

Bolsover District Council

Housing Land Availability Assessment

Hilcote Site Summaries

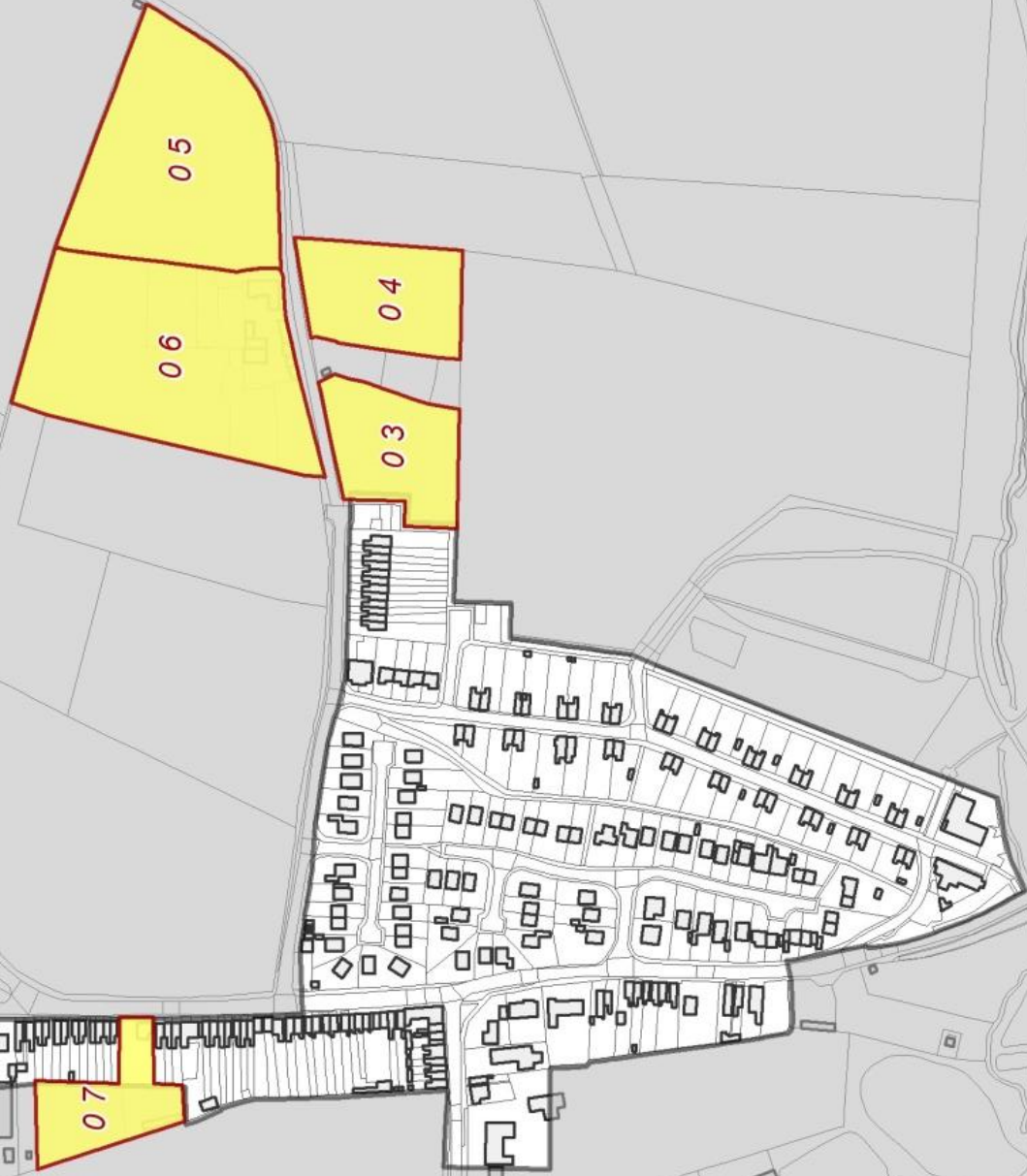
List of sites assessed:

Site reference	Description
Hilcote/03	South west plot off Pasture Lane
Hilcote/04	South east plot off Pasture Lane
Hilcote/05	North east plot off Pasture Lane
Hilcote/06	North west plot off Pasture Lane
Hilcote/07	Land at New Lane

List of sites not assessed:

Site reference	Description	Reason
Hilcote/01	Land south of Hilcote Lane	No longer available
Hilcote/02	Land at 1A Hilcote Lane	No longer available

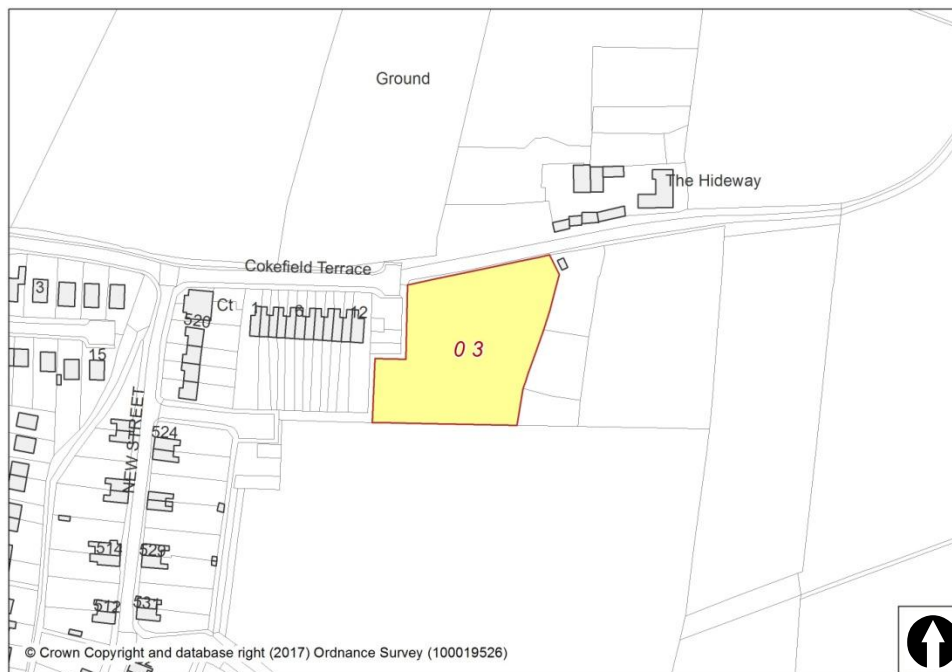
Hilcote LAA Sites for Housing



1:4,000

Site Details:			
Ref:	Hilcote/03	Approximate Size (ha):	0.45
		Potential No. Dwellings:	13
Address:	South west plot off Pasture Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	September 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	Access via unadopted track	
Impact on Highway Network	Possible Constraint	Adverse impact unlikely	
Proposed HS2 Railway Line	Possible Constraint	Close to HS2 Safeguarding Zones	
Access to Key Services	Major Constraint	Hilcote 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)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Potential impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Hilcote has limited access to a reasonable amount of key services and access to the site is via an unadopted track. 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

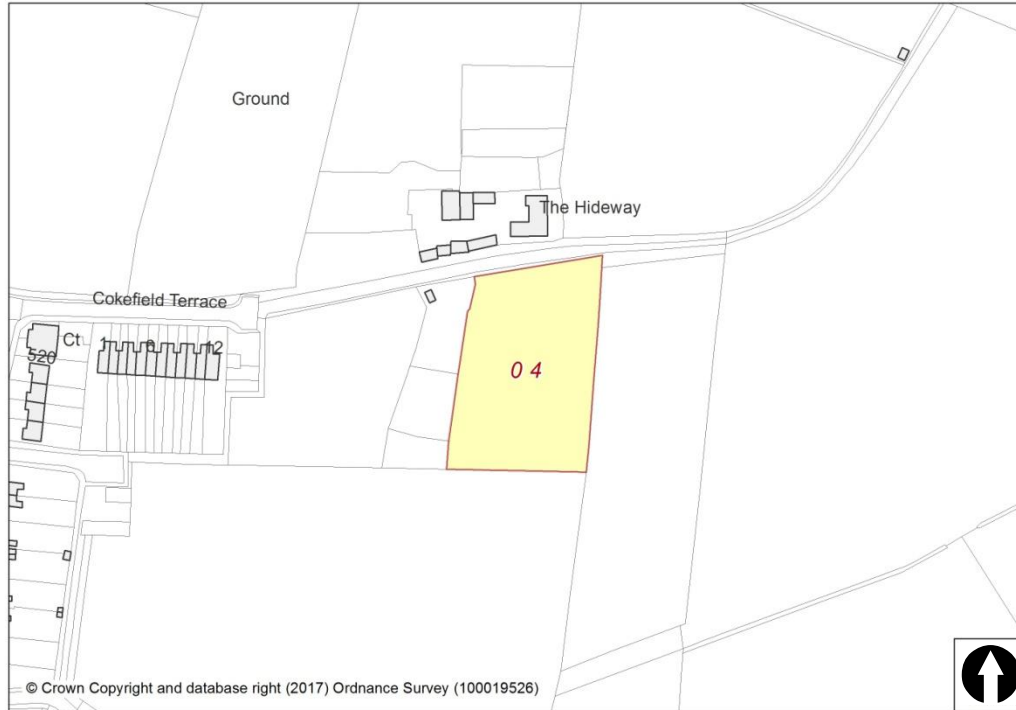
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect
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Comments

The site is available but not suitable due to access 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.

Site Details:			
Ref:	Hilcote/04	Approximate Size (ha):	0.49
		Potential No. Dwellings:	14
Address:	South east plot off Pasture Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	September 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	Access via unadopted track	
Impact on Highway Network	Possible Constraint	Adverse impact unlikely	
Proposed HS2 Railway Line	Major Constraint	The north east part of the site is within the HS2 Safeguarding Zones	
Access to Key Services	Major Constraint	Hilcote 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)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Potential impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Hilcote has limited access to a reasonable amount of key services. Access to the site is via an unadopted track and the north east part of the site is within the HS2 Safeguarding Zones. 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

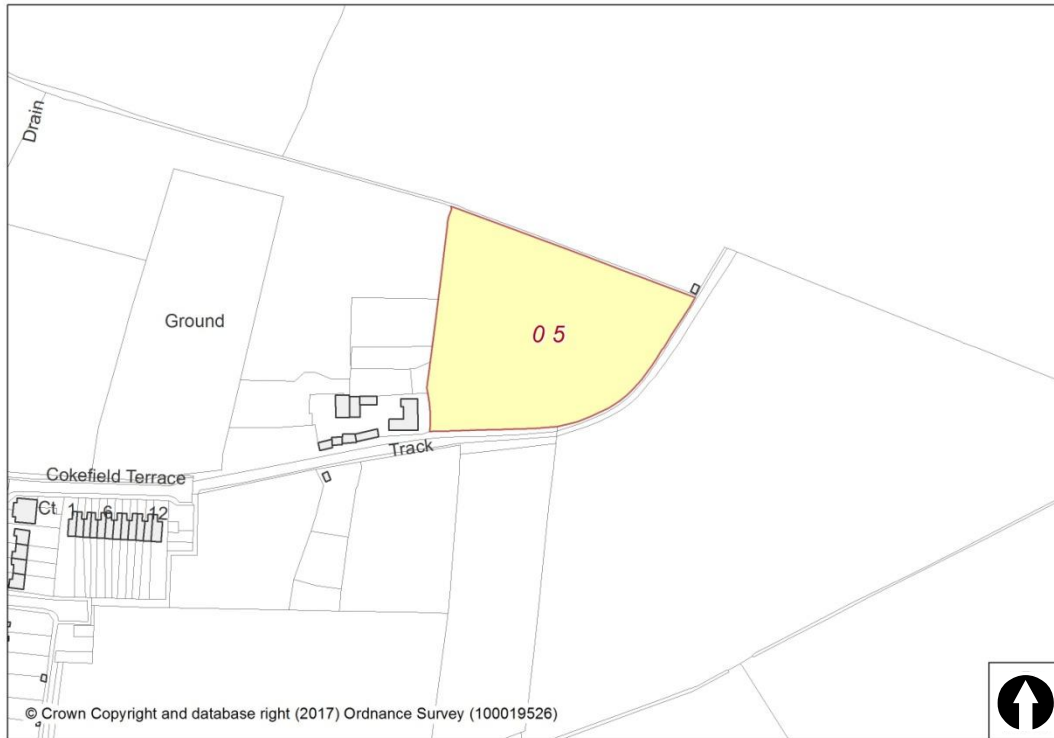
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect
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Comments

The site is available but not suitable due to access constraints and part of the site being within the HS2 Safeguarding Zones.

Site Details:			
Ref:	Hilcote/05	Approximate Size (ha):	1.19
		Potential No. Dwellings:	35
Address:	North east plot off Pasture Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	September 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	Access via unadopted track	
Impact on Highway Network	Possible Constraint	Adverse impact unlikely	
Proposed HS2 Railway Line	Major Constraint	The proposed route runs through the site and practically the entire site is within the Safeguarding Zones	
Access to Key Services	Major Constraint	Hilcote 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)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Potential impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grades 4/3 agricultural land	
Conclusion:	Hilcote has limited access to a reasonable amount of key services. Access to the site is via an unadoped track and the proposed HS2 route runs through the site. 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

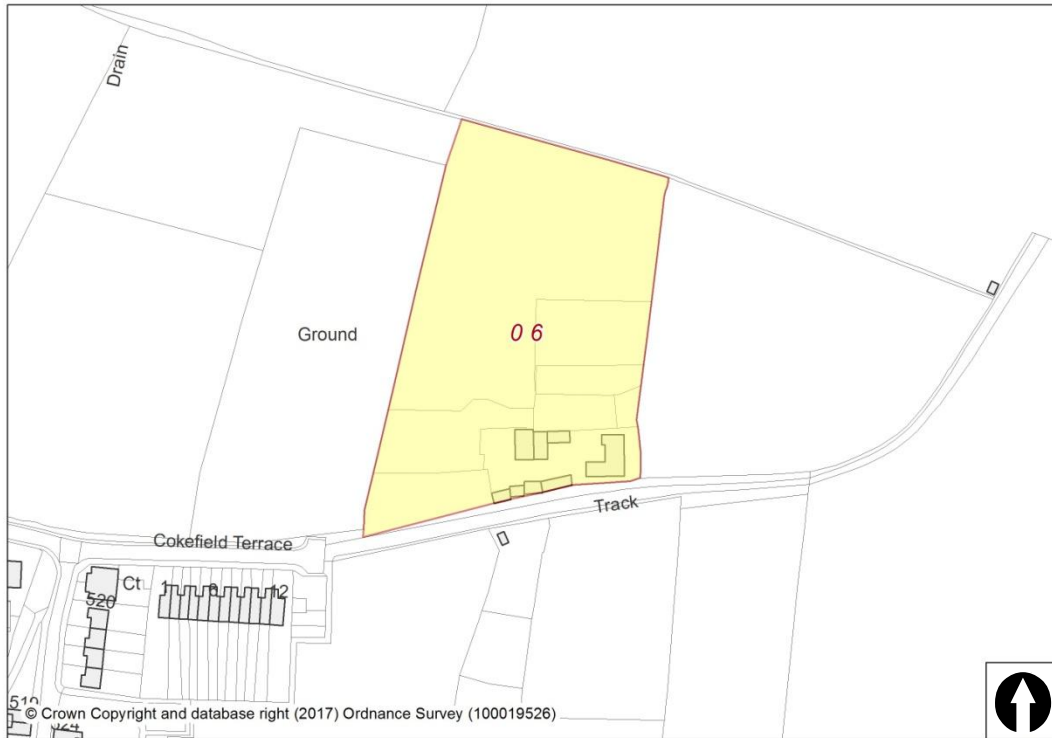
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect
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Comments

The site is available but not suitable due to access constraints and the proposed HS2 route running through the site.

Site Details:			
Ref:	Hilcote/06	Approximate Size (ha):	1.44
		Potential No. Dwellings:	43
Address:	North west plot off Pasture Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	September 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	Access via unadopted track	
Impact on Highway Network	Possible Constraint	Adverse impact unlikely	
Proposed HS2 Railway Line	Major Constraint	The proposed route runs through the site and the majority of the site is within the Safeguarding Zones	
Access to Key Services	Major Constraint	Hilcote 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)	No Constraint	No impediment	
Landscape Character	Possible Constraint	Potential impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Hilcote has limited access to a reasonable amount of key services. Access to the site is via an unadoped track and the proposed HS2 route runs through the site. 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

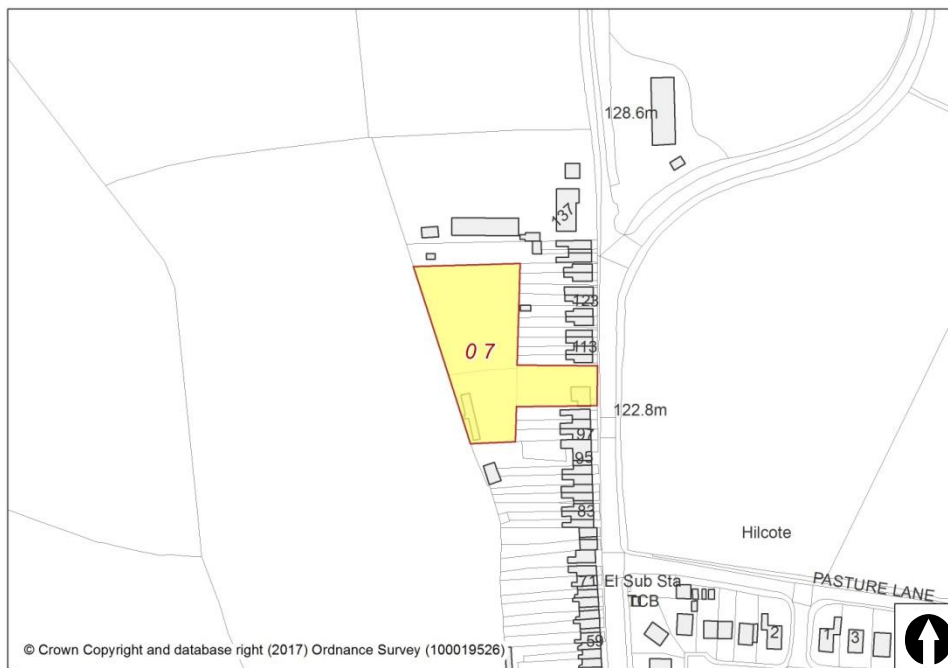
Available?	Yes	Suitable?	No	Achievable?	No reasonable prospect
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Comments

The site is available but not suitable due to access constraints and the proposed HS2 route running through the site.

Site Details:			
Ref:	Hilcote/07	Approximate Size (ha):	0.34
		Potential No. Dwellings:	10
Address:	Land at New Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	September 2017 during LAA update work
Site Planning Status:	Outline application for a single dwelling on part of the site refused April 2006 (06/00117/OUT)
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	Proximity to bend in road	
Impact on Highway Network	Possible Constraint	Not yet proven	
Proposed HS2 Railway Line	Possible Constraint	Close to proposed route	
Access to Key Services	Major Constraint	Hilcote 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	Whole site designated a Coal Authority High Risk Area	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	Possible Constraint	Some trees/hedges around boundary	
Landscape Character	No Constraint	No detrimental impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion:	Hilcote has limited access to a reasonable amount of key services and suitable site access would not be achievable due to proximity to bend in the road. The site also has a number of other possible constraints.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	Landowner states they are willing to invest	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
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Comments

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