

## Appendix 1a

### Additional Proposed Housing Sites for the Ashfield Local Plan 2023-2040 17th February 2025

New Site Ref.	Site Name	Greenfield/Brownfield	Planning Permission	Potential Yield (Dwgs)	Notes
H1Kl	Central Avenue, Kirkby	B	Yes	16	New major windfall site - Full planning permission V/2024/0060 granted 26/6/24. Former garage site. 100% affordable scheme. On site September 2024.
H1Km	Abbey Road, Kirkby	G	No	38	SHELAA site KA024. Green Belt site, but additional information provided via planning application to demonstrate exceptional circumstances. Resolved to grant Outline planning permission for up to 38 dwgs subject to signing a s106 – Planning Committee 5th Feb 2025 (V/2023/0312). As this is a Green Belt site, it is also subject to referral to the Secretary of State.
H1Kn	Southwell Lane, Kirkby	B	No	60	New SHELAA site KA057. Brownfield site (BFR 12) with historic lapsed planning permission. Within Main Urban Area. Assessed through SHELAA as having a potential yield of 41 dwellings based on methodology assumptions and due to existence of local wildlife site covering part of site. Potential Yield in list is based on historic lapsed planning application and submitted sketch scheme.
H1Ko	Former Kirkland's Care Home, Fairhaven, Kirkby	B	No	20	New SHELAA site KA058. Brownfield site identified within the Main Urban Area.
H1Kp	Pond Hole, Kirkby	B	No	54	New SHELAA site KA059. Kirkby Town Centre Masterplan Priority Project - Civic Square A3. Ashfield District Council Towns Fund project.
H1Kq	Former Wyvern Club site, Lane End, Kirkby	B	No	12	New SHELAA site KA060. Kirkby Town Centre Masterplan Medium Term project - Station Gateway B1. Ashfield District Council Towns Fund project.

H1Kr	Ellis Street, Kirkby	B	No	24	New SHELAA site KA061. Kirkby Town Centre Masterplan Priority Project - Civic Square A3. Ashfield District Council Towns Fund project.
H1Sai	Pendean Way	G	Yes	12	New major windfall site - Full planning permission. Granted 16/4/24. Street named and numbered 29th April 2024
H1Saj	Between Redcliffe Street & Leyton Avenue, Sutton	B	No	18	Outline application V/2023/0613 resolved to grant permission subject to a s106 31st July 2024. Maximum of 18 dwgs (0.68Ha).
H1Sak	Rookery Lane, Sutton	G	No	78	New SHELAA site SA092 (forms eastern section of site SA026). Not taken forward originally due to uncertainty over access – details in Background Paper 1 para 8.18 (BP.01). Resolved to grant full planning permission for 78 dwgs subject to signing a s106 – Planning Committee 5th Feb 2025 (V/2022/0612). Forms Phase 2 to the site under construction to the north.
H1Sal	Newark Road/ Coxmoor Road	G	No	300	SHELAA site SA024. Not taken forward originally due to uncertainty of delivery - details in Background Paper 1 para 8.18 (BP.01). Full planning application V/2022/0629 Appealed - Public inquiry Jan 2025 now uncontested by council.
H1Sam	Land north of Fackley Road (Phase 2) Teversal	G	No	133	SHELAA site SA083 (remaining unallocated part). Not taken forward originally due to conflict with Teversal, Stanton Hill and Skegby Neighbourhood Plan (Policy NP4) and a less sustainable location, being more isolated from the services and facilities at Stanton Hill Local Shopping Centre (policy SH2) and Sutton town centre beyond - details in Background Paper 1 para 8.18 (BP.01).

H1San	Beck Lane South, Skegby	G	No	106	<p>SHELAA site SA008. Not taken forward originally due to highway capacity constraints with consented and other pipeline developments along the Beck Lane corridor - details in Background Paper 1 para 8.18 (BP.01).</p> <p>The County Council confirm that it is in detailed discussions with a third party regarding the provision of a suitable access to the site, which may potentially result in little or no further capacity being required from Beck Lane and the junction directly off. Therefore, whilst the site is not immediately available, it is envisaged that the land would be available in the medium term, subject to a satisfactory position being reached with the third party and the County Council's Highways Department.</p>
H1Sao	Radford's Farm, Dawgates Lane, Skegby	G	No	90	<p>Resolved to grant Outline planning permission for up to 90 dwgs subject to signing a s106 – Planning Committee 5th Feb 2025 (V/2024/0489)</p>

**Total**

**961**