

Bolsover District Council

Housing Land Availability Assessment

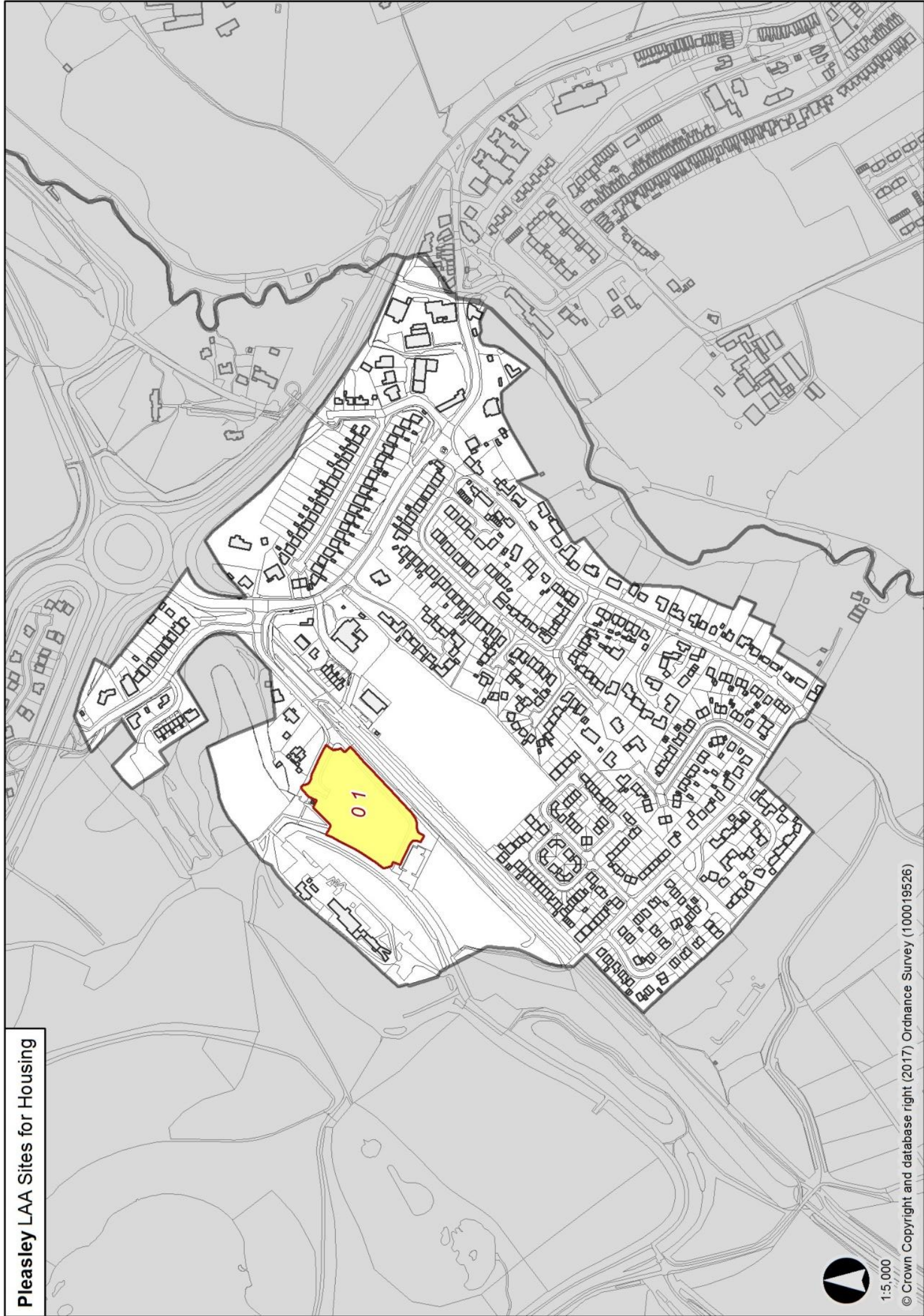
Pleasley Site Summaries

List of sites assessed:

Site reference	Description
Pleasley/01	Land east of Pleasley Pit

September 2017

Pleasley LAA Sites for Housing



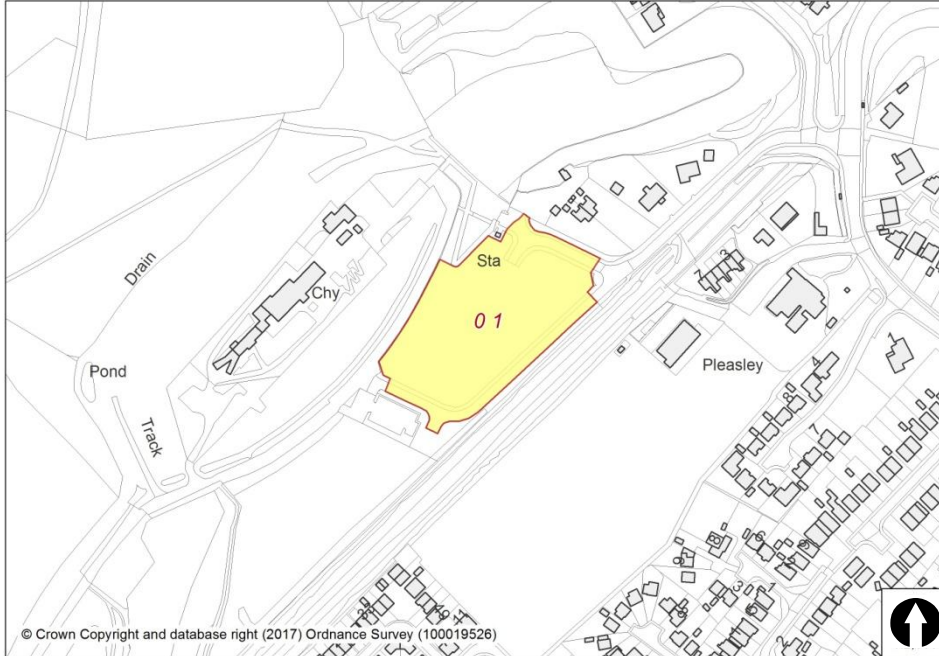
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Site Details:

Ref:	Pleasley/01	Approximate Size (ha):	0.96
		Potential No. Dwellings:	23 (from application)
Address:	Land east of Pleasley Pit	Date of Assessment:	August 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Landowner
When Last Promoted:	July 2016 – Submission of outline planning application
Site Planning Status:	Outline planning permission granted September 2013 (12/00505/OUT), and renewed January 2017 (16/00348/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 national or local wildlife designations, but it is adjacent to a Pleasley Pit Country Park Local Wildlife Site and Pleasley Local Nature Reserve.		

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	Close to former colliery site (Scheduled Ancient Monument and grade II listed buildings)	
Access to Transport Network	No Constraint	Access achievable	
Impact on Highway Network	No Constraint	Acceptable impact	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Pleasley has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	No Constraint	Addressed through planning permission	
Site Topography	No Constraint	No impediment	
Land Stability	Possible Constraint	Very small area at the south of site 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 Scheduled Ancient Monument and grade II listed buildings	
High Quality Agricultural Land	No Constraint	Urban	
Conclusion:	Pleasley has limited access to a reasonable amount of key services and the site is particularly close to Pleasley Colliery, which is now a Scheduled Ancient Monument and comprises of grade II listed buildings. This means that development may impact on landscape character as well as heritage conservation. Due to previous pit related uses, a small area of the site is a Coal Authority High Risk Area and further investigations may be required to determine any site contamination.		
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:	There is no known developer willing to invest and viability has not yet been proven. However, the site does have outline planning permission and there is reasonable prospect of the development being delivered within 5 years.		

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.