developable.

Appendix 1

Sites screened out at Stage One

Sites screened out at Stage One

The following 33 sites have been assessed as not passing the screening stage for the reasons outlined:

Blackwell

- Land at 156 Alfreton Road – no confirmation that site is still available;
- Land at 21 South Street – no confirmation that site is still available;
- Land at Fordbridge Lane – no confirmation that site is still available;
- Land off Alfreton Road – no confirmation that site is still available;
- Allotments, The Ridge – unknown ownership;
- Pendean Nursing Home, off Primrose Hill – unknown ownership;
- Land behind 150 Alfreton Road – unknown ownership.

Bolsover

- Land at Moor Lane – site is no longer available;
- Land around Farnsworth Farm, Marlpit Lane – unknown ownership;
- Land south of Orchard View, Carr Vale – no confirmation that site is still available.

Clowne

- Rectory Road campus – now built out;
- Land at Sterry House Farm – now built out;
- Land North of Creswell Road – unknown ownership;
- Land at the Rectory, Rectory Road – no confirmation that site is still available;
- Ringer Lane School Land – site is not available;
- Land at King Street – unknown ownership;
- Land at Church Lane – site is not available.

Countryside

- Land at Worksop Road (A616), near Mastin Moor – no confirmation that site is still available.

Hilcote

- Land off Hilcote Lane – no confirmation that site is still available;
- Land at 1A Hilcote Lane – no confirmation that site is still available.

Pinxton

- Land to rear of 34-36 Town Street – no confirmation that site is still available.

Scarcliffe

- Land to the rear of the Elm Tree Inn – site is no longer available.

Shirebrook

- Land off Langwith Road – site is no longer available;
- Land off Brunner Avenue – site is no longer available;
- Land at Ridgeway – unknown ownership;

- Land off Main Street – site is not available;
- Land at Long Lane – unknown ownership.

South Normanton

- Land North of A38 – site is no longer available;
- Land to the rear of 21 The Common – unknown ownership.

Stanfree

- Land west of Manor Close – no confirmation that site is still available.

Whitwell

- Land at Hillside – site below size threshold;
- Land West of Southfield Lane – site is not available;
- Land South of Franklin Avenue – site is not available.

Appendix 2

**Sites assessed as
not being suitable**

Sites assessed as not being suitable

The following 73 sites have been assessed as not being suitable for the reasons outlined:

Barlborough

Land at New Road – due to an unacceptable impact on a heritage asset;

Land south of Westfield Lane – due to the HS2 safeguarding zone passing through the site.

Blackwell

Land to rear of 141-171 Alfreton Road – due to requiring 3rd party land to create satisfactory highway access;

Primrose Business Park – due to requiring 3rd party land to create satisfactory highway access.

Bolsover

Land off Villas Road – due to an unacceptable impact on a heritage asset;

Land south of Selwyn Street, Hillstown – due to requiring 3rd party land to create satisfactory highway access;

Land to south of Chesterfield Road – due to the HS2 safeguarding zone passing through the site;

Land at Sycamore Farm, Horsehead Lane – due to requiring 3rd party land to create satisfactory highway access;

Land opposite 58-60 Mansfield Road, Hillstown – due to an unacceptable impact on TPOs;

Land north of Water Lane, Carr Vale – due to requiring 3rd party land to create satisfactory highway access;

Land at Charlesworth Street, Carr Vale – due to requiring 3rd party land to create satisfactory highway access;

Land at Main Street, Carr Vale – due to requiring 3rd party land to create satisfactory highway access;

Land at Station Road – due to an unacceptable impact on a heritage asset;

Land north of Blind Lane – due to requiring 3rd party land to create satisfactory highway access;

Land north of Farnsworth Farm – due to serious concerns over ability to create satisfactory highway access;

Land west of Shuttlewood Road & south of Lodge Farm – due to site topography acting as a major constraint to ability to create satisfactory highway access;

Land to north of Fallows End, Mill Lane – due to requiring 3rd party land to create satisfactory highway access;

Land at North View Street, Carr Vale – due to requiring 3rd party land to create satisfactory highway access;

Land south of Water Lane, Carr Vale – due to requiring 3rd party land to create satisfactory highway access;

Land on Featherbed Lane, north of Bolsover – due to being in an isolated countryside location.

Clowne

Land to the east of Low Road – due to an unacceptable impact on landscape character;

Land north of Cliff Hill – due to an unacceptable impact on landscape character;

Ringer House, Ringer Lane – due to requiring 3rd party land to create satisfactory highway access;

Land to rear of 88 Boughton Lane – due to serious concerns over ability to create satisfactory highway access;

Land at 16 Rotherham Road – due to requiring 3rd party land to create satisfactory highway access;

Land to the rear of 33 Boughton Lane – due to requiring 3rd party land to create satisfactory highway access;

Land west of Boughton Lane – due to serious concerns over ability to create satisfactory highway access;

Land at Hollin Hill-Church Lane – due to an unacceptable impact on a heritage asset.

Countryside

Land opposite Hotel Van Dyk, north of Clowne – due to site having very poor access to a reasonable amount of key services;

Land at Mill Wood Lane, Belp – due to site having very poor access to a reasonable amount of key services;

Land adjacent to Quarrydam Cottages – due to site having very poor access to a reasonable amount of key services.

Creswell

Land east of Skinner Street – due to requiring 3rd party land to create satisfactory highway access.

Glapwell

Land to rear of Mansfield Road – due to requiring 3rd party land to create satisfactory highway access;

Land at 44 The Hill – due to requiring 3rd party land to create satisfactory highway access.

Hilcote

South west plot off Pasture Lane – due to requiring 3rd party land to create satisfactory highway access;

North east plot off Pasture Lane – due to the HS2 safeguarding zone passing through the site;

North west plot off Pasture Lane – due to the HS2 safeguarding zone passing through the site;

South east plot off Pasture Lane – due to the HS2 safeguarding zone passing through the site;

Land at New Lane – due to serious concerns over ability to create satisfactory highway access.

Newton

Land at Cragg Lane – due to an unacceptable impact on a heritage asset.

Pinxton

Land north of Talbot Street – due to requiring 3rd party land to create satisfactory highway access and impact on local highway network;

Land to rear of 13 Brookhill Lane – due to requiring 3rd party land to create satisfactory highway access;

Land at West End-Suff Lane – due to serious concerns over ability to create satisfactory highway access;

Land at Pinxton Car Dismantlers – due to having a high risk of flooding.

Scarcliffe

Land off Budget Lane – due to requiring 3rd party land to create satisfactory highway access.

Shirebrook

Land at Common Lane – due to requiring 3rd party land to create satisfactory highway access;

Land at Thickley Bank – due to requiring 3rd party land to create satisfactory highway access;

Land at The Paddocks, Farm Lane – due to serious concerns over ability to create satisfactory highway access;

Allotments on Alder Way – due to site topography acting as a major constraint, in addition to requiring 3rd party land, to ability to create satisfactory highway access;

Land at Acreage Lane – due to requiring 3rd party land to create satisfactory highway access;

Eastern part of Town Park – due to requiring 3rd party land to create satisfactory highway access;

Land south of Hardwick Street – due to requiring 3rd party land to create satisfactory highway access.

Shuttlewood

Land at Shuttlewood Road East – due to requiring 3rd party land to create satisfactory highway access;

Land north of Adin Avenue – due to requiring 3rd party land to create satisfactory highway access;

Land south of Bentinck Allotments – due to poor vertical alignment with adjoining highways, leading to serious concerns over ability to create satisfactory highway access;

Bentinck Allotments – due to poor vertical alignment with adjoining highways, leading to serious concerns over ability to create satisfactory highway access.

South Normanton

Land at Sough Road – due to requiring 3rd party land to create satisfactory highway access;

Land north of Red Lane – due to requiring 3rd party land to create satisfactory highway access;

Land at Birchwood Lane – due to serious concerns over ability to create satisfactory highway access;

Land south of Red Lane – due to requiring 3rd party land to create satisfactory highway access;

Former site of Highland Hurst, Ball Hill – due to an unacceptable impact on TPOs.

Stanfree

Land adjacent to Kirkthorpe House – due to serious concerns over ability to create satisfactory highway access;

Land north of 29 Bridle Road – due to serious concerns over ability to create satisfactory highway access.

Tibshelf

Land south of Sunny Bank – due to requiring 3rd party land to create satisfactory highway access;

Land to rear of Hardwick Street – due to requiring 3rd party land to create satisfactory highway access;

Land off Chesterfield Road – due to serious concerns over ability to create satisfactory highway access;

Land at Manor Court Farm, Wetton Lane – due to requiring 3rd party land to create satisfactory highway access.

Whitwell

Land north of Allotments, Bakestone Moor – due to serious concerns over ability to create satisfactory highway access;

Land south of Sandy Close – due to requiring 3rd party land to create satisfactory highway access;

Land off Portland Street – due to requiring 3rd party land to create satisfactory highway access;

Land east of Duchess Street – due to requiring 3rd party land to create satisfactory highway access;

Land north of Whitwell – due to serious concerns over ability to create satisfactory highway access;

Land south of Parkway – due to requiring 3rd party land to create satisfactory highway access.

Appendix 3

**Sites assessed as
not being achievable
during the plan
period**

Sites assessed as not being achievable during the plan period

The following 115 sites have been assessed as not being achievable as they have presented no evidence of being deliverable during the plan period:

Blackwell

Land to rear of 141-171 Alfreton Road;
Land at Alfreton Road;
Primrose Business Park.

Bolsover

Land behind 142D & 142C Chesterfield Road;
Land off Villas Road;
Land east and west of Woodhouse Lane;
Land to south of Chesterfield Road;
Land at Cundy Road;
Land opposite 58-60 Mansfield Road, Hillstown;
Land at Charlesworth Street, Carr Vale;
Land off Main Street, Carr Vale;
Land at Station Road;
Land west of Shuttlewood Road & south of Lodge Farm;
Land at North View Street, Carr Vale;
Land south of Water Lane;
Land at Oxcroft Lane;
Land on Featherbed Lane.

Clowne

Land at West Lea Allotments.

Countryside

Land off Springfield Road, Holmewood;
Land adjacent to Quarrydam Cottages, Spinkhill

Creswell

Land off Sheffield Road;
Land off Frithwood Lane;
Land off Wood Lane & Hazelmere Road;
Land at Hazelmere Road;
Former Creswell Methodist Church;
Land east of Skinner Street.

Glapwell

Land to rear of Mansfield Road;
Land at 44 The Hill;
Land to north of Glapwell;
Land to south of Glapwell;
Land to south of 97-99 The Hill;
Land east of Rowthorne Lane.

Hilcote

South west plot off Pasture Lane;
South east plot off Pasture Lane;
North east plot off Pasture Lane;
North west plot off Pasture Lane;
Land at New Lane.

Hodthorpe

Land north west of Broad Lane;
Land south of allotment gardens;

Land south of Broad Lane.

New Houghton

Land adjacent to Hilltop Farm, Chesterfield Road;
Land north of Rotherham Road;
Hilltop Farm, Chesterfield Road;
Land at Appleby House;
Land off Garden Avenue.

Newton

Littlemoor Farm, Littlemoor Lane;
Land at Littlemoor, Wire Lane;
Land off Littlemoor Lane.

Pinxton

Land to rear of The Rectory, Town Street;
Land at Lambcroft Road;
Land north of Talbot Street;
Land to rear of 13 Brookhill Lane;
Land at West End-Suff Lane;
Land at 2-30 Town Street;
Land at Pinxton Car Dismantlers.

Scarcliffe

Land off Budget Lane.

Shirebrook

Land at Common Lane;
Land at Portland Drive / Vernon Street;
Land at Thickley Bank;
Land at The Paddocks, Farm Lane;
Allotments on Alder Way;
Land at Acreage Lane;
Land north of Shirebrook School;
Land to rear of Ivy Lodge, Recreation Road;
Land at Shirebrook Auto Salvage, Portland Drive;
Land at Prospect Drive;
Eastern part of Town Park;
Land south of Hardwick Street.

Shuttlewood

Land at Pretoria Street;
Land at Wyandotte Farm, Shuttlewood Road;
Land at Shuttlewood Road East;
Land at Chesterfield Road;
Land north of Adin Avenue;
Land at 178 Shuttlewood Road;
Land south of Bentinck Allotments;
Bentinck Allotments;
Land at 280 Shuttlewood Road;
Land on Clowne Road;
Land north of Clowne Road.

South Normanton

Jacques Brickyard, Water Lane;

Land north of Alfreton Road;
Land at Lees Lane;
White House Farm, Birchwood Lane;
Land north of Red Lane;
Carnfield Wood Farm, Alfreton Road;
Land at Sporton Lane;
Land off Birchwood Lane;
Land to east of Thornhill Drive, Ball Hill;
Former site of Highland Hurst, Ball Hill.

Stanfree

Land west of Clowne Road;
Land north of Blackbanks;
Land at Springwell Cottage;
Land adjacent to Kirkthorpe House;
Land north of Appletree Road;
Land at Church Road;
Land north of 29 Bridle Road;
Oxcroft Industrial Estate;
Land south of Mill Lane.

Tibshelf

Land south of Sunny Bank;
Land to rear of Hardwick Street;
Land off Chesterfield Road;
Land adjacent to Sunny Bank;
Land at Manor Court Farm, Wetton Lane;
Land further south of Sunny Bank.

Whitwell

5 Hangar Hill;
Land to east of Parkway, Welbeck Road;
Land north of Allotments, Bakestone Moor;
Land at Larpit Lane;
Land off Worksop Road;
Land south of Sandy Close;
Land off Portland Street;
Land east of Duchess Street;
Land adjacent to Welbeck Street;
Land north of Whitwell;
Land south of Parkway

Appendix 4

Individual site assessment reports