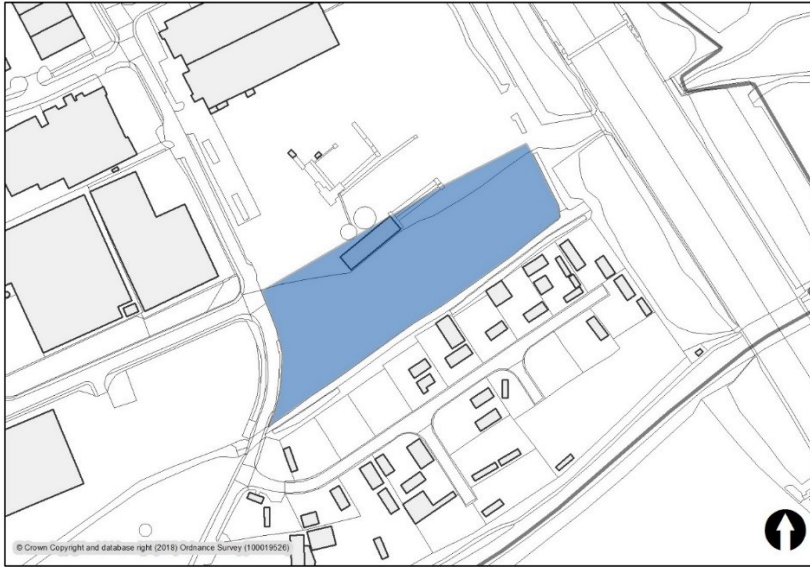


Site Details:			
Ref:	TS Pinxton/01	Approximate Size (ha):	1.4 ha
		Potential No. Plots:	14
Address:	Beaufit Lane, Pinxton.	Date of Assessment:	November 2017

Site Map:



Stage 1 – Site Availability	
Site Promoted By:	Agent on behalf of landowner.
When Last Promoted:	Planning Application received on 4 <sup>th</sup> April 2016.
Site Planning Status:	Change of use of site to Showmans Business Park comprising Showman's Winter Quarters for 14 plots granted planning permission on the 9 <sup>th</sup> November 2016.
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria			
Capable of 1 plot?	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)	Major Constraint	Much of the site is within a fluvial high risk area.	
Relationship to Neighbouring Uses	No Constraint	Compatible neighbouring uses	
Access to Transport Network	No Constraint	None	
Impact on Highway Network	No Constraint	None	
Access to Strategic Highway Network	Possible Constraint	Close to Junction 28 of the M1 though routes goes through a residential area.	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Possible Constraint	Pinxton has access to a reasonable amount of key services.	
Hazardous Risks	No Constraint	None	
Contamination Issues	Possible Constraint	Land contamination survey required.	
Site Topography	No Constraint	No impediment	
Land Stability	No Constraint	None	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	No Constraint	No impediment	
Landscape Character	No Constraint	No adverse impact	
Heritage Conservation	No Constraint	No adverse impact	
High Quality Agricultural Land	No Constraint	Grade 4 agricultural land	
Conclusion :	The site has access to a reasonable range and number of key services. The site is within a high risk flood zone 3 area, and a land contamination survey will be required.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	Yes	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
Likelihood of selling site	Yes		
Conclusion:	Some evidence exists to demonstrate achievability and viability at this stage.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	Maybe	Achievable?	Not yet proven

Comments
The site is available and may be suitable, but there is no evidence to prove it is achievable. The site could be considered for allocation within the Local Plan.