Land to the west of Fisher Close, Sutton in Ashfield

**Site Ref:** S93   **Land to the west of Fisher Close, Sutton in Ashfield**

**Area (Hectares):** 3.60   **Yield:** 100   **Site Source:** Site submitted by owner/agent

### Suitability

**The site may be suitable**

**Location:** In urban fringe

**Area Character:** Countryside and residential

**Planning Status:** No current or previous residential planning application

**PDL/Greenfield:** Greenfield

**Current Use:** Agriculture/equestrian

**Setting:** Countryside

**Policy**

**Allocated Site:** EV2; Countryside   The Countryside designation has been reviewed through the Local Plan process. The site is included in the Local Plan Publication document as designated countryside (Policy EV2).

**Other:**

**Conflicting Issues:** Yes   Development would be contrary to current planning policy.

### Access to Services

**The site is suitable**

**Within 800m or 10 mins walking**

**Primary school:** Yes

**GP:** No

**Cash Machine or Post Office:** Yes

**Bus stop:** Yes

**Within 30 mins travel by public transport**

**Secondary school:** Yes

**Further Education:** Yes

**Supermarket:** Yes

**Hospital:** Yes

**Employment:** Yes

**Proximity to District Shopping centre:** Within 1km of a town centre

**Transport Node:** Over 1km from a major public transport node

**Site within 500m of Natural Open Space?:** Yes

**Site within 200m Public Open Space?:** No

**Site within 300m Parks and Rec. Grounds?:** No

**Site within 200m accessible open space?:** Yes

**Does site affect existing open space?:** No

### Physical Constraints

**The site may be suitable**

**Highway Access Issues:** Yes   The site cannot be accessed from Fisher Close. However, there is potential to access the site from another area.

**Topography Constraints:** No

**Agricultural Land Quality:** Urban

**Access to Utilities?:** Yes

**Contaminated Land?**

No Known Contamination

**Strategic Flood Risk Assessment:** No Known Issues   All water from this area converges at Buttery Lane. If development were to occur there would need to be an upgrade

### Additional Comments:

Site would not receive planning permission or allocation without an agreed Transport Assessment—More than 80 Dwellings requires a Developer Transport Assessment.

The site may have the potential to form part of one comprehensive development with SHLAA site S95.

### Overall Final Conclusion:

Could be suitable if policy changes

The site is designated as Countryside in the Ashfield Local Plan. As such, it is unsuitable for development. The site is directly adjacent to the urban boundary and to a residential area. It may or may not become suitable following any subsequent review of the Local Plan.

The access off Fisher Close is unsuitable as the public highway is at capacity. The site would require an alternative point of access.

Site would not receive planning permission or allocation without an agreed Transport Assessment—More than 80 Dwellings requires a Developer Transport Assessment. All water from this area converges at Buttery Lane, Skegby. If development were to occur there would need to be an upgrade on the culverts further downstream.
<table>
<thead>
<tr>
<th>Site Ref: S93</th>
<th>Land to the west of Fisher Close, Sutton in Ashfield</th>
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<td><strong>Yield:</strong> 100</td>
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<table>
<thead>
<tr>
<th>Neighbour Issues:</th>
<th>None</th>
</tr>
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<tbody>
<tr>
<td>Site Apparatus:</td>
<td>None</td>
</tr>
<tr>
<td>Site within a flood zone?:</td>
<td>Outside Floodzones 2 &amp; 3</td>
</tr>
</tbody>
</table>

**Impact on Landscape & Biodiversity**  
*The site may be suitable*

<table>
<thead>
<tr>
<th>Effect on Built Heritage:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Features:</td>
<td>Yes</td>
</tr>
<tr>
<td>Landscape character area zone ML021; Landscape condition: moderate; Landscape strength: Moderate; Strategy: Enhance</td>
<td></td>
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</tbody>
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<tr>
<th>Impact on views:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact on existing recreational uses:</td>
<td>No</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Protected Species/ Habitats:</th>
<th>No</th>
</tr>
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<tbody>
<tr>
<td>- No international, national or local designations. No known protected species at time of assessment. Further surveys may be required at a later stage.</td>
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**Availability and Achievability**  
*Unknown*

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<tr>
<th>Ownership Constraints:</th>
<th>No ownership constraints 0-5 years</th>
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<td>Legal Issues:</td>
<td>No Known Legal Constraints 0-5 years</td>
</tr>
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</table>

**Timescale:**  
- Currently Policy constrained. This may or may not be overcome when policy is reviewed through the Local Plan process.

**Viability Comments:**  
The Council has utilised a residual valuation model to help make a judgement regarding the financial viability of sites. It is stressed that this is a broad approach based upon a number of assumptions. It should not be regarded as a valuation of the site. The site is regarded as viable.

**Additional Comments:**  
Site would not receive planning permission or allocation without an agreed Transport Assessment-More than 80 Dwellings requires a Developer Transport Assessment  
The site may have the potential to form part of one comprehensive development with SHLAA site S95.

**Overall Final Conclusion:**  
*Could be suitable if policy changes*

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