

Bolsover District Council

Housing Land Availability Assessment

Blackwell Site Summaries

List of sites assessed:

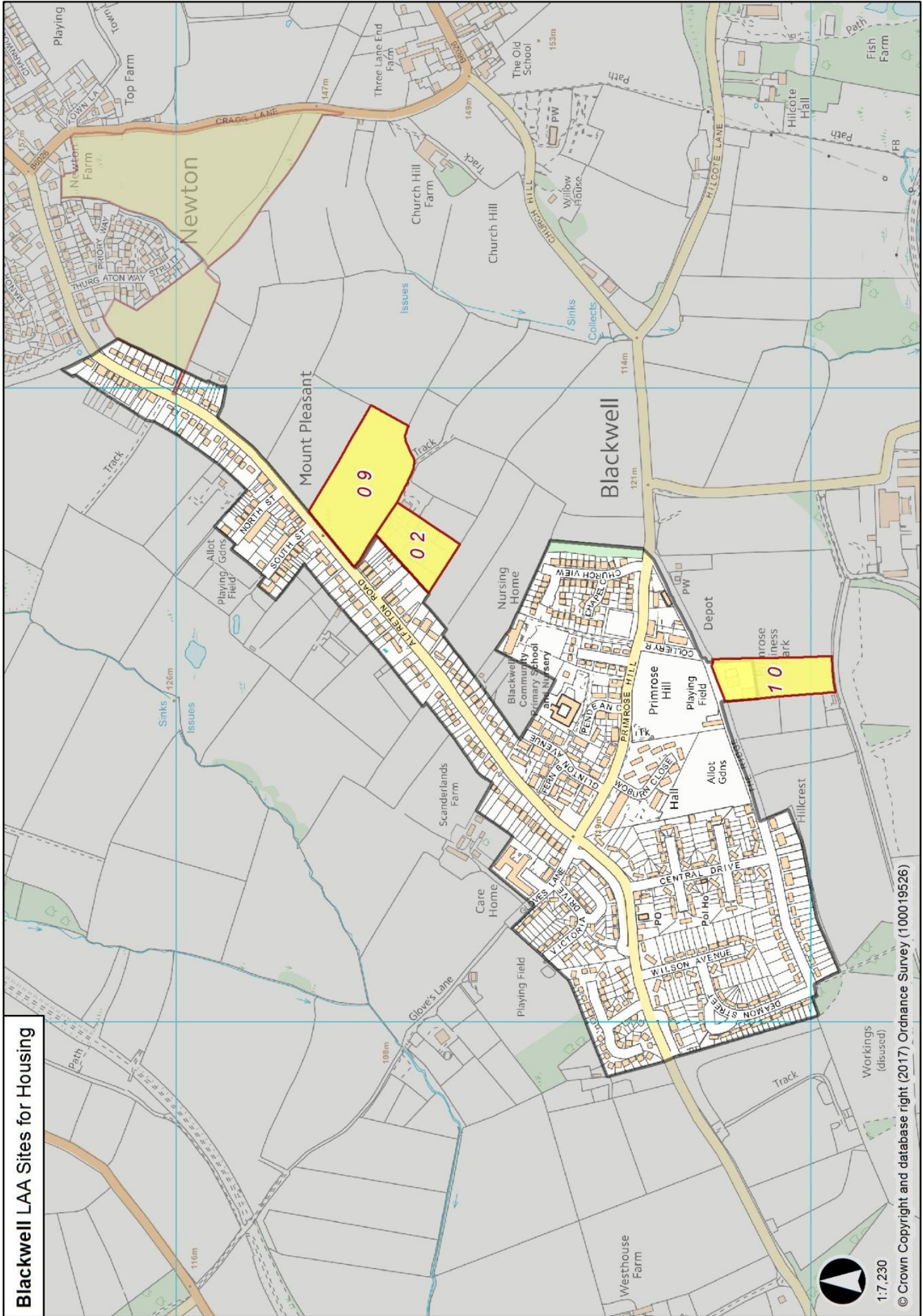
Site reference	Description
Blackwell/02	Land to rear of 141-171 Alfreton Road
Blackwell/09	Land at Alfreton Road
Blackwell/10	Primrose Business Park

List of sites not assessed:

Site reference	Description	Reason
Blackwell/01	Land at 156 Alfreton Road	No longer available
Blackwell/03	Land at 21 South Street	No longer available
Blackwell/04	Land at Fordbridge Lane	No longer available
Blackwell/05	Land off Alfreton Road	No longer available
Blackwell/06	Allotments, The Ridge	No longer available
Blackwell/07	Pendean Nursing Home, Off Primrose Hill	No longer available
Blackwell/08	Land behind 150 Alfreton Road	No longer available

September 2017

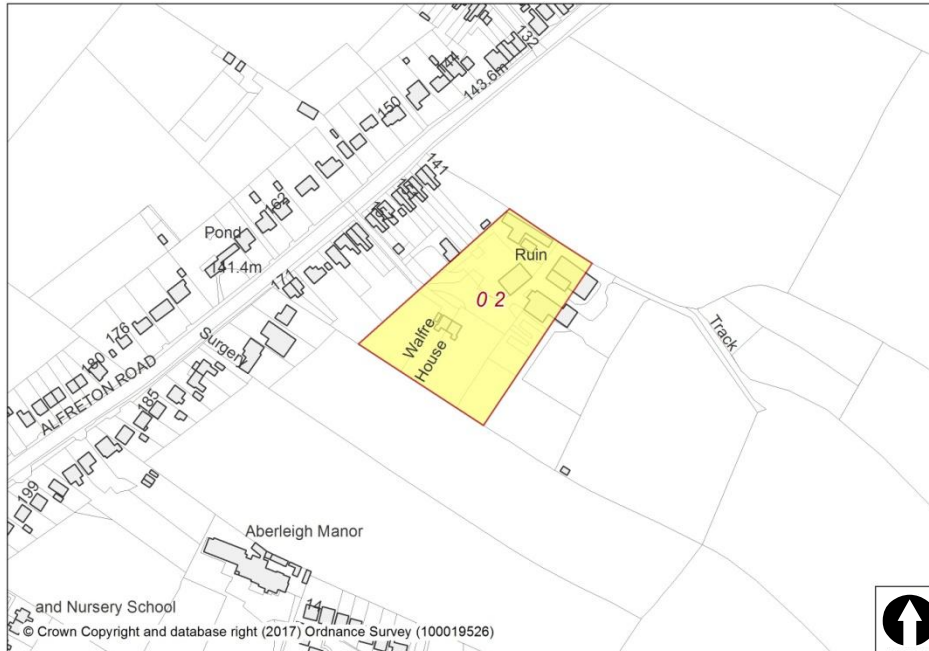
Blackwell LAA Sites for Housing



1:7,230

Site Details:			
Ref:	Blackwell/02	Approximate Size (ha):	0.9
		Potential No. Dwellings:	27
Address:	Land to rear of 141-171 Alfreton Road	Date of Assessment:	August 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	August 2017 during LAA update work
Site Planning Status:	No applications
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria

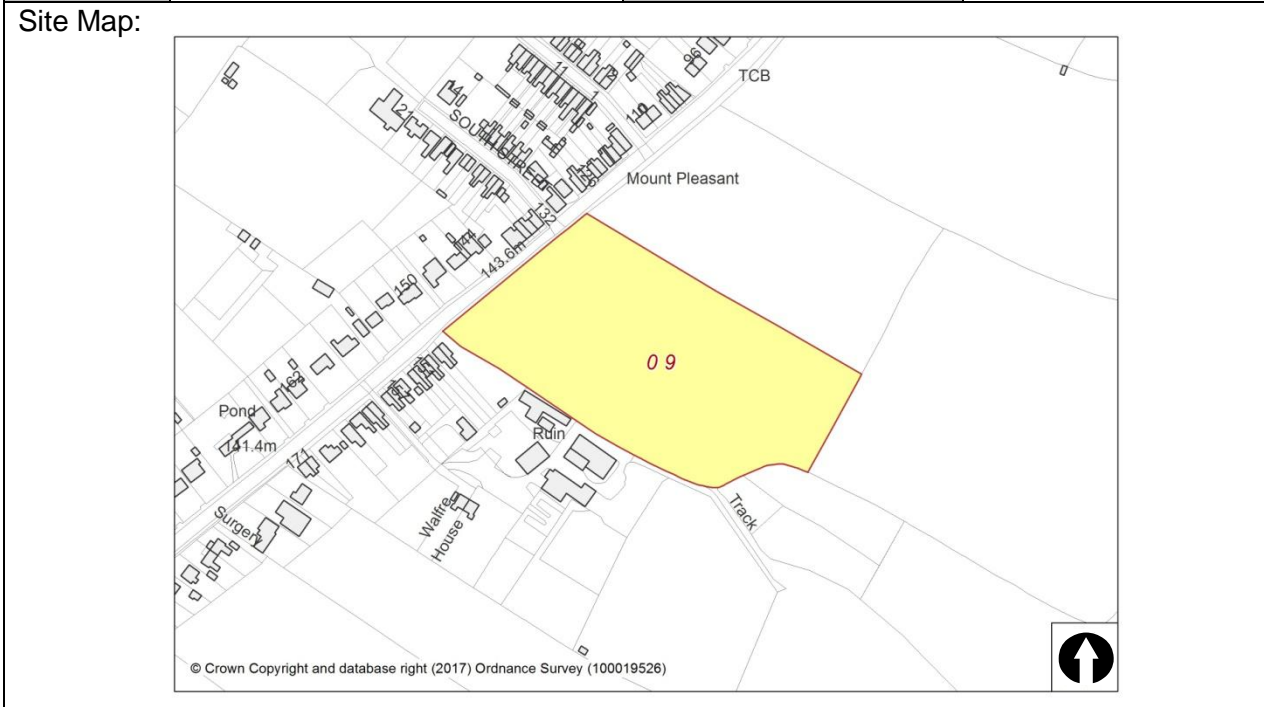
Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special Scientific Interest?	Yes	• Priority Habitat of Principal Importance?	Yes
• National Nature Reserve?	Yes		
Conclusion:	The site is not constrained by Green Belt or any national or local wildlife designations.		

Stage 2 – Site Suitability Constraints			
Potential Constraint:	Severity:	Comment:	
Level of Flood Risk (Fluvial and Ground Water)	No Constraint	No high risk areas within the site	
Relationship to Neighbouring Uses	No Constraint	Compatible neighbouring uses	
Access to Transport Network	Major Constraint	3 rd party land required	
Impact on Highway Network	Possible Constraint	Not yet proven – Transport Assessment dependent	
Proposed HS2 Railway Line	Possible Constraint	Close proximity to the safeguarding zones	
Access to Key Services	Major Constraint	Blackwell has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	Possible Constraint	Further investigation may be required	
Site Topography	No Constraint	No impediment	
Land Stability	Possible Constraint	The whole site is designated a Coal Authority High Risk Area	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Potential impact	
Heritage Conservation	Possible Constraint	Close to the Old Blackwell Conservation Area	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Blackwell has limited access to a reasonable amount of key services and 3 rd party land is required to achieve suitable access. The site also has a number of other possible constraints.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	No evidence to support this	Exceptional Abnormal Costs?	None identified
Development Considered Viable?	Not yet proven – viability assessment required		
Could the Development be Delivered within 5 Years?	Not yet proven	Reasonable Prospect Beyond 5 Years?	No reasonable prospect
Conclusion:	No evidence to demonstrate achievability and viability at this stage.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect

Comments
The site is available but not suitable due to requiring 3 rd party land to achieve suitable access. There is also no reasonable prospect of development at this stage. Should these change, the site could be considered for allocation within the emerging Local Plan.

Site Details:			
Ref:	Blackwell/09	Approximate Size (ha):	2.24
		Potential No. Dwellings:	67
Address:	Land at Alfreton Road	Date of Assessment:	August 2017



Stage 1 – Site Availability	
Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	July 2016 – submission of outline planning application
Site Planning Status:	Outline planning application refused November 2016 (16/00363/OUT)
Conclusion:	The site is available and actively promoted.

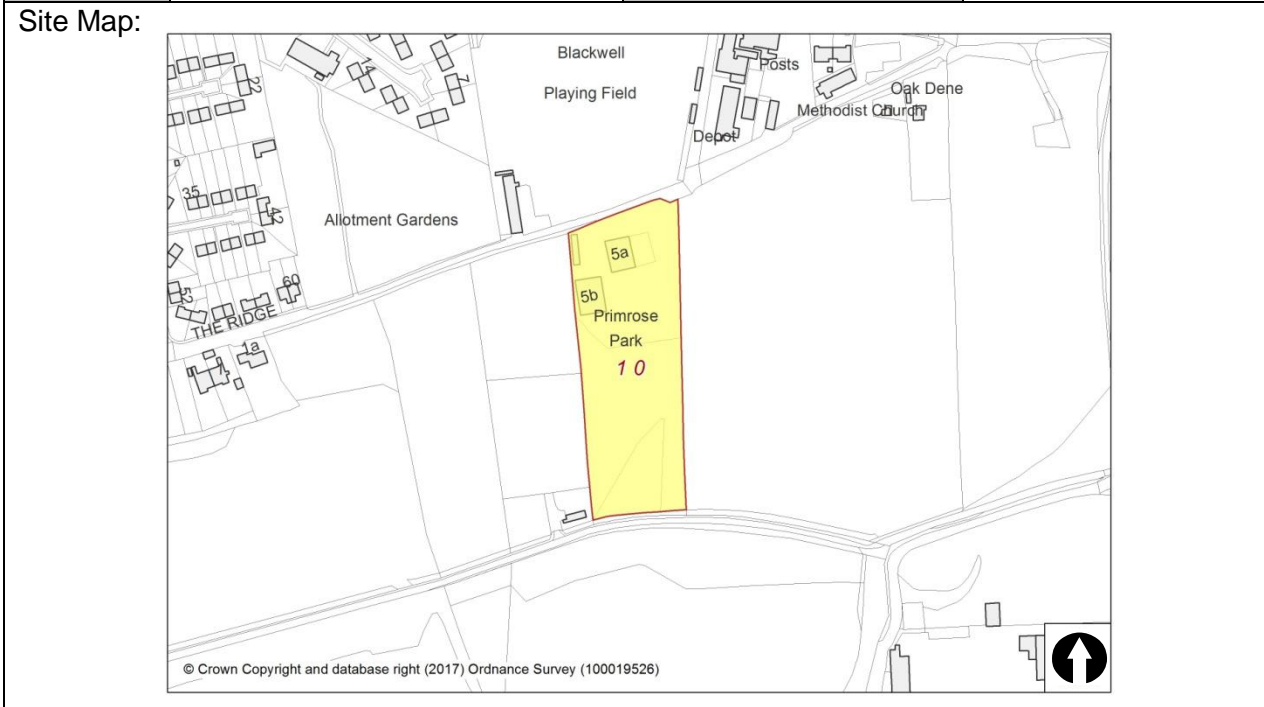
Stage 1 – Site Fundamental Suitability Constraints			
Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special Scientific Interest?	Yes	• Priority Habitat of Principal Importance?	Yes
• National Nature Reserve?	Yes		
Conclusion:	The site is not constrained by Green Belt or any national or local wildlife designations.		

Stage 2 – Site Suitability Constraints			
Potential Constraint:	Severity:	Comment:	
Level of Flood Risk (Fluvial and Ground Water)	No Constraint	No high risk areas within the site	
Relationship to Neighbouring Uses	No Constraint	Compatible neighbouring uses	
Access to Transport Network	No Constraint	Access achievable	
Impact on Highway Network	Possible Constraint	Transport Statement required	
Proposed HS2 Railway Line	Possible Constraint	Close proximity to the safeguarding zones	
Access to Key Services	Major Constraint	Blackwell has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	No Constraint	None	
Site Topography	No Constraint	No impediment	
Land Stability	Possible Constraint	The whole site is designated a Coal Authority High Risk Area	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	Possible Constraint	Development would require removal of hedgerow fronting the site	
Landscape Character	Possible Constraint	Potential impact on settlement setting	
Heritage Conservation	Possible Constraint	Close to Old Blackwell Conservation Area	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Blackwell has limited access to a reasonable amount of key services and the site also has a number of other possible constraints.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	No evidence to support this	Exceptional Abnormal Costs?	None identified
Development Considered Viable?	Not yet proven – viability assessment required		
Could the Development be Delivered within 5 Years?	Not yet proven	Reasonable Prospect Beyond 5 Years?	No reasonable prospect
Conclusion:	No evidence to demonstrate achievability and viability at this stage.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	Possibly	Achievable?	No reasonable prospect

Comments
The site is available and possibly suitable, although there are a number of possible constraints. However, there is no reasonable prospect of development at this stage. Should this change, the site could be considered for allocation within the emerging Local Plan.

Site Details:			
Ref:	Blackwell/10	Approximate Size (ha):	1.14
		Potential No. Dwellings:	34
Address:	Primrose Business Park	Date of Assessment:	August 2017



Stage 1 – Site Availability

Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	December 2016 through Local Plan Consultation Submission
Site Planning Status:	No applications
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria

Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special Scientific Interest?	Yes	• Priority Habitat of Principal Importance?	Yes
• National Nature Reserve?	Yes		
Conclusion:	The site is not constrained by Green Belt or any national or local wildlife designations.		

Stage 2 – Site Suitability Constraints			
Potential Constraint:	Severity:	Comment:	
Level of Flood Risk (Fluvial and Ground Water)	No Constraint	No high risk areas within the site	
Relationship to Neighbouring Uses	Possible Constraint	Vehicle repair business to the north east of the site	
Access to Transport Network	Major Constraint	The site is served by unmade, unadopted roads	
Impact on Highway Network	Major Constraint	Topographical issues and increased use of a substandard junction onto public highway	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Blackwell has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	Possible Constraint	Further investigation may be required	
Site Topography	Possible Constraint	Site slopes down to the south	
Land Stability	Possible Constraint	The whole site is designated a Coal Authority High Risk Area	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Majority of the site is within an Important Open Area	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Blackwell has limited access to a reasonable amount of key services and the site has access and highways constraints. The site also has a number of other possible constraints.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	No evidence to support this	Exceptional Abnormal Costs?	None identified
Development Considered Viable?	Not yet proven – viability assessment required		
Could the Development be Delivered within 5 Years?	Not yet proven	Reasonable Prospect Beyond 5 Years?	No reasonable prospect
Conclusion:	No evidence to demonstrate achievability and viability at this stage.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect

Comments
The site is available but not suitable due to access and highways constraints. There is also no reasonable prospect of development at this stage. Should these change, the site could be considered for allocation within the emerging Local Plan, depending on the Important Open Area review.