



Broxtowe
Borough
COUNCIL

Awsworth



Site Allocations

Issues and Options

November 2013

This document includes those topics considered most relevant as local issues and options for new site allocations in Awsworth. Topics which affect the Borough as a whole are located within the Borough wide Allocations discussion document, they are intended to be read in conjunction with each other.



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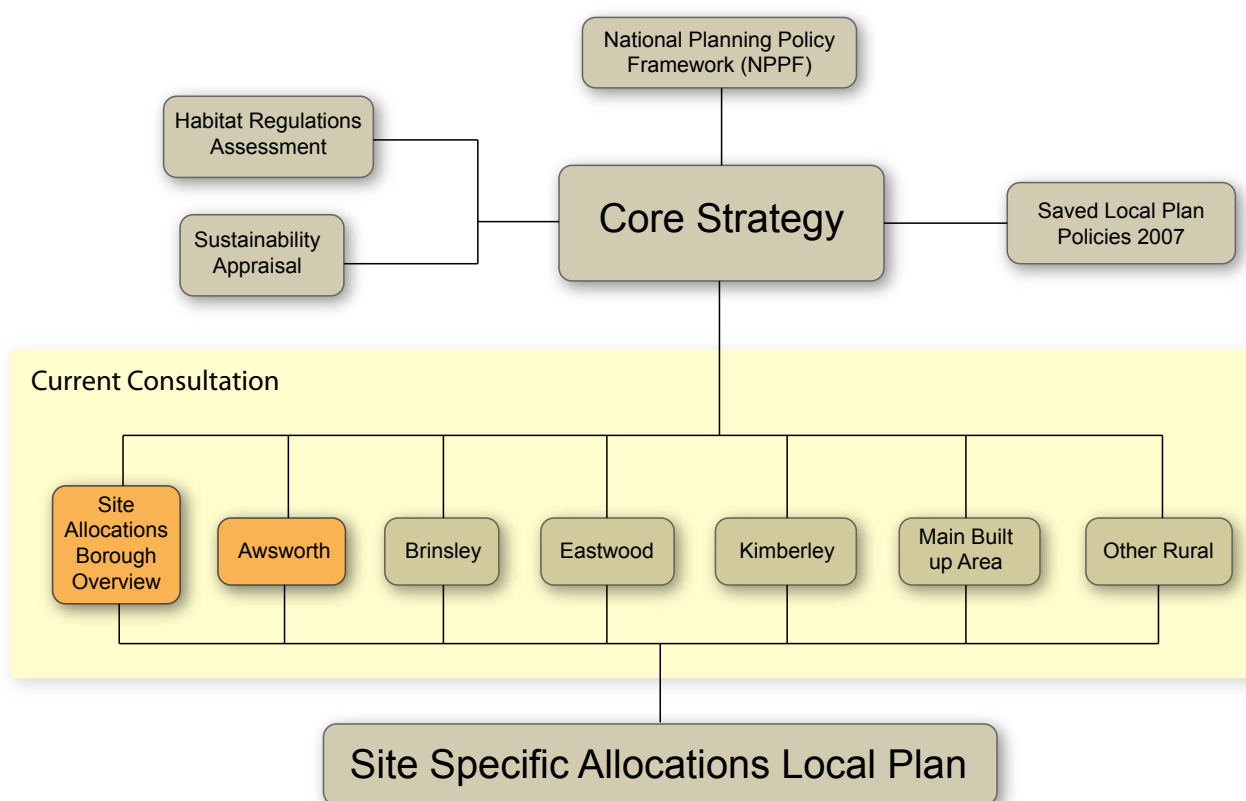
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Introduction

A1.1.1 Broxtowe Borough Council has prepared a set of documents setting out the issues and options that affect the Key Settlements within the Borough. This document relates to the Key Settlement of Awsworth (as defined within the Broxtowe Core Strategy¹), which consists of sites within 'Awsworth' and 'Cossall & Kimberley' wards. It is a discussion document which invites your views on the most appropriate sites and policies to meet Awsworth's development needs up to 2028.

A1.1.2 The Broxtowe Core Strategy (expected to be adopted by early 2014) contains the strategic policies for the Borough including the amount and distribution of development in the general terms. The responses received from this set of documents will feed into a future Site specific Allocations local plan which seeks to deliver the Core Strategy aims and will specify the location of new development in the Borough. This is shown in the diagram below.

Diagram 1: How the Awsworth Site Allocations document fits in with other Local Plan documents in Broxtowe.



A1.1.3 The schedule and plans that follow are taken from the Broxtowe Core Strategy which was published in June 2012 and is subject to an ongoing public examination this year.

1 See <http://www.broxtowe.gov.uk/index.aspx?articleid=12270>

Core Strategy Site Schedules & Plans

A2.1 Awsworth

A2.1.1 Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	350
Other Uses	tbc

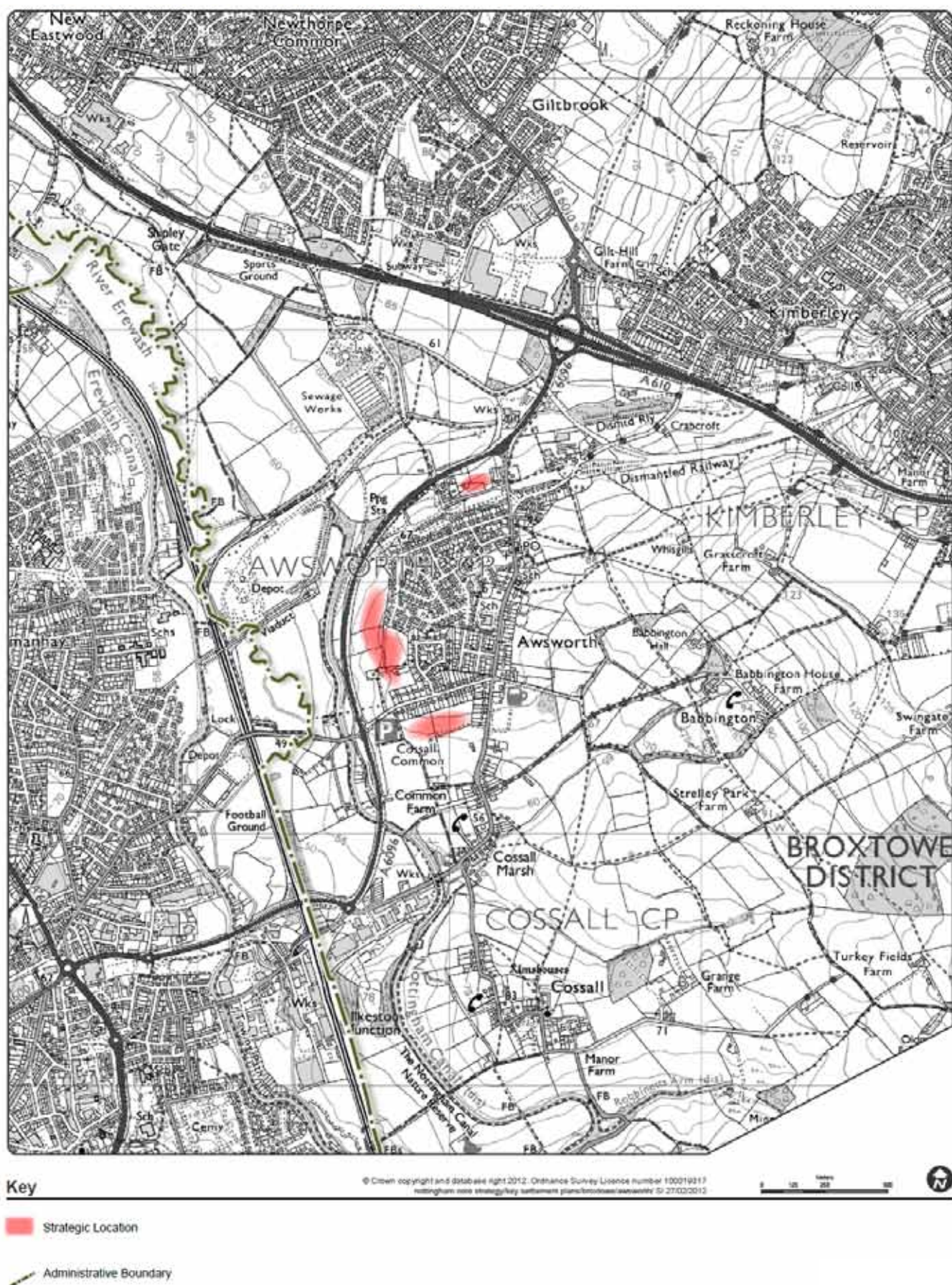
A2.1.2 Infrastructure Delivery Plan (IDP) Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus service to Ilkeston and Kimberley. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work..
Utilities	Electricity - Additional 33/11KV primary required at Watnall. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. New primary at Watnall included in Western Power programme to be implemented by 2015 Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing.	Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	The Gilt Brook flows through land to the North of Awsworth, some of which falls in Flood Zone 3, land to the East and South of the settlement lie largely outside of the floodplain, an ordinary watercourse flows between Awsworth and Babbington. Settlement is located on a Secondary Aquifer. Alluvial deposits close to Erewash canal provide possible pathway for any contaminants.	Avoid areas of flood risk. Further flood risk assessment maybe required if land to north of settlement or land near to water course between Awsworth and Babbington be considered. Development proposals to ensure adequate protection to aquifer from foul and surface water flows.
Health Facilities	No existing GP practice. Existing residents register with both Nottinghamshire and Derbyshire Practices.	Dialogue underway with the former Nottinghamshire PCT re appropriate future facilities.
Education Provision	Limited capacity at existing primary schools which requires further review in consultation with education colleagues. Potential for reconfiguration of secondary school. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £842k for primary school places and £967k for secondary school places.	Potential extension of existing schools under review by Education Colleagues. Contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements.	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge.

Infrastructure	Summary Assessment	Further Work
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Main town centre facilities located at Kimberley and Ilkeston.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Within the Greenwood Community Forest. Opportunities for enhanced GI along water courses (including SINCs).	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Areas of previously used land and landfill present.	Appropriate desk top studies and investigation if required.
Heritage Assets	3 Listed Buildings are present in Awsworth	Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Potential cross boundary considerations. Underlying coal strata and coal mining legacy issues.	Dialogue with the former Nottinghamshire and Derbyshire PCT's required re health facilities and Erewash Borough Council re Town Centre facilities. Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority.

Indicative Assessment
<p>No major constraints to development. An area of former landfill to the south west of the settlement will not impede delivery of the amount of new development proposed for Awsworth with several options available to deliver Awsworth Core Strategy housing numbers. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge. Proposals to have regard to presence of water courses outside of the main settlement.</p>


A2.2 Summary Map



Independent Greater Nottingham Sustainable Locations for Growth study (February 2010) Tribal summary

A3.1.1 In February 2010 the Greater Nottingham Sustainable Locations for growth study was published. This is a shared study between all the Greater Nottingham Council's and was undertaken by independent consultants. The summary for Awsworth is shown below.

Settlement	Overall suitability for growth	Potential scale of growth	Potential directions of growth
Awsworth	Medium	Medium	<ul style="list-style-type: none"> • South • Southeast • East • West (as far as bypass)

BX04: Awsworth (Population 2,266)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	 <p>A traffic light system has been used whereby green indicates a high score for each criteria. Arrows indicate potential directions for growth.</p>
Potential direction of growth	South, southeast, east. Avoid northeast, north, northwest, west or southwest due to coalescence risk. However, potential for growth to west as far as the Awsworth Bypass. This would 'round off' the settlement without impinging on the gap to Ilkeston.
Benefits of growth	<ul style="list-style-type: none"> • Moderate access to facilities • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Close to employment opportunities in neighbouring towns • Potential for development as part of a transport corridor with Kimberley and Eastwood
Constraints to growth	<ul style="list-style-type: none"> • River Erewash floodplain to west, floodplain to north • Coalescence risk with Ilkeston, Eastwood and Kimberley • Away from public transport route
Summary	<p>Overall medium suitability for growth. Scores well in terms of infrastructure capacity and potential and housing land availability identified in the SHLAA. Scores less well for transport, however future growth in the district centres of Hucknall and Ilkeston could increase transport potential. NE or NW growth would risk coalescence with Eastwood and Kimberley. Erewash floodplain is constraint to west.</p> <p>Scale: The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly extensive floodplain and the strong risks of coalescence would need to be taken into consideration. This assessment and all specific proposals for growth would need to be rigorously tested through the Local Development Framework.</p>

Characteristics of Awsworth

A4.1 History of Awsworth

A4.1.1 The pretty little village of Awsworth enjoys unspoilt views over the Erewash Valley and the now disused Bennerley Viaduct. Built in 1879 the unique lattice wrought iron bridge construction is 500 yards long (457 metres) and links Awsworth to Ilkeston. Population 2,455

A4.1.2 Part of the Nottingham Canal in Awsworth has been renovated and is managed as a fishery and leased by the Cossall and Awsworth Angling Club.

A4.1.3 A new bypass road was completed in 1996 much to the delight of the villagers and Awsworth can return to the quieter days of old.
(reference: Awsworth Parish Council)

A4.2 Places of Interest

A4.2.1 Glasshouse Yard was one of the early glass making centres in England and was responsible for the manufacture of all original glass for Wollaton Hall which now houses the Nottingham Natural History Museum.

A4.2.2 St Peter's Church, Main Street, is an unusually designed parish church and is constructed of brick with stone dressings. It was virtually rebuilt in 1900 and it still retains a chancel dated 1746 with a Gothic-style east window.
(reference: Awsworth Parish Council)

A4.2.3 Cossall lies in the very heart of the Borough and is a tranquil rural village. The centre of the village is clustered along a narrow road and provides the opportunity to view a number of distinctive rural listed buildings in their unique setting. Population 630

A4.2.4 In St Catherine's churchyard is a war memorial, erected in 1877, to three Cossall men who fought at Waterloo; two died there and the other survived and lived in the Willoughby's almshouses in the village.

A4.2.5 Church Cottage, which is next to the church, is mentioned in D H Lawrence's novel, "The Rainbow" and was the home of his fiancée, Louise Burrows.
(reference: Cossall Parish Council)

A4.3 Current Statistical Profile (as taken from 2011 Census)

A4.3.1 Awsworth

Chart 1: Total Population 2204

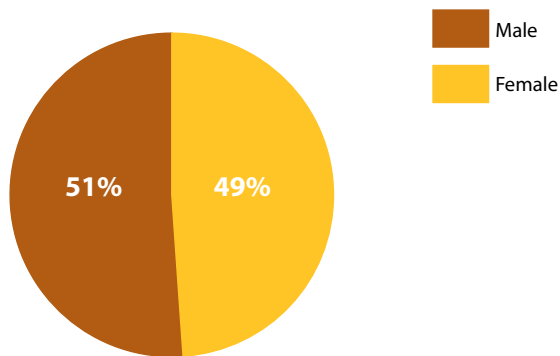


Chart 2: Population Density

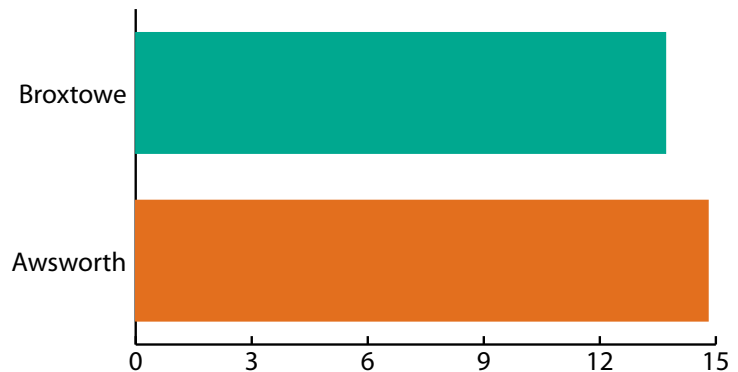


Chart 3: Percentage age profile, by age group, of Awsworth compared to the Borough



- Awsworth has the lowest ward population in Broxtowe and a slightly higher than average population density.
- The average age of residents is 40.3 which is slightly lower than the average for Broxtowe as a whole.
- Awsworth has 950 households of which 81.36% are owner occupied. The average household size is 2.32.
- 63.9% of the economically active population are employed. 16.7% of the economically inactive population are retired which is close to the average for Broxtowe as a whole.
- As a measure of deprivation Awsworth has 18 households without central heating. 14% of households do not have a car or van which is low for the borough suggesting that Awsworth is a relatively affluent ward.
- A large proportion (97%) define their ethnic origin as White British with other ethnic groups relatively underrepresented.

A4.3.2 Cossall and Kimberley

Chart 4: Total Population 6659

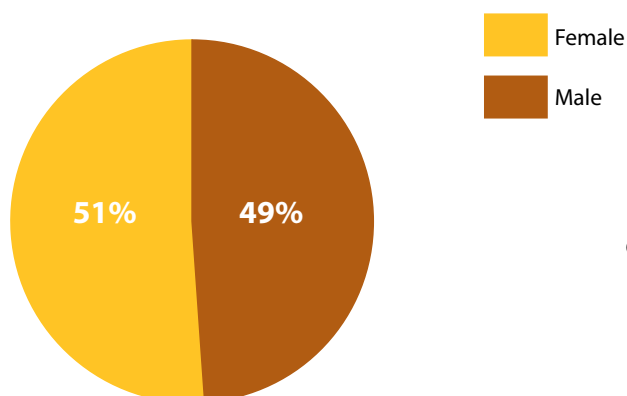


Chart 5: Population Density

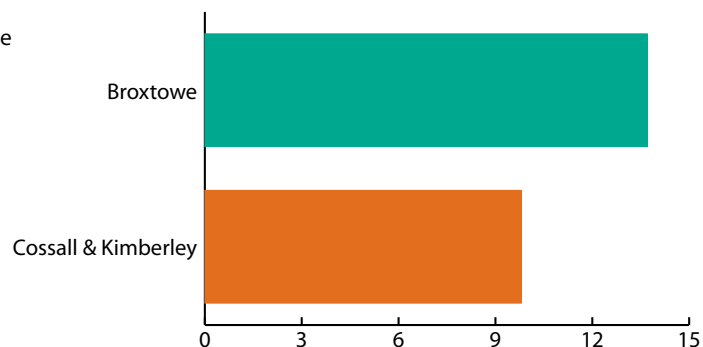
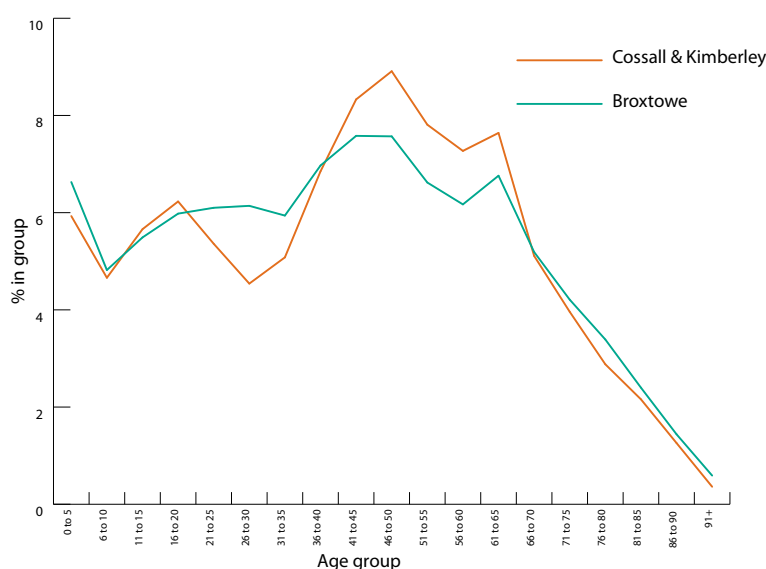


Chart 6: Percentage age profile, by age group, of Cossall and Kimberley compared to the Borough



- Cossall and Kimberley has a moderate to large population and a fairly low population density.
- The average age of residents is 42 which is slightly higher than the average age for Broxtowe as a whole.
- Cossall and Kimberley has 2905 households of which 76% are owner occupied. The average household size is 2.29.
- 65% of the economically active population are employed. 17% of the economically inactive are retired which is close to the average for Broxtowe as a whole.
- As a measure of deprivation, 53 households have reported that they are without central heating. 19% of households do not own a car which is lower than the average for Broxtowe suggesting Cossall and Kimberley is a fairly affluent ward.
- A relatively large proportion (97%) define their ethnic origin as White British with other ethnic groups relatively underrepresented.

Locally distinctive issues

A5.1 Housing Land Availability

A5.1.1 In the 2013 Strategic Housing Land Availability Assessment it is reported that there is a need to find sites to accommodate 246 dwellings above existing known sites within the existing village. This may therefore be a sensible maximum limit to the size of any allocation given that the Core Strategy figure of 350 new homes in total for Awsworth is a maximum figure.

A5.2 Potential for Affordable Housing provision

A5.2.1 Awsworth and Cossall and Kimberley are relatively affluent wards on the basis of car ownership and number of homes without central heating. It may be possible to achieve higher levels of affordable housing provision on site allocations than would be the case in more deprived areas.

A5.3 Characteristics of the existing population

A5.3.1 In terms of age and economic activity the population of the wards of Awsworth and Cossall and Kimberley are fairly representative of the Borough Average. This does not appear to suggest a locally specific need for accommodation specifically tailored to either more elderly or younger groups in the population.

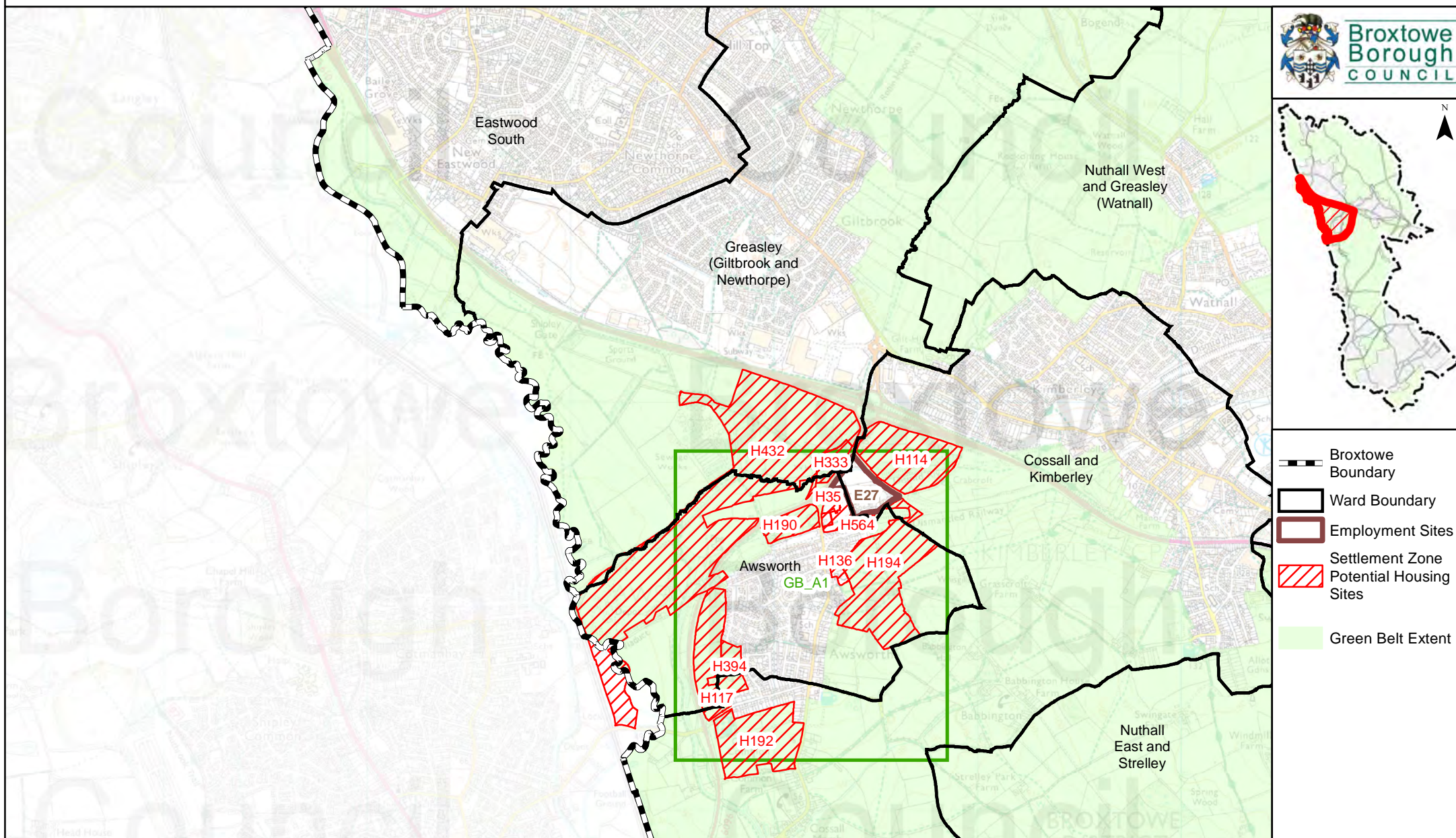
A5.4 Green Belt boundary changes

A5.4.1 Information in the Broxtowe Housing Land Availability Report published in March 2013 includes the point that the Awsworth bypass to the west of the village may amount to a defensible boundary if allocation(s) are made to the west of the existing village.

A5.5 Employment Allocations

A5.5.1 There is a new railway station planned to the East of Ilkeston (in Erewash Borough) in close proximity to Awsworth. This may increase the sustainability of new development in the vicinity of the station and may also increase the attractiveness of Awsworth for the provision of new jobs.

A5.5.2 The map on the following page shows the potential development sites in and around Awsworth.



New Housing

Chart 7: Proportion of development required by Settlement Area to meet the need set out in the Core Strategy

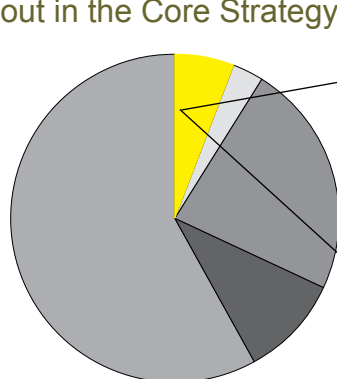
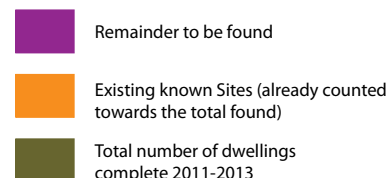
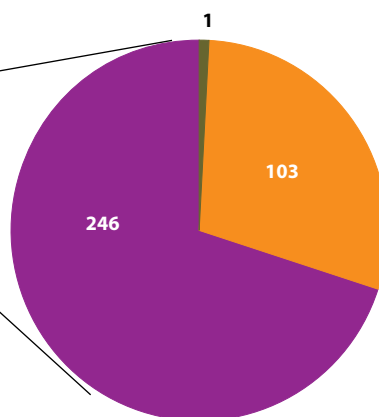


Chart 8: showing the source of dwellings needed to meet Awsorth's housing requirement.



A6.1 Housing Delivery Assessment:

A6.1.1 Table 1 below shows a summary of the total number of dwellings left to be found in Awsorth over the next 15 years. The Core Strategy sets a requirement of up to 350 dwellings to be built in Awsorth. Since this requirement was set 1 dwelling has already been built and space for 103 dwellings have been found on sites within the existing urban area of Awsorth. This leaves an outstanding requirement for 246 dwellings left to be found.

Table 1:

	Number of Dwellings
Core Strategy Awsorth Requirement	350
Less total number of dwellings complete 2011-2013	-1
Less existing known urban sites (already counted towards the total found)	-103
Total left to find in Awsorth	246

A6.1.2 Table 2 shows in more detail the 103 dwellings from existing known sites found within the existing urban area of Awsorth (shown above). For a full list of all of the sites please see the Strategic Housing Land Availability Assessment (SHLAA) 2013.

Table 2: Urban Sites

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
Sum of sites with planning permission and/or under construction	78
Outstanding 2004 Local Plan Allocation	25
Sub Total	103

A6.1.3 Table 3 shows the potential choice of sites and total number of dwellings that could be achieved from sites located within the Green Belt. Please note that as the outstanding requirement is 246 dwellings not all of the Green Belt sites will be required.

A6.1.4 The table also shows the Tribal Appraisal of Green Belt Sites that 'Could be Suitable if Green Belt Policy Changes' with Broxtowe Borough Council commentary on the extent of a defensible physical boundary taken from the Broxtowe Housing Land Availability Report published in March 2013. The Green Belt sites were ranked against each other in terms of meeting certain criteria as shown in the colour-code below.

Key:

	Assessed as meeting all three criteria
	Assessed as meeting two criteria
	Assessed as meeting zero or one criteria

Table 3: Green Belt Sites

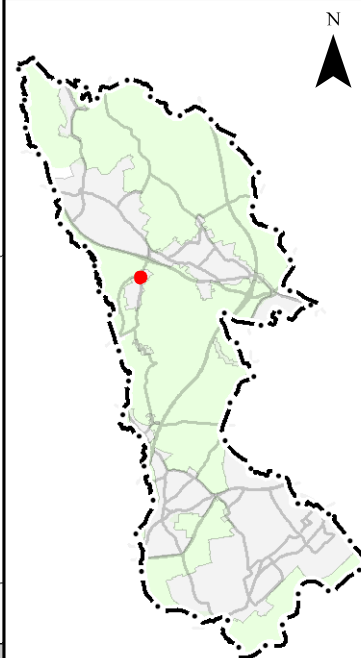
				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
Allocation Options deemed ‘Could be Suitable if Green Belt Policy Changes’						
190	North of Barlows Cottages Awsworth	Awsworth	50	Yes, medium suitability, medium scale	No	Yes – Awsworth Bypass
192	West of Awsworth Lane/ South of Newtons Lane Cossall	Cossall And Kimberley	116	Yes, medium suitability, medium scale	Yes	Yes in part – Awsworth Bypass to West, Awsworth Lane to East. No to South.
117	Land at Newtons Lane Awsworth	Cossall And Kimberley	217	Yes, medium suitability, medium scale	Yes	Yes – Awsworth Bypass
Sub Total			415			
Site Deemed Unsuitable (Non Deliverable or Developable)						
114	Gin Close Way Awsworth	Cossall And Kimberley	-	-	-	-
194	East of The Lane/Main Street Awsworth	Awsworth	-	-	-	-
333	Land West of Gin Close Way	Awsworth	-	-	-	-
432	Bennerley Disposal Point Land Between A610 And Gin Close Way	Greasley (Giltbrook And Newthorpe)	-	-	-	-

A6.1.5 The following are extracts for Awsworth from the Strategic Housing Land Availability Assessment (<http://www.broxtowe.gov.uk/index.aspx?articleid=12582>) for you to consider in selecting sites for allocation in the local plan. Please consider the potential numbers of houses from the sites in order to meet the strategic need in Awsworth and when the houses could probably be delivered to meet the rolling five year housing supply required by the Government.

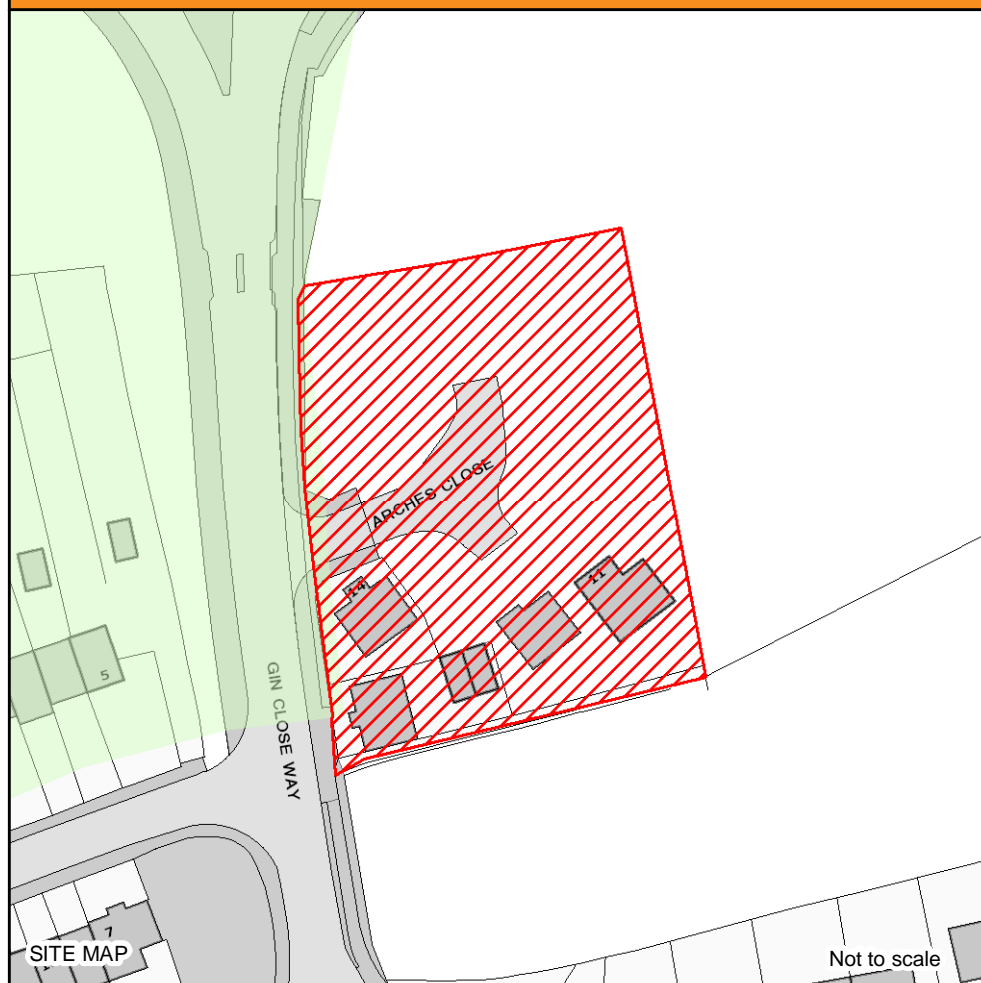
Site Ref	Site Name	Delivery	Potential Number of Dwellings	Pages
36	Ponderosa Gin Close Way Awsworth	0-5 Years	10	17-18
35	Land off Main Street Awsworth	0-5 Years	12	19-20
136	East of Main Street Awsworth	0-5 Years	25	21-22
564	Land At Gin Close Way Awsworth	0-5 Years	55	23-24
394	Land to rear of 13-27 The Glebe Cossall	Could be suitable if policy changes	32	25-26
190	North of Barlows Cottages Awsworth	Could be suitable if policy changes	50	27-28
192	West of Awsworth Lane/South of Newtons Lane Cossall	Could be suitable if policy changes	116	29-30
117	Land at Newtons Lane Awsworth	Could be suitable if policy changes	217	31-32



AWSWORTH

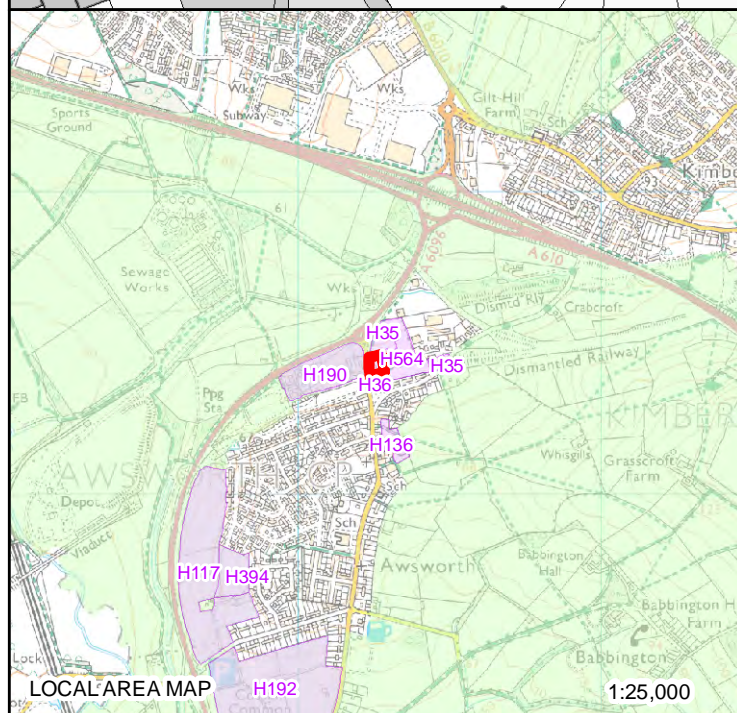


BOROUGH MAP



SITE MAP

Final Reasoned Judgement:
The development is under construction and
is therefore clearly deliverable.



LOCAL AREA MAP

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.3

Potential dwellings: 10

Site type: Urban

0-5 Years

Published Site Constraints

Site Reference: 36

Ponderosa Gin Close Way Awsworth

Site Area 0.29

Easting: 448254

Northing: 344424

Planning Policy Status

Extant planning permission for residential

Existing Use

residential

Location

Within named settlement as listed in Appendix 8

Previously developed in whole or part

Site predominantly Greenfield (more than 70%)

Material Planning Policy Considerations except Land Use

No significant other constraints

Landscape Quality and Character

N/A

Agricultural Land

N/A

Topographical Constraints

No topographical constraints

Ridgelines and Site Prominence

N/A

Highways Infrastructure Constraints

Highways assessment suggests sufficient capacity for proposed level of development

Utilities Water

No capacity constraints for given level of development (with assessment made)

Utilities Gas and Electricity

No capacity constraints for given level of development (with assessment made)

EIA

N/A

Bad Neighbours

Setting with no adverse effects

Flood Risk

EA Maps suggest area at no risk from flooding

Natural Environmental Constraints

No environmental constraints or designations

Built Environmental Constraints

No Built Environment Constraints

Contaminated Land Issues

No Known Constraints

Conservation Area Status

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Ownership Constraints

No ownership problems; all owners supporting development

Operational or Tenancy Issues

none

Info from Housing Market

Moderate

Public Transport Accessibility

Within 5 minute walk of a bus stop

Proximity to Tram Stops

No tram stops within 20 minute walk

Facilities within the Locality

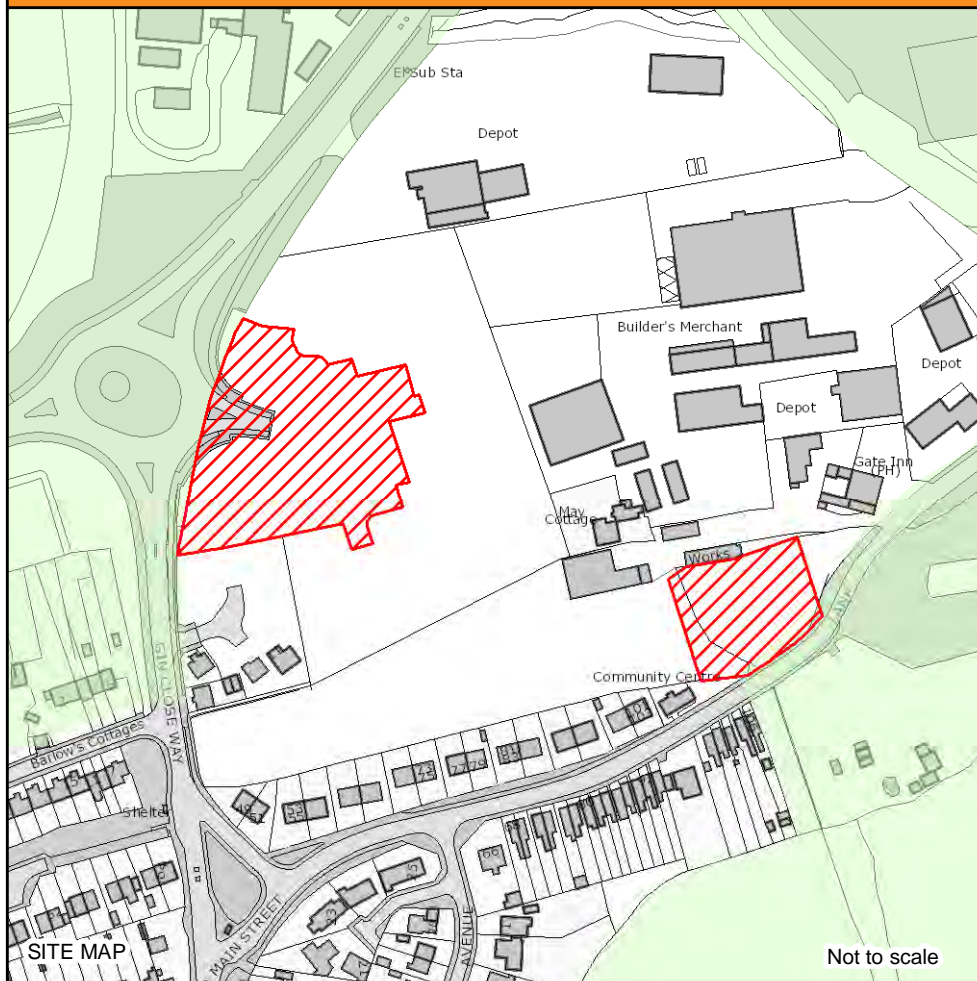
Small shopping parade within 10-15 minute walk

Pedestrian and Cycling accessibility to site

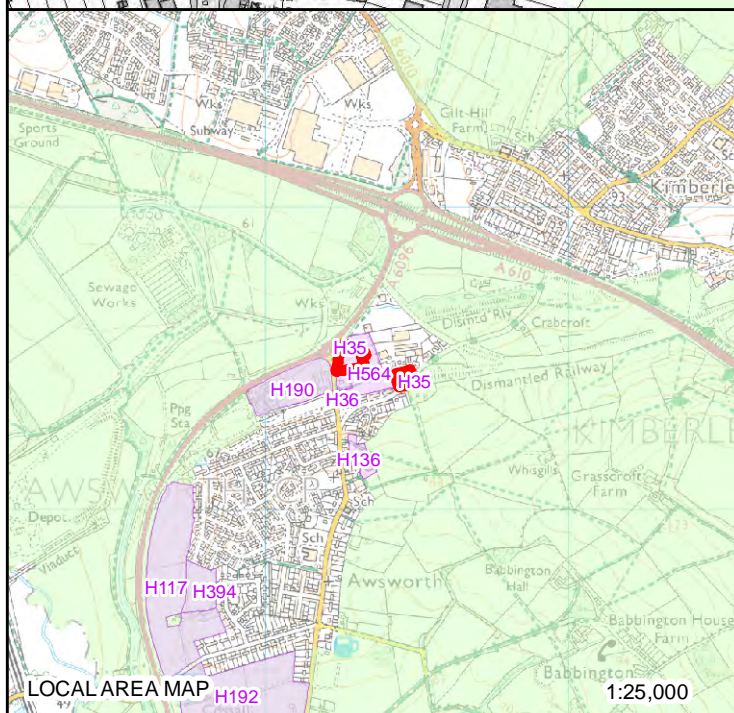
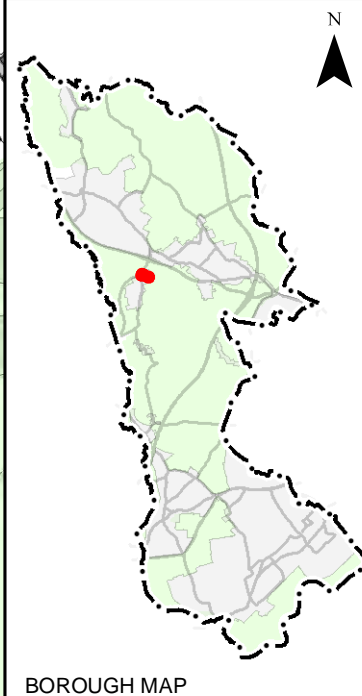
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Green Infrastructure Public Benefit

Public benefit through existing GI facility within 10-15 minute walk







AWSWORTH



Final Reasoned Judgement:

The development has been implemented and is therefore clearly deliverable; however nothing has occurred on this site for some time. On-going discussions with house builders regarding house types are likely to result in the site being built out by 2015/16.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.8

Potential dwellings: 12

Site type: Urban

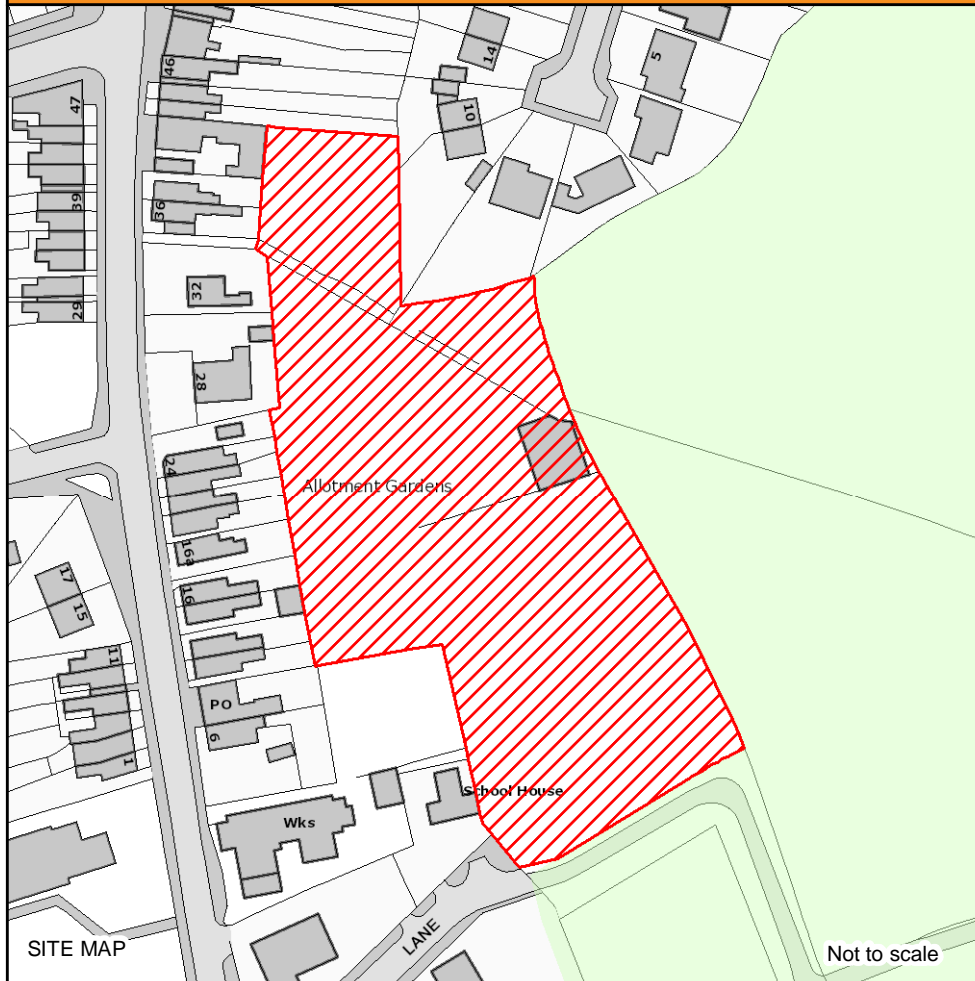
0-5 Years

Published Site Constraints

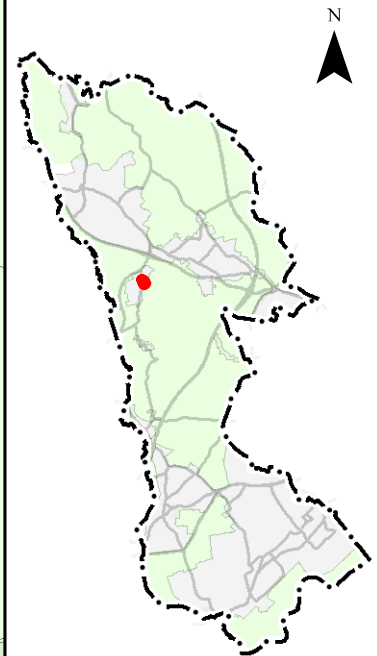
Site Reference: 35

Land off Main Street Awwsworth

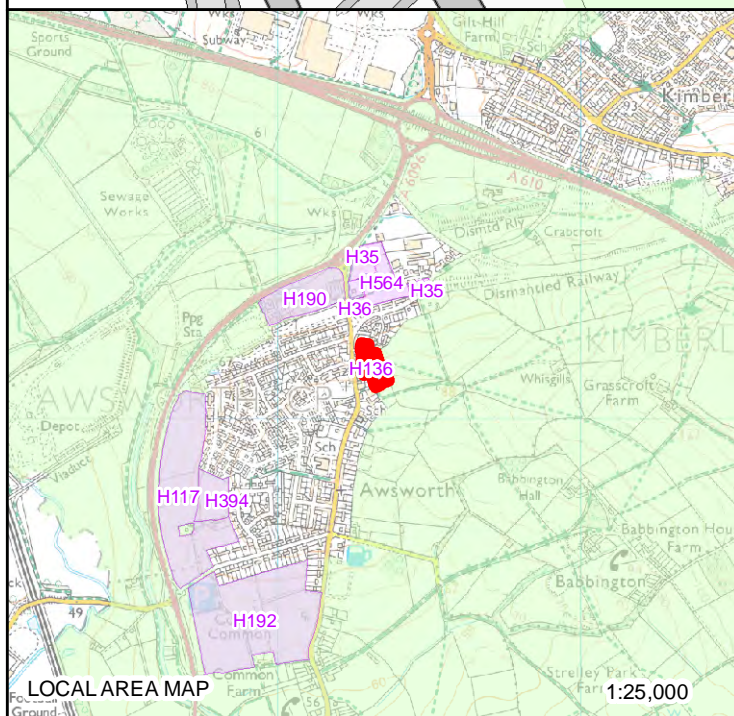
Site Area	Easting: 448314 Northing: 344480
Planning Policy Status	Extant planning permission for residential
Existing Use	development site
Location	Within named settlement
Previously developed in whole or part	100% Previously Developed Land
Material Planning Policy Considerations except Land Use	No significant other constraints
Landscape Quality and Character	N/A
Agricultural Land	N/A
Topographical Constraints	No topographical constraints
Ridgelines and Site Prominence	N/A
Highways Infrastructure Constraints	Highways assessment suggests sufficient capacity for proposed level of development
Utilities Water	No capacity constraints for given level of development (with assessment made)
Utilities Gas and Electricity	No capacity constraints for given level of development (with assessment made)
EIA	N/A
Bad Neighbours	Setting with no adverse effects
Flood Risk	EA Maps suggest area at no risk from flooding
Natural Environmental Constraints	No environmental constraints or designations
Built Environmental Constraints	No Built Environment Constraints
Contaminated Land Issues	No Known Constraints
Conservation Area Status	Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area
Ownership Constraints	No ownership problems; all owners supporting development
Operational or Tenancy Issues	none
Info from Housing Market	Moderate
Public Transport Accessibility	Within 5 minute walk of a bus stop
Proximity to Tram Stops	No tram stops within 20 minute walk
Facilities within the Locality	Small shopping parade within 10-15 minute walk
Pedestrian and Cycling accessibility to site	Moderate number of basic pedestrian / cycle routes linking site to centres of residence
Green Infrastructure Public Benefit	Public benefit through existing GI facility within 10-15 minute walk







AWSWORTH



BOROUGH MAP



Final Reasoned Judgement:
 Allocated for Housing in the Broxtowe Local Plan (2004). The site is available and suitable, with no major barriers to achievability. It is therefore considered to be deliverable.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.7

Potential dwellings: 25

Site type: Urban

0-5 Years

Published Site Constraints

Site Reference: 136

Site Area 0.71

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

East of Main Street Awsworth

Easting: 448307

Northing: 344093

Allocated for residential use

Private Allotments

Adjacent named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

N/A

N/A

Minor topographical constraints

N/A

Highways assessment suggests sufficient capacity for proposed level of development

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Some ownership issues but generally unprohibitive

Unknown

Moderate

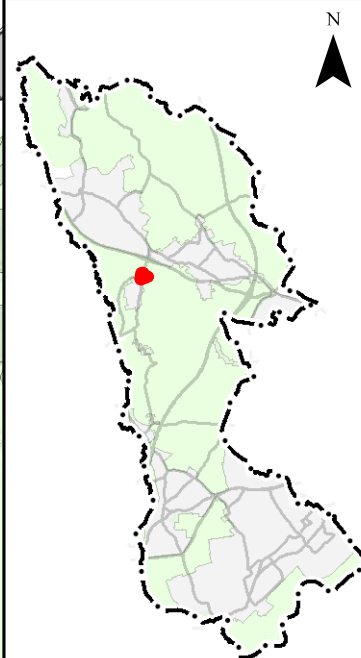
Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

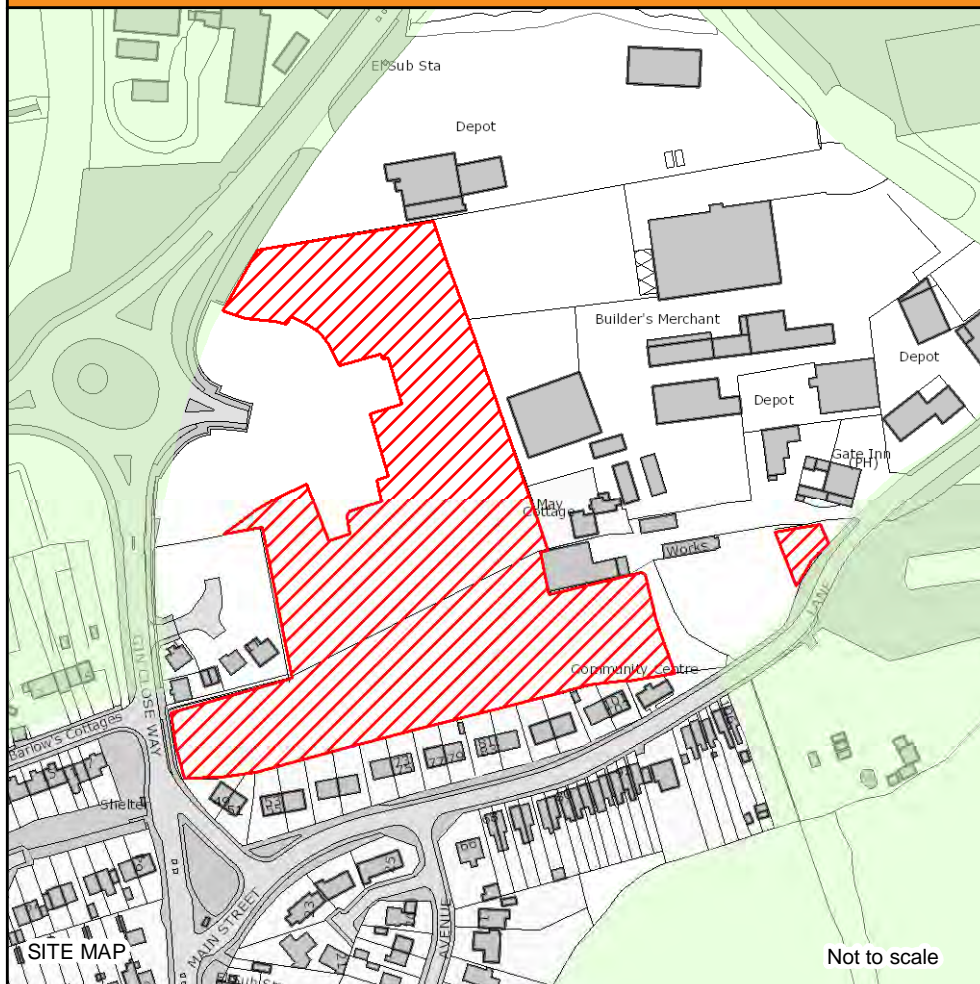
Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk

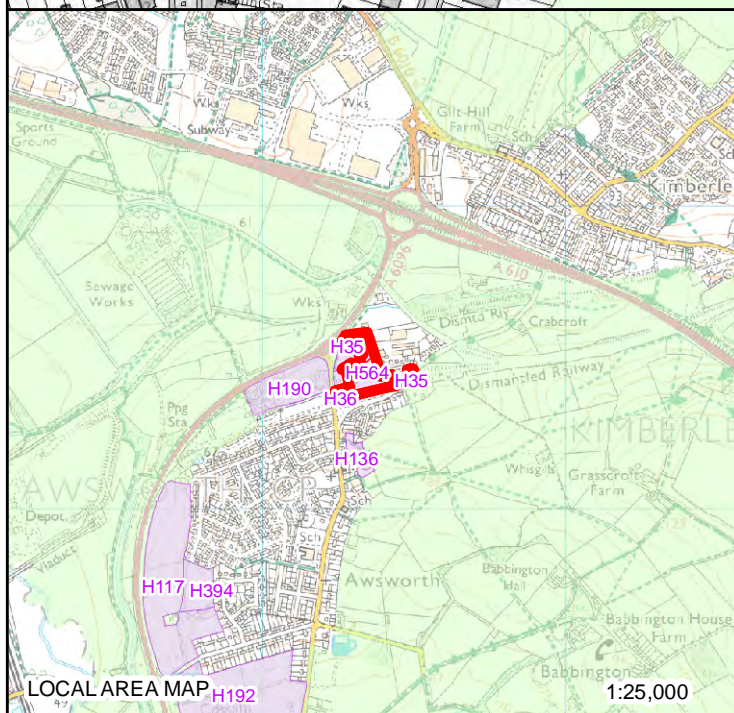


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

The development has been implemented and is therefore clearly deliverable. Revised house types application currently pending consideration (13/00267/FUL).



SHLAA Site



Other SHLAA sites

Green Belt Extent



Broxtowe Boundary

Site area (ha): 1.9

Potential dwellings: 55

Site type: *Urban*

0-5 Years

Published Site Constraints

Site Reference: 564

Site Area 1.94

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

Land At Gin Close Way Awsworth

Easting: 448222

Northing: 344546

Extant planning permission for residential

Development site

Within named settlement

100% Previously Developed Land

No significant other constraints

N/A

N/A

No topographical constraints

N/A

Highways assessment suggests sufficient capacity for proposed level of development

No capacity constraints for given level of development (with assessment made)

No capacity constraints for given level of development (with assessment made)

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

None

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

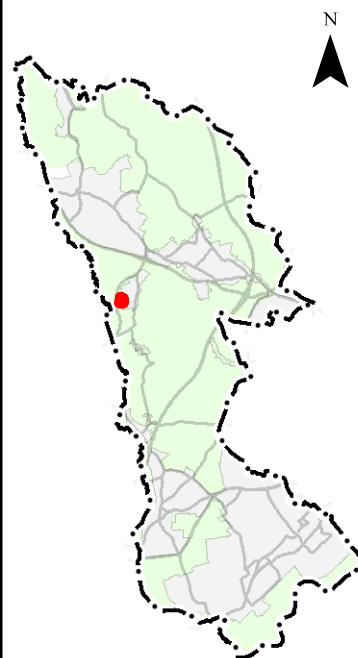
Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

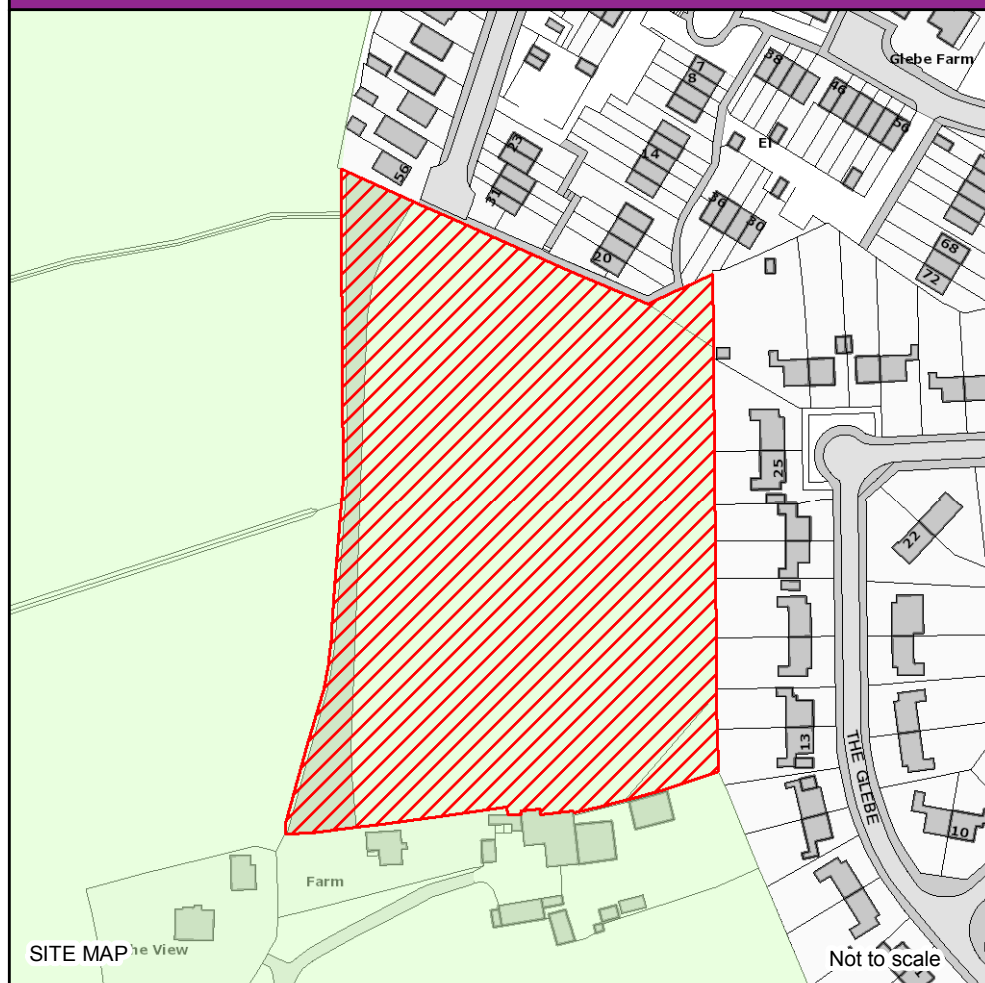
Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit



AWSWORTH

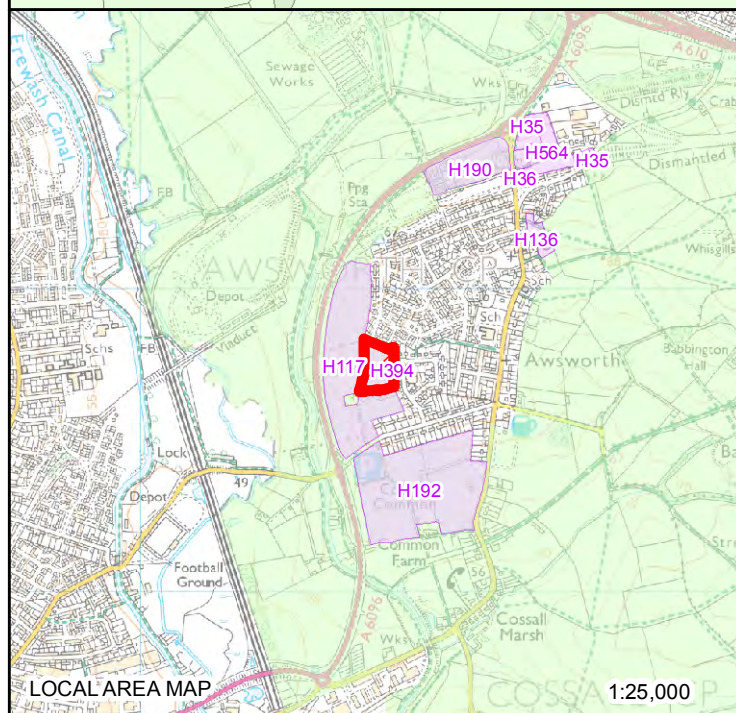


BOROUGH MAP







SITE MAP

Not to Scale



LOCAL AREA MAP

1:25,000

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 1.5

Potential dwellings: 32

Site type: Green Belt

Final Reasoned Judgement:

Could be suitable if Green Belt policy changes, subject to the details of any proposals, including issues such as access.

The Inspector who assessed the site through the Broxtowe Local Plan Review in 2003 recommended that, in view of this site's limited contribution to Green Belt and its development potential, it should remain out of the Green Belt and be designated as safeguarded land. The Tribal Sustainable Locations Report is also supportive of developing this area.

Could be suitable if policy changes

Published Site Constraints

Site Reference: 394

Site Area 1.51

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

Land to rear of 13-27 The Glebe Cossall

Easting: 447793

Northing: 343730

Non-allocated and No Planning Permission

Agriculture

Adjacent named settlement

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Predominantly agricultural land

Minor topographical constraints

Fairly prominent

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

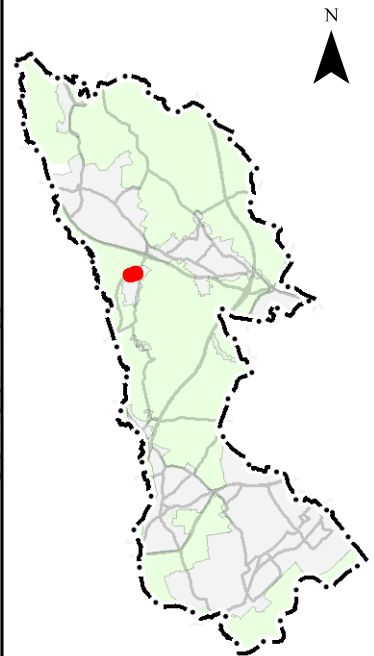
Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

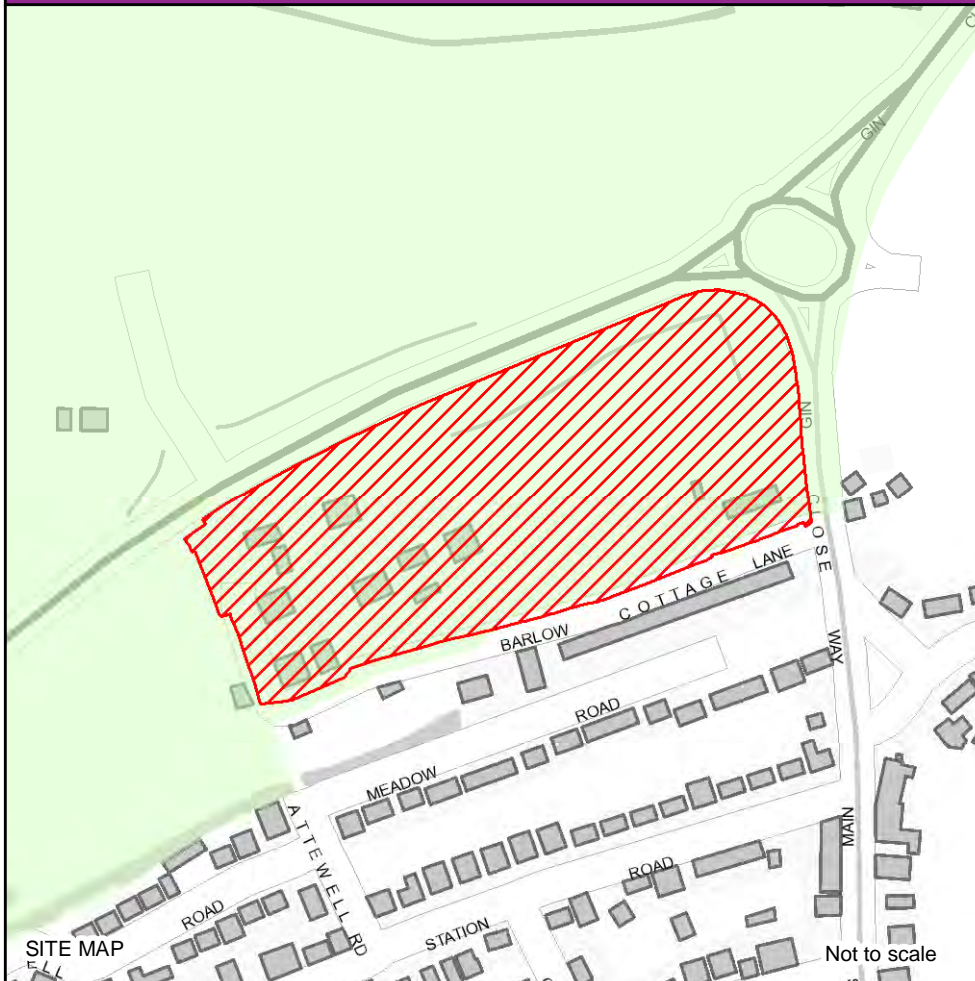
Public benefit through existing GI facility within 10-15 minute walk



AWSORTH

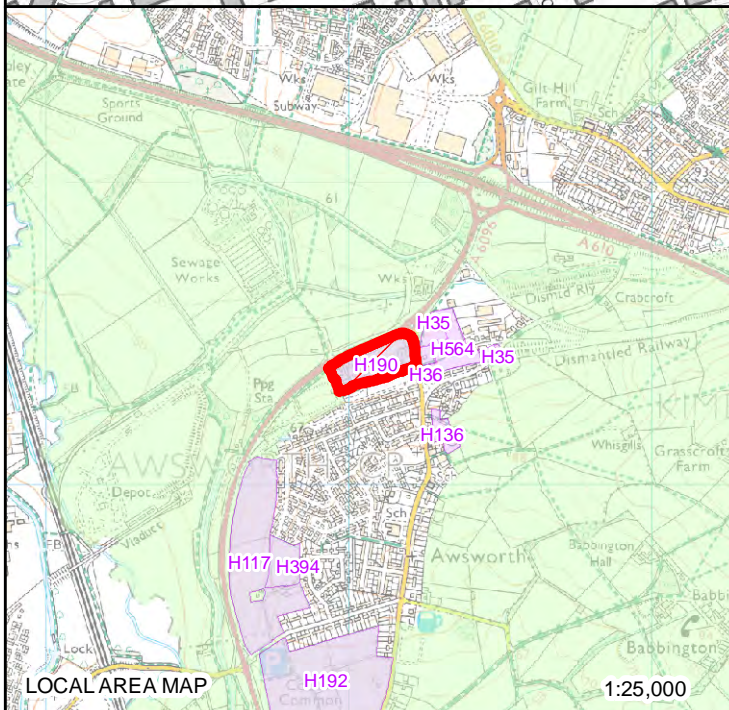


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 3.0

Potential dwellings: 50

Site type: **Green Belt**

Final Reasoned Judgement:

Could be suitable if Green Belt policy changes, subject to the details of any proposal. Issues to be considered would include access arrangements and the fact that part of the site is a Site of Importance for Nature Conservation. Bypass contains the settlement, as recognised in Tribal, but this would give rise to some noise issues which would need to be mitigated. The Inspector who assessed (part) this site through the Broxtowe Local Plan Review in 2003 recommended that the site be allocated for housing. The Inspector considered that the site was contained within strong boundaries and that its development would not constitute sporadic development or urban sprawl. Additionally the Inspector suggested that with its high degree of containment its development would not lead to any danger or even increased perception of coalescence.

Could be suitable if policy changes

Published Site Constraints

Site Reference: 190

Site Area 3.04

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

North of Barlows Cottages Awwsworth

Easting: 448135

Northing: 344427

Non-allocated and No Planning Permission

Car storage/scrapyard/ housing and vacant farmland

Adjacent named settlement

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

NA

Part Grade 4

Minor topographical constraints

NA

Highways assessment suggests sufficient capacity for proposed level of development - access possible via Barlow Cottages Road

Not likely to be an issue

Not likely to be an issue

NA

Slight adverse effects from adjacent road

EA Maps suggest area at no risk from flooding

Site of Importance for Nature Conservation present on site

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Unknown

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

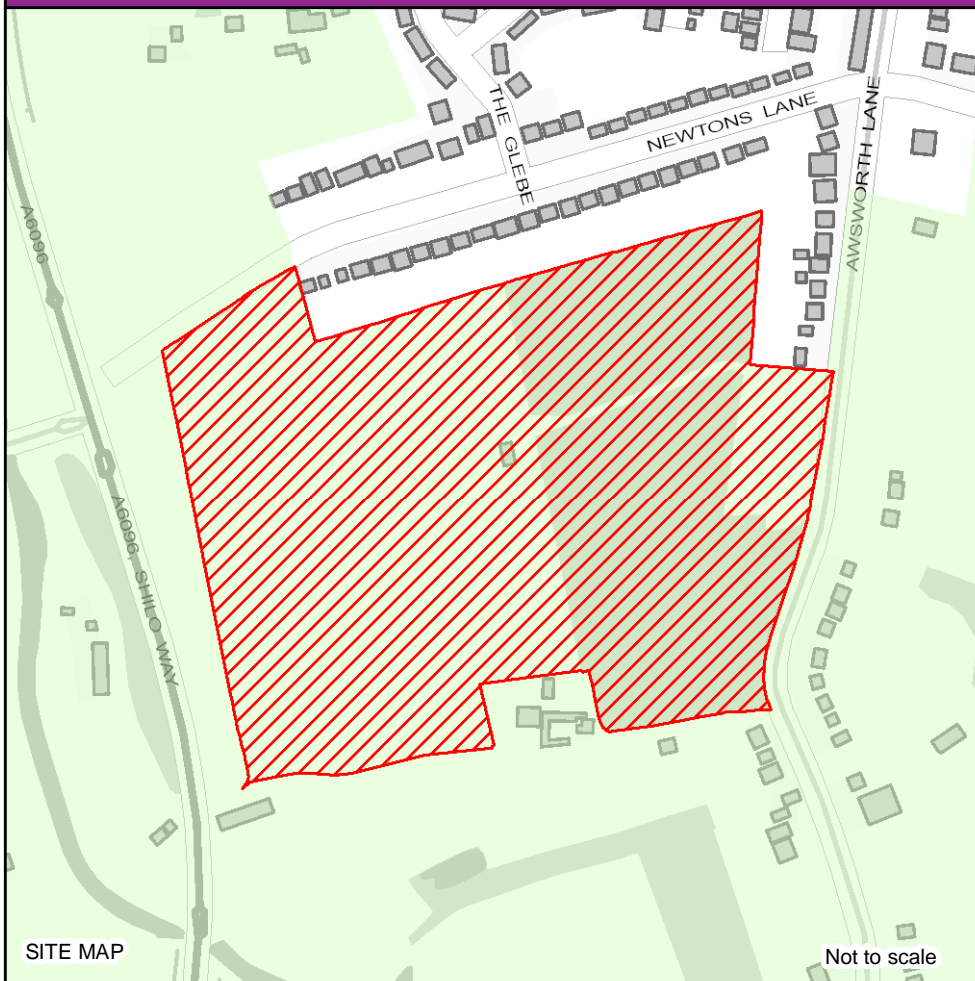
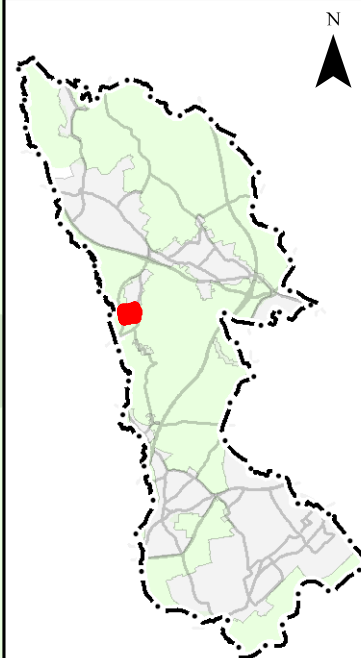
Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk



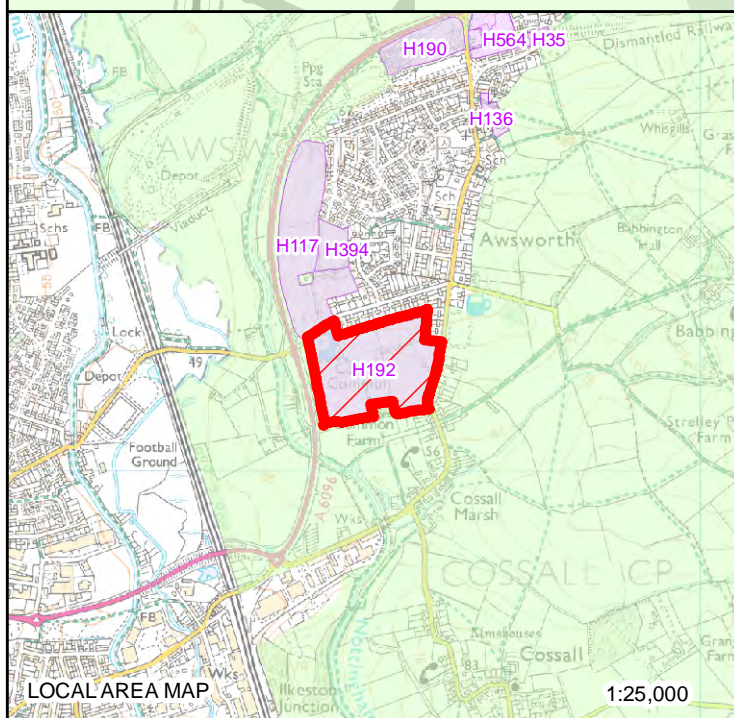
AWSORTH



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 11.6

Potential dwellings: 116

Site type: Green Belt

Final Reasoned Judgement:

Site is considered to be difficult to develop due to issues such as access, impact on an adjacent Site of Importance for Nature Conservation and contaminated land from the historic landfill area. Another consideration would be to ensure that the site does not extend too far to the South. Tribal Study considered South of Awsworth as a potential direction for growth.

The Broxtowe Local Plan Review 2003 Inspector recognised the value of the site to the Green Belt and considered developing this site would significantly increase the degree of coalescence with Ilkeston. The Inspector concluded the impact of the development on the rural landscape outweigh its merits and could identify sustainable locations elsewhere that had significantly less effect upon the Green Belt.

Could be suitable if policy changes

Published Site Constraints

Site Reference: 192

Site Area 11.61

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

West of Awsorth Lane/South of Newtons Lane

Easting: 448052

Northing: 343321

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

NA

Predominantly Grade 4 agricultural land

No topographical constraints

Visible from the by-pass

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

NA

Moderate adverse effects from adjacent occupiers for development of the site for housing

EA Maps suggest area at no risk from flooding

Impact upon the setting of any natural environmental constraints supplemented by comment

No Built Environment Constraints

Known/assessed capacity/cost constraints that will impact on delivery

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

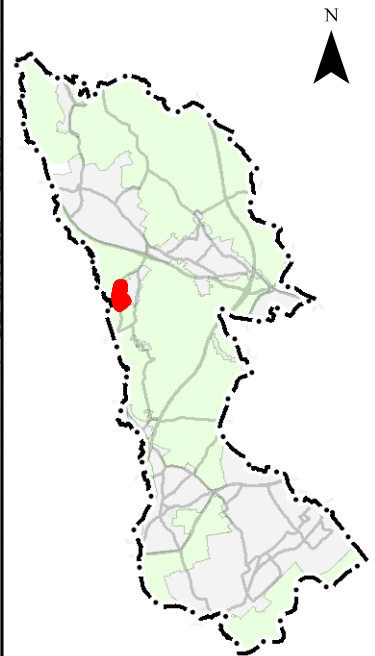
Small shopping parade within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

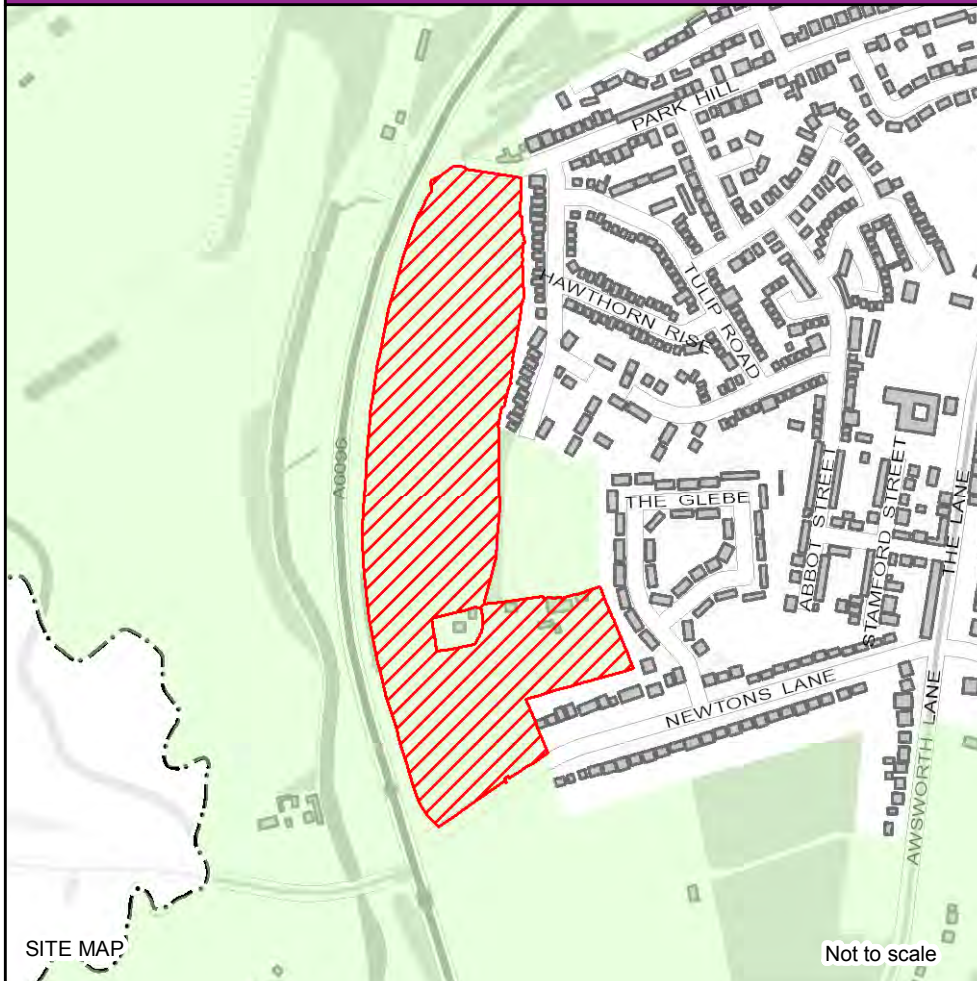
Public benefit through existing GI facility within 10-15 minute walk



AWSORTH

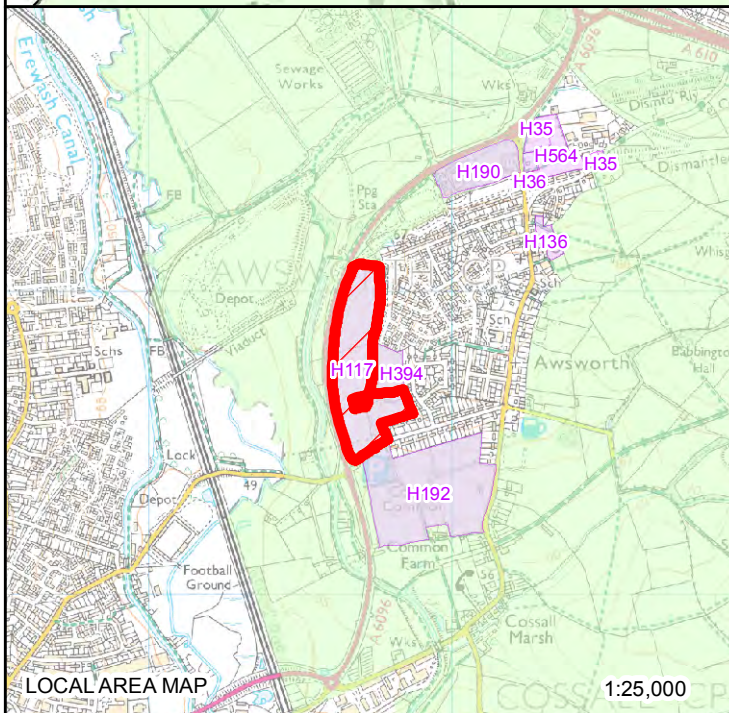


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

Could be suitable if Green Belt policy changes, subject to the details of any proposals, including issues such as access. The Tribal Sustainable Locations Report is supportive of developing this area.

The Inspector who assessed the site through the Broxtowe Local Plan Review in 2003 recommended that, in view of this site's limited contribution to Green Belt and its development potential, it should remain out of the Green Belt and be designated as safeguarded land.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 8.7

Potential dwellings: 300

Site type: Green Belt

Could be suitable if policy changes

Published Site Constraints

Site Reference: 117

Site Area 8.68

Planning Policy Status

Existing Use

Location

Previously developed in whole or part

Material Planning Policy Considerations except Land Use

Landscape Quality and Character

Agricultural Land

Topographical Constraints

Ridgelines and Site Prominence

Highways Infrastructure Constraints

Utilities Water

Utilities Gas and Electricity

EIA

Bad Neighbours

Flood Risk

Natural Environmental Constraints

Built Environmental Constraints

Contaminated Land Issues

Conservation Area Status

Ownership Constraints

Operational or Tenancy Issues

Info from Housing Market

Public Transport Accessibility

Proximity to Tram Stops

Facilities within the Locality

Pedestrian and Cycling accessibility to site

Green Infrastructure Public Benefit

Land at Newtons Lane Awwsworth

Easting: 447751

Northing: 343658

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement

100% Greenfield Site

Significant policy constraint which may be removed in the long term

N/A

Grade 4

Minor topographical constraints

Site would be visible from the by-pass - site promoters consider that the visual impact of the development can be mitigated by appropriate landscaping.

Current information suggests insufficient capacity, no detailed assessment made

No capacity constraints for given level of development (with assessment made)

No capacity constraints for given level of development (with assessment made)

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Unknown

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

Small shopping parade within 10-15 minute walk

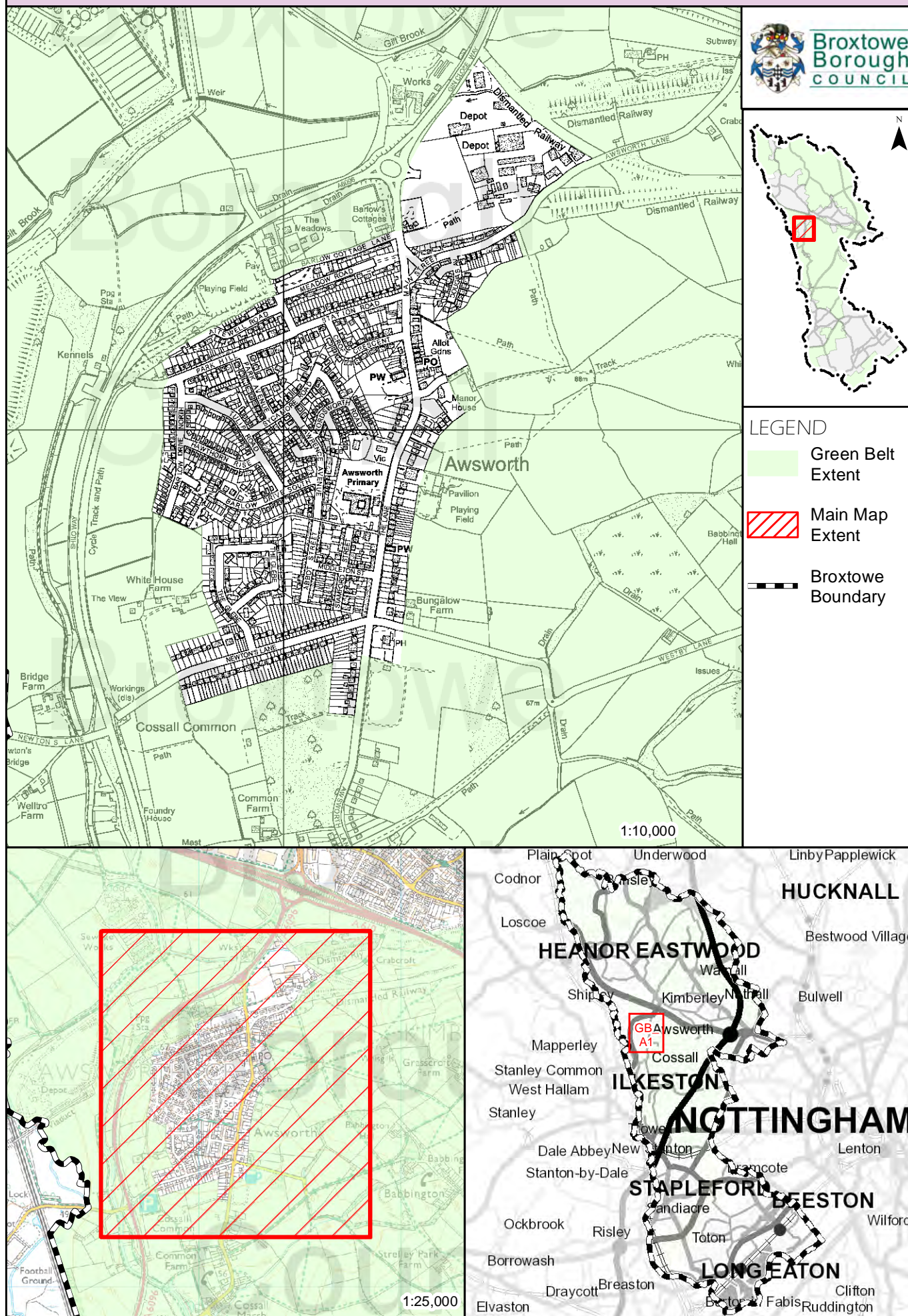
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk

Approach to the Green Belt

A7.1.1 The following maps show the current extent of the Green Belt around Awsworth to help you consider whether the boundary is appropriate in accordance with national planning policy and whether it could be altered in the exceptional circumstances for development being reviewed in this plan.

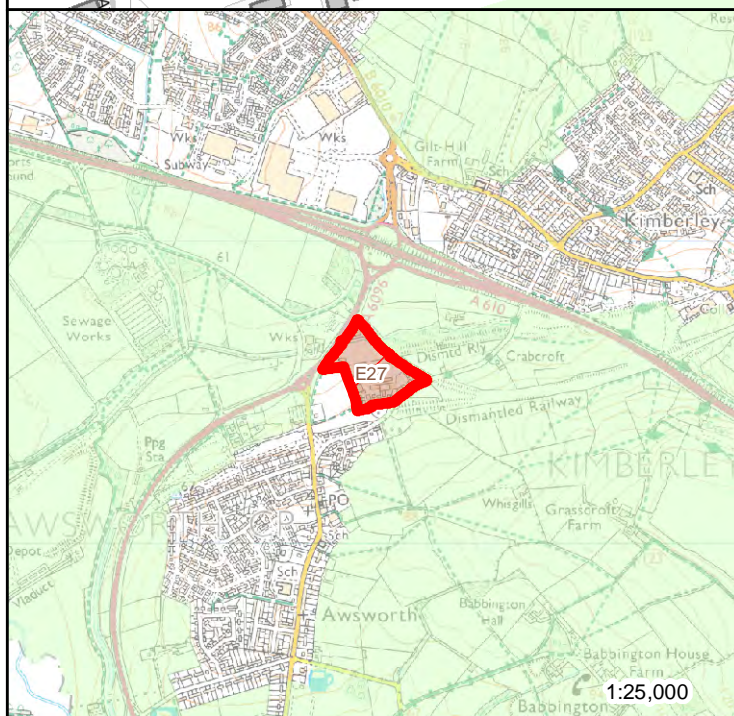
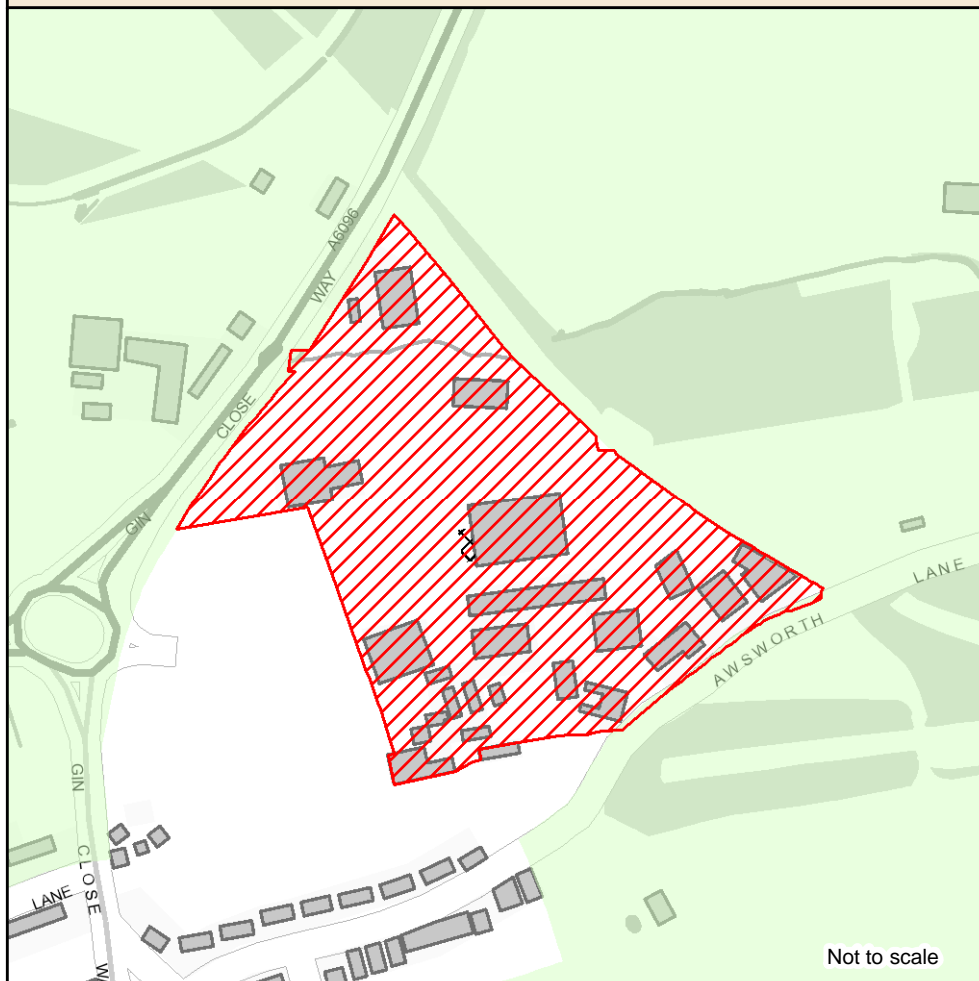




Economic Issues/Job Creation


A8.1.1 The following maps show Awsorth extracts from the Employment Land Availability Assessment in order for you to review and consider economic land uses in the area.





Final Reasoned Judgement:

Existing employment uses on site which is not well connected to the existing settlement. Alternative residential use would not be appropriate.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **4.48**
(Approximate)

Site type: **Majority Urban**

Retain for Employment

ELAA Sites

Site Reference: 27

Noel Clay Ltd Gin Close Way Awwsworth

Site Area 4.48

Allocated Site No

Existing B1 Use No

Existing B2 Use Yes

Existing B8 Use Yes

Vacant Yes

Vacant Comment Some units to let, via Natrass Giles (ng-cs.com).

Topographical Constraints No topographical constraints - slightly sloping site.

Trees/Landscaping None internally. Trees outside site around edges.

Overhead powerlines/other constraints None.

Age (Approx.) 50s?-90s?

Quality of Buildings Average/Poor.

Unit Size Mix.

Noise Yes

Noise Comments Only a small amount when we visited - but presumably these uses must normally generate a fair amount of noise.

State of External Areas Poor.

Parking Poor - cramped, awkward-looking, not good condition.

Adjacent Uses Residential, pub, agricultural.

Wider Environmental Quality Average.

Access to Local Facilities for Workforce Poor.

Access to Strategic Road Network Noel Clay, to NW, has good, direct access to A6096/A610.

Public Transport Provision Units to SE are close to A610, but some conflict with residential
No bus stop nearby.

Workforce Catchment No

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**Broxtowe
Borough
COUNCIL**

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