

Bolsover District Council

Housing Land Availability Assessment

Scarcliffe Site Summaries

List of sites assessed:

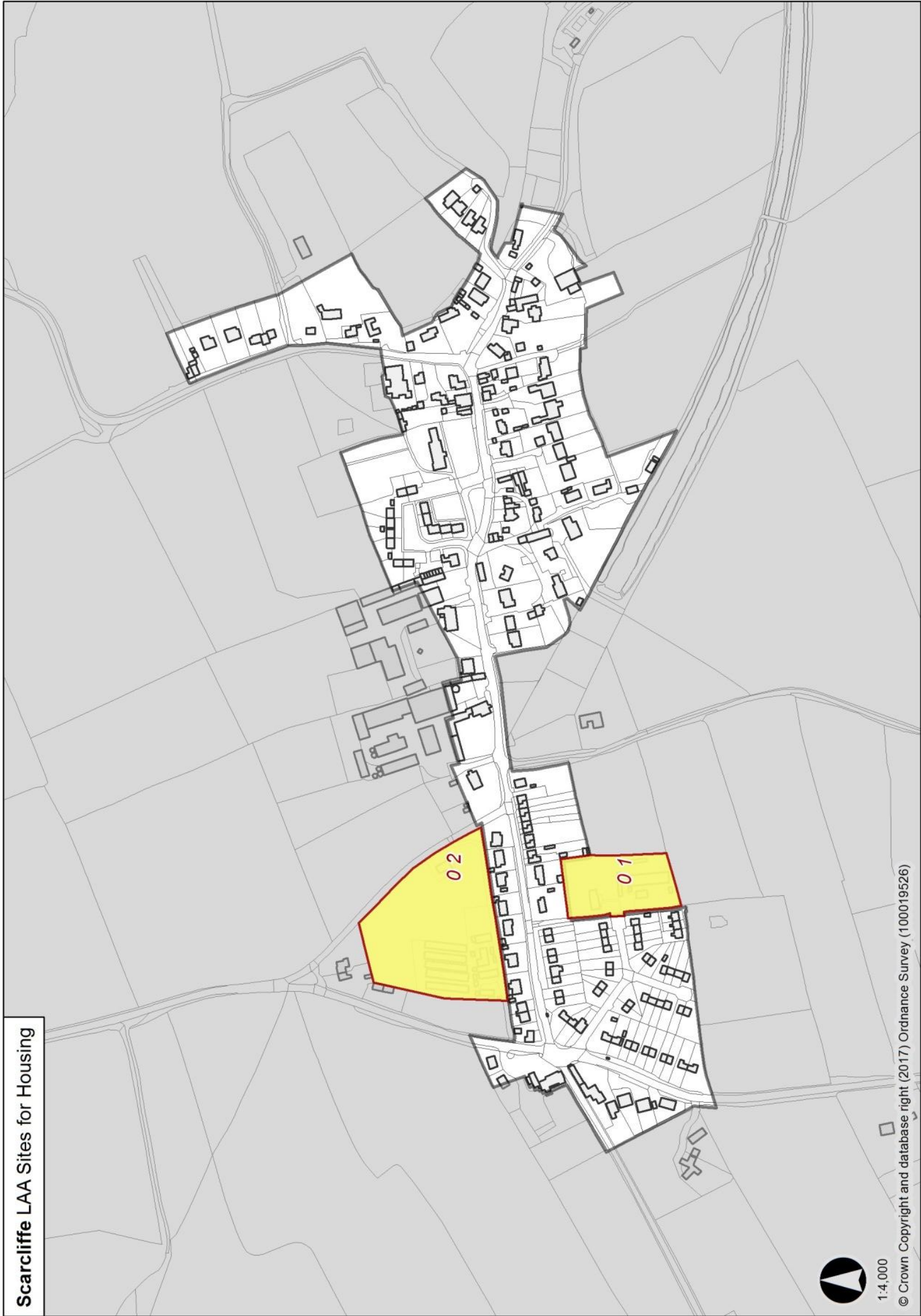
Site reference	Description
Scarcliffe/01	The Nursery, East Street
Scarcliffe/02	Land off Budget Lane

List of sites not assessed:

Site reference	Description	Reason
Scarcliffe/03	Land to rear of the Elm Tree Inn	No longer available

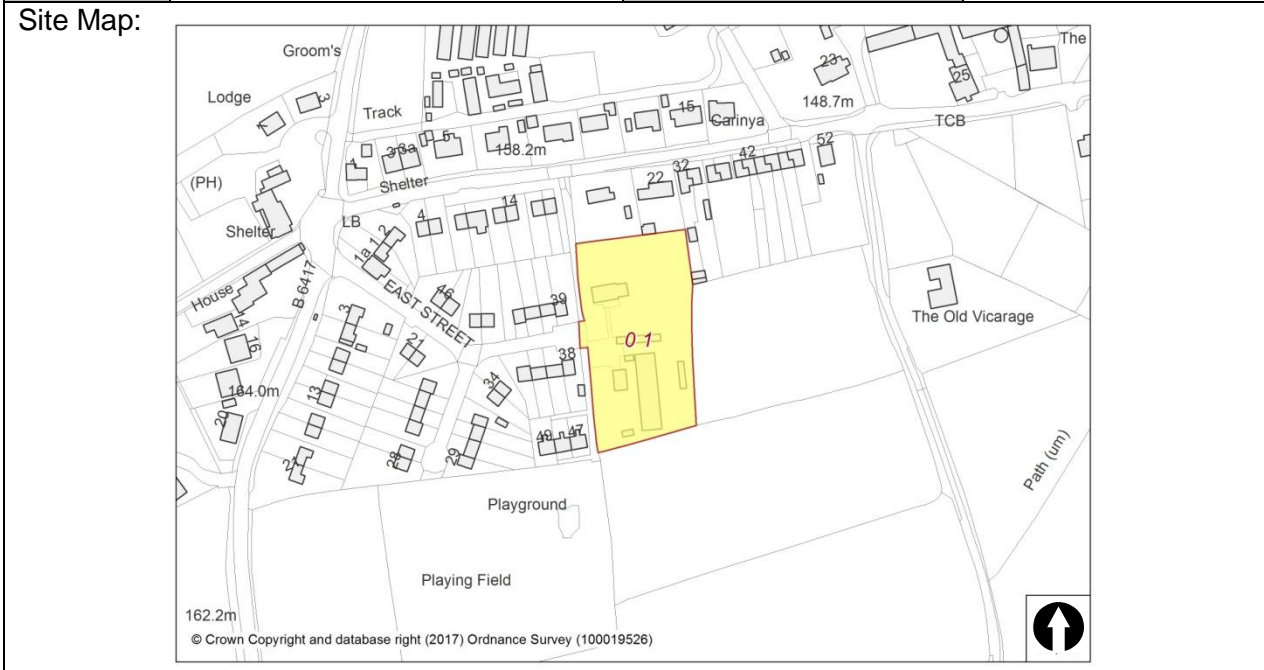
September 2017

Scarcliffe LAA Sites for Housing



1:4,000

Site Details:			
Ref:	Scarcliffe/01	Approximate Size (ha):	0.48
		Potential No. Dwellings:	10 (from decision notice)
Address:	The Nursery, East Street	Date of Assessment:	August 2017



Stage 1 – Site Availability

Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	December 2015 – submission of outline planning application
Site Planning Status:	Outline planning permission granted September 2016 (15/00649/OUT)
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria

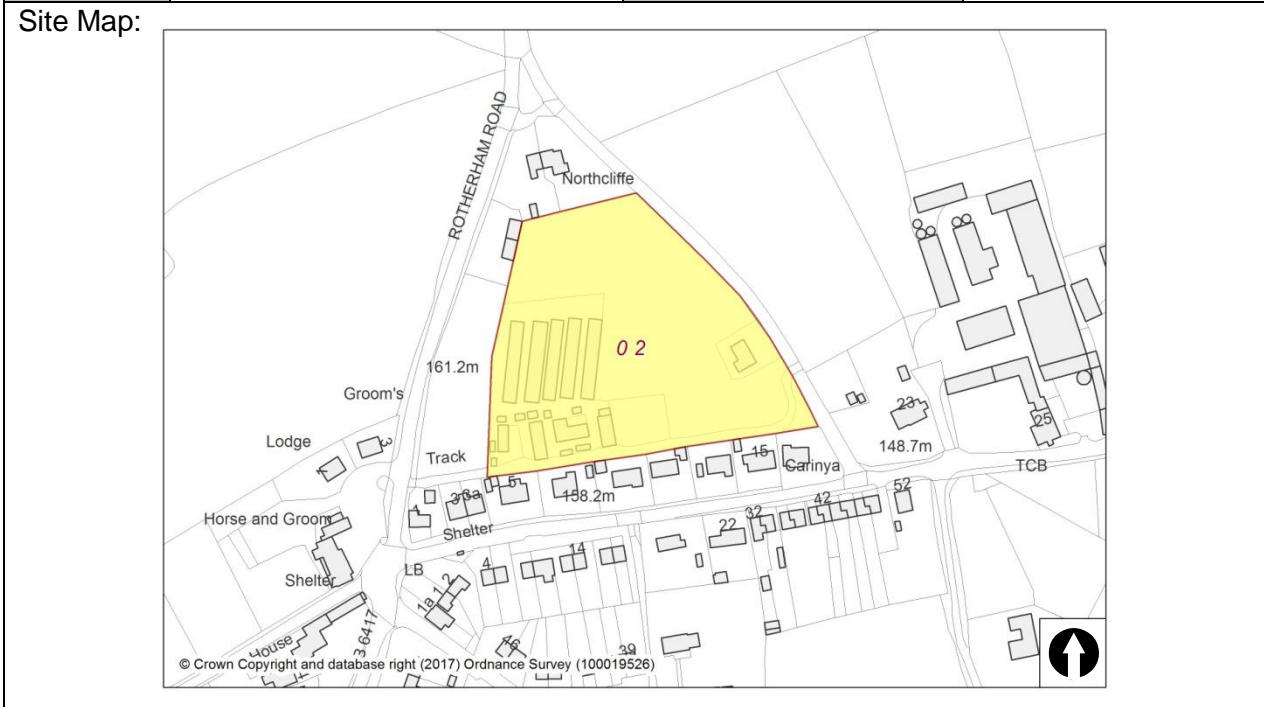
Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special 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	Number of dwellings limited to achieve acceptable access	
Impact on Highway Network	Possible Constraint	Number of dwellings limited to achieve acceptable impact	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Scarcliffe has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	Possible Constraint	Remediation scheme required under permitted proposal	
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	No Constraint	No detrimental impact	
Heritage Conservation	Possible Constraint	Close to Scarcliffe Conservation Area	
High Quality Agricultural Land	No Constraint	Urban	
Conclusion:	Scarcliffe has limited access to a reasonable amount of key services. The site is close to Scarcliffe Conservation Area and a number of conditions have been placed on development to mitigate any potential contamination and help facilitate acceptable access and an acceptable impact on the highway network.		
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?	Probably within 6-15 years
Conclusion:	There is no evidence of a known developer being willing to invest and development has not yet been proven viable. However, there is reasonable prospect of development within 6-15 years.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	Possibly	Achievable?	Over longer term

Comments
The site is available, possibly suitable, with a reasonable prospect of development within 6-15 years. Therefore, the site could be considered for allocation within the emerging Local Plan.

Site Details:			
Ref:	Scarcliffe/02	Approximate Size (ha):	1.3
		Potential No. Dwellings:	36
Address:	Land off Budget Lane	Date of Assessment:	August 2017



Stage 1 – Site Availability

Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	July 2017 – submission of outline planning application
Site Planning Status:	Outline planning application awaiting determination (17/00386/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	Only by significant changes and with 3 rd party land may suitable access possibly be achieved	
Impact on Highway Network	Possible Constraint	Adverse impact unlikely but concerns over minor lanes and a lack of footpaths locally	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Scarcliffe 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 negative impact on the countryside setting	
Heritage Conservation	Possible Constraint	Scarcliffe Conservation Area to the east of the site	
High Quality Agricultural Land	Possible Constraint	Grade 2 agricultural land	
Conclusion:	Scarcliffe has limited access to a reasonable amount of key services and the ability to achieve suitable access to the site would be very difficult. The site also has a number of other possible constraints.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	Maybe	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:	Whilst there may be a developer willing to invest, development has not been proven viable and there is no reasonable prospect of development 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 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.