

Bolsover District Council

Housing Land Availability Assessment

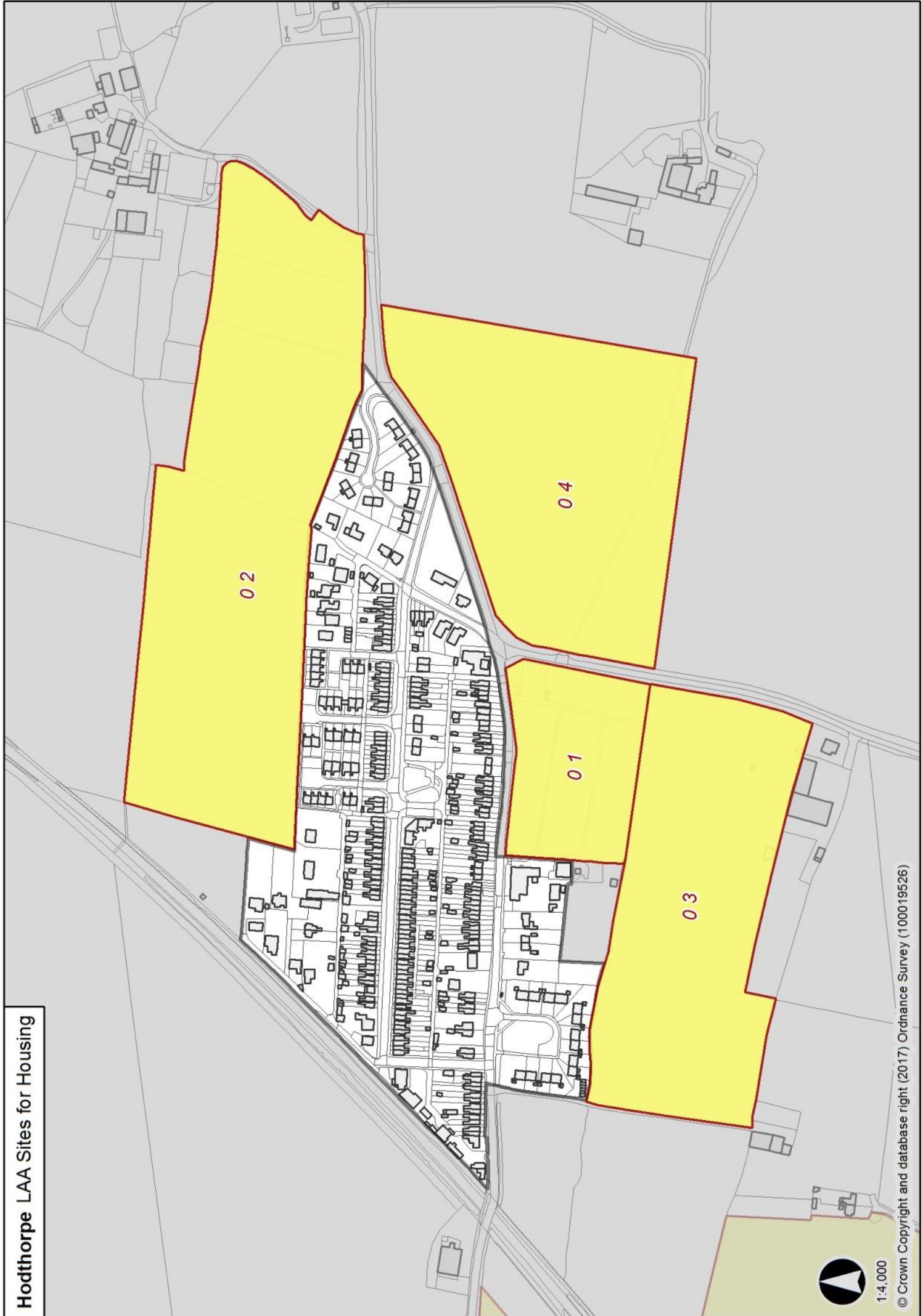
Hodthorpe Site Summaries

List of sites assessed:

Site reference	Description
Hodthorpe/01	Land at Queens Road Allotments
Hodthorpe/02	Land north west of Broad Lane
Hodthorpe/03	Land south of allotment gardens
Hodthorpe/04	Land south of Broad Lane

September 2017

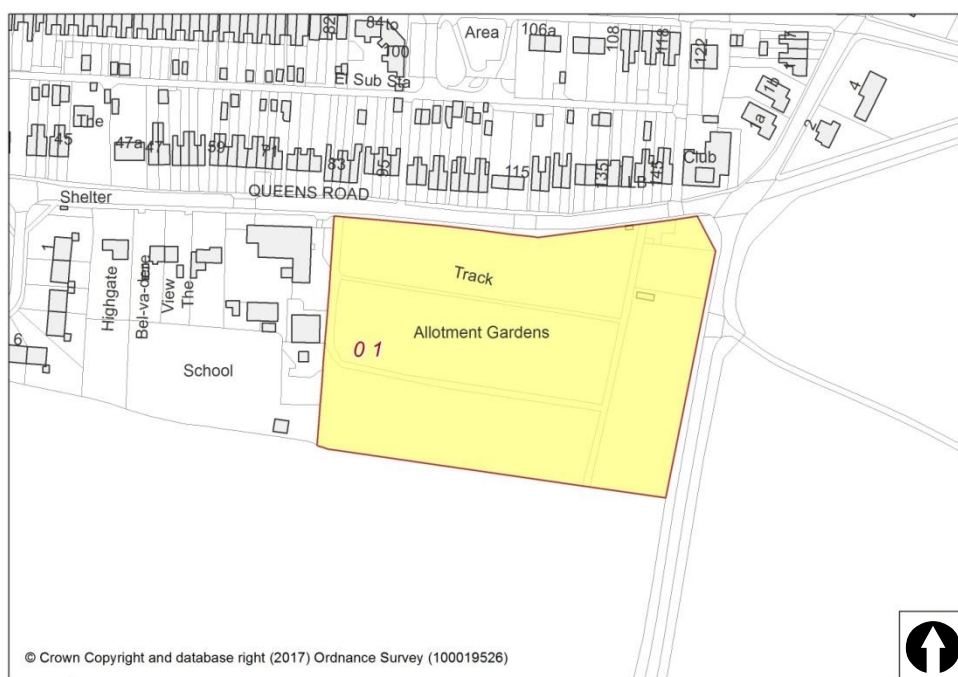
Hodthorpe LAA Sites for Housing



1:4,000

Site Details:			
Ref:	Hodthorpe/01	Approximate Size (ha):	1.85
		Potential No. Dwellings:	36 (planning application)
Address:	Land at Queens Road Allotments	Date of Assessment:	September 2016

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner and agent
When Last Promoted:	July 2015 - Submission of outline planning application
Site Planning Status:	Outline permission granted March 2016 (15/00354/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.		

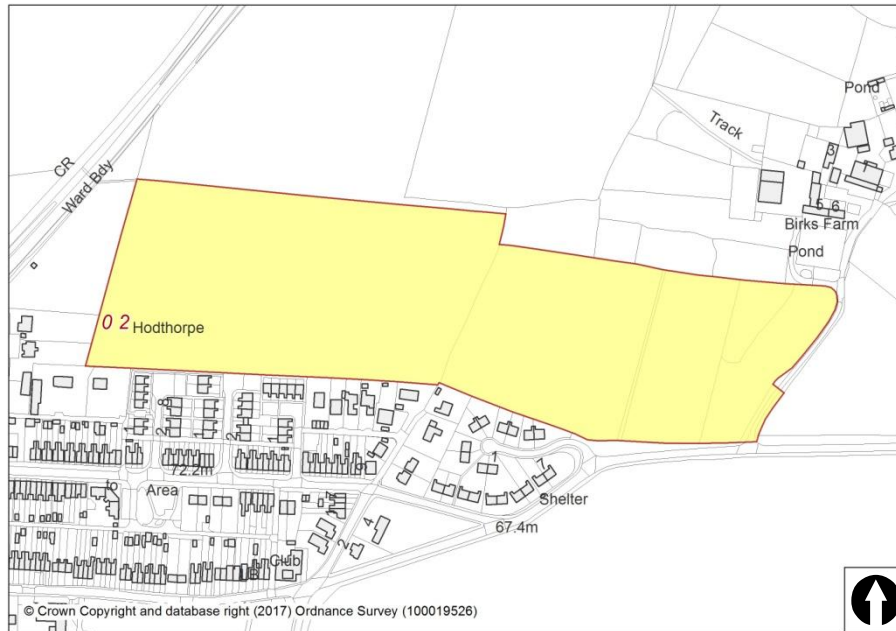
Stage 2 – Site Suitability Constraints			
Potential Constraint:	Severity:	Comment:	
Level of Flood Risk (Fluvial and Ground Water)	No Constraint	No high risk areas within the site	
Relationship to Neighbouring Uses	No Constraint	Compatible neighbouring uses	
Access to Transport Network	No Constraint	Access achievable	
Impact on Highway Network	No Constraint	Likely acceptable impact	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Hodthorpe 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	No Constraint	Outside high risk zones	
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	Possible Constraint	Grade 2 agricultural land	
Conclusion:	The site is largely unconstrained but Hodthorpe has poor access to a reasonable amount of key services. The site is grade 2 agricultural land and development here may have an impact on landscape character.		
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?	Yes	Reasonable Prospect Beyond 5 Years?	N/A
Conclusion:	Development is considered viable, there has been approval of the outline planning application and progress is being made by the landowner to relocate the allotments and promote the site. From testing, it is expected that development will commence in 2018.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	Possibly	Achievable?	Yes

Comments
The site is available, possibly suitable, with a reasonable prospect of development within 5 years. Therefore, the site could be considered for allocation within the emerging Local Plan.

Site Details:			
Ref:	Hodthorpe/02	Approximate Size (ha):	7.76
		Potential No. Dwellings:	101 (from application)
Address:	Land north west of Broad Lane	Date of Assessment:	August 2017

Site Map:



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:	Outline planning permission granted February 2016 (14/00518/OUT)
Conclusion:	The site is available and has outline planning permission for residential development.

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	Only a small area within the site is at high risk of surface water flooding	
Relationship to Neighbouring Uses	No Constraint	Compatible with neighbouring uses	
Access to Transport Network	No Constraint	Access achievable	
Impact on Highway Network	No Constraint	Likely acceptable impact	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Hodthorpe 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	No Constraint	Outside high risk zones	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	No Constraint	No impediment	
Landscape Character	Possible Constraint	No detrimental impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	Possible Constraint	Grade 2 agricultural land	
Conclusion:	The site is largely unconstrained but Hodthorpe has poor access to a reasonable amount of key services and the site is grade 2 agricultural land.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	Limited evidence to support this	Exceptional Abnormal Costs?	None identified
Development Considered Viable?	Yes		
Could the Development be Delivered within 5 Years?	No	Reasonable Prospect Beyond 5 Years?	No reasonable prospect
Conclusion:	Development is considered not to be deliverable based on feedback from agent, despite outline permission being granted.		

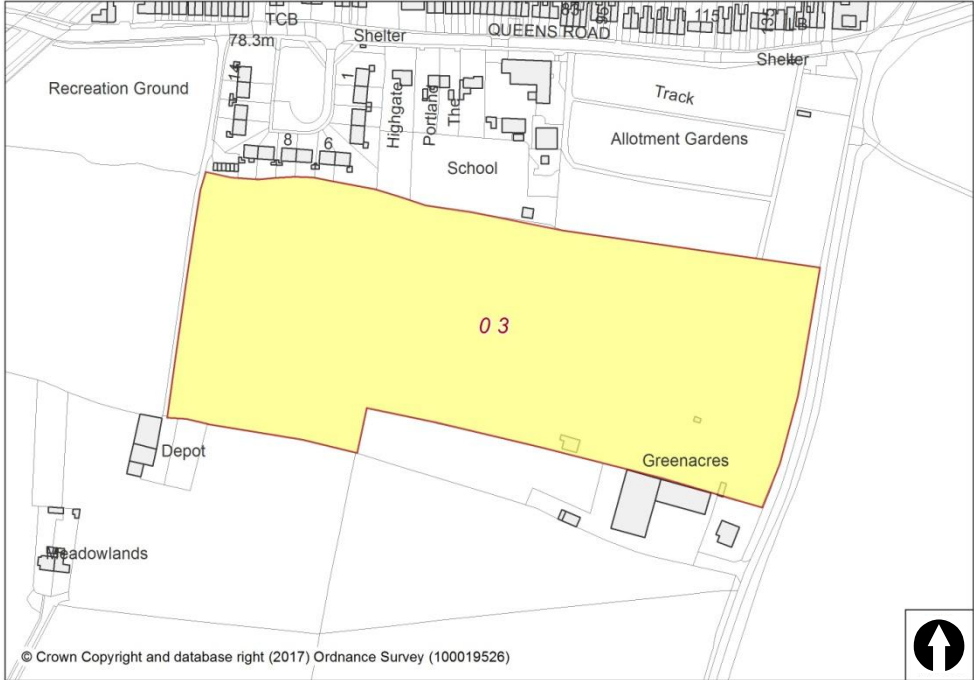
Overall Conclusion of Site					
Available?	Yes	Suitable?	Possibly	Achievable?	No reasonable prospect

Comments
The site is available and possibly suitable, but 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:	Hodthorpe/03	Approximate Size (ha):	5.06
		Potential No. Dwellings:	151
Address:	Land south of allotment gardens	Date of Assessment:	August 2017

Site Map:



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:	Application for residential scheme refused May 2016 (15/00137/OUT)
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria

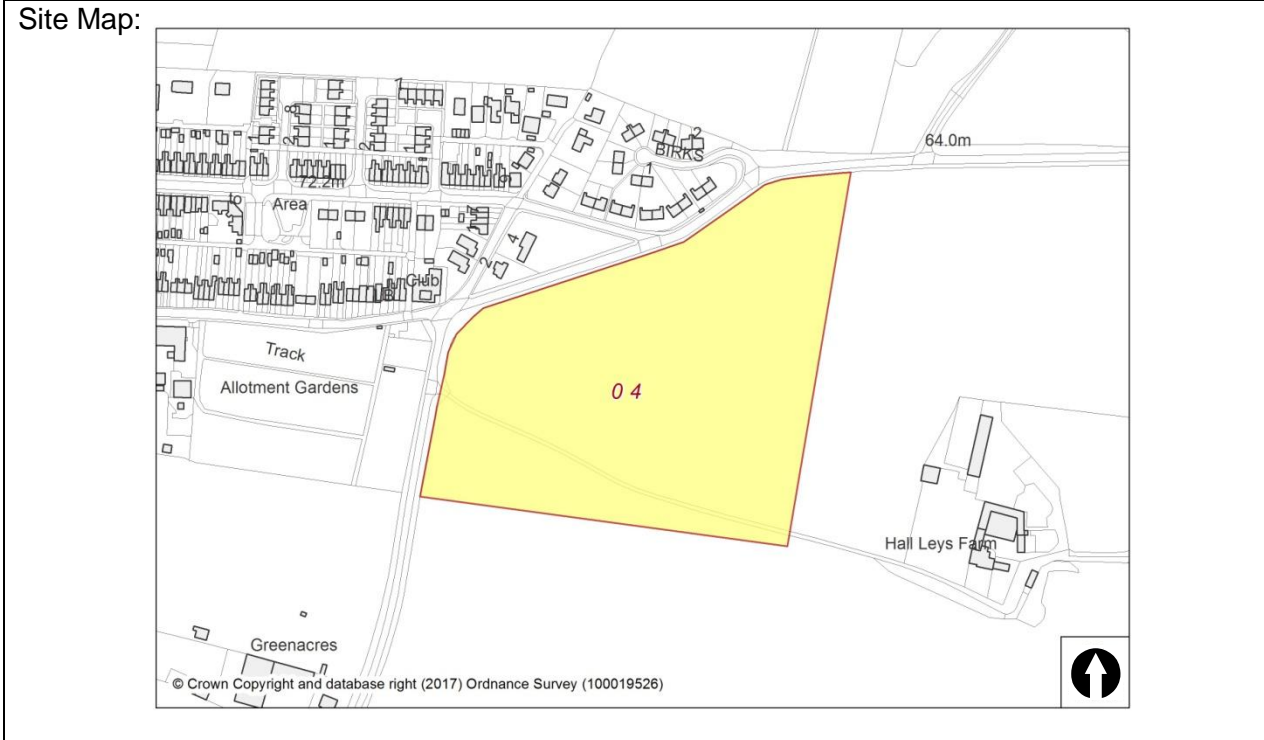
Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special 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	Possible Constraint	Not yet proven	
Impact on Highway Network	Possible Constraint	Not yet proven	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Hodthorpe 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	No Constraint	Outside high risk areas	
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	Possible Constraint	Grade 2 agricultural land	
Conclusion:	Hodthorpe has poor access to a reasonable amount of key services and the ability to achieve suitable access to the site and an acceptable impact on local highways has not yet been proven. The land is grade 2 agricultural land and development here may impact on landscape character.		
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, but 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:	Hodthorpe/04	Approximate Size (ha):	5.6
		Potential No. Dwellings:	138
Address:	Land south of Broad Lane	Date of Assessment:	September 2016



Stage 1 – Site Availability

Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	October 2015 – submission of outline planning application
Site Planning Status:	Refused outline planning applications August 2015 (15/00006/OUT) and march 2016 (15/00562/OUT)
Conclusion:	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	Only a small area of site at risk of surface water flooding	
Relationship to Neighbouring Uses	No Constraint	Compatible with neighbouring uses	
Access to Transport Network	Possible Constraint	Achievable but not straight forward and not yet proven	
Impact on Highway Network	Possible Constraint	Not yet proven	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Hodthorpe 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	No Constraint	Outside high risk zones	
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	Possible Constraint	Grade 2 agricultural land	
Conclusion:	Hodthorpe has poor access to a reasonable amount of key services and the ability to achieve suitable access and an acceptable impact on the highway network has not yet been proven. Development of the site would see the loss of grade 2 agricultural land and would potentially impact on landscape character.		
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, but 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.