

As part of our development work, technical reports have been undertaken. Summaries of those findings are provided below:

Flood Risk and Drainage

The site is in Flood Zone 1 and flood risk from all sources for the majority of the site is low. There is an overland flow / surface water flood route that runs along the northern boundary and then through the site to the boundary with Mansfield Lane.

The overland flow / surface water flood route through the site will be maintained and has been taken into account by the master planning of the site. The ditch on the northern boundary and within the site will remain open.

To mitigate against surface water / overland flow flood risk from extreme events, floor levels will be set typically 150mm to 300mm above immediate surrounding ground levels. Careful design of external levels will be undertaken to ensure that overland flow from extreme events, from within and outside of the site, are not channelled and directed towards proposed development and buildings. Surface water run-off from the proposed development will be restricted to greenfield run-off rates and discharged to the combined sewer that crosses the site.

Access and Highway considerations

The site is set to be accessed via a new ghost island (with right turn lane) junction on the A617 Beck Lane.

A road casualty study has not revealed any identifiable existing collision issues associated with the expected movements generated by the proposed development, therefore it is considered that there are no existing road safety issues pertinent to the development of the site.

In order to assess the impact of the proposed development, junction capacity assessments have been undertaken at the key local junctions, including the A617 Beck Lane/Mansfield Road/Skegby Lane/A617 Kings Mill Road East signalised junction and the A617 Kings Mill Road East/A38 Sutton Road/Mansfield Road signalised junction. As acknowledged within the 'Ashfield Transport Study' (MVA, 2013), both junctions are expected to experience peak hour congestion in the future. However, the relative impact of the proposed development on the operation of the local highway network is not expected to be severe, and as such the scheme is in accordance with the requirements of national planning policy. Therefore it is envisaged that the proposed residential development would not be expected to have a detrimental impact in road safety, traffic and highway terms.

Ecology

An ecological survey has been undertaken which concludes that the proposed development is unlikely to impact upon any protected species or associated habitats given the retention of existing hedgerows and trees. The report does however recommend a number of measures to ensure potential adverse impacts to wildlife are avoided. These are incorporated into the draft masterplan overleaf.

The team looks forward to meeting with you and discussing the proposals however if you are unable to attend, please note the information will be made available after the event via our website where feedback forms will also be available. Our contact information is also provided below should you wish to discuss any element in more detail.

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Public Consultation Event for residential development on Land at Beck Lane, Sutton in Ashfield

Wednesday 20th January 2016

This is a drop in event between the hours of
4.30pm and 7.30pm at

Skegby Methodist Church & Anchor Centre, 153 Mansfield Road, Skegby, NG17 3DX



This community consultation event is designed to inform you of Lovel Development Limited's intention to submit an outline planning application for residential development on land north of Beck Lane, Sutton in Ashfield.

Your views are very important and this consultation event will provide you with an opportunity to view and discuss the draft proposals with the team.

You will be able to leave comments which will help to refine and shape the proposals on display.

Some details of the scheme are provided within this leaflet however further information will be displayed at the consultation event.

Indicative Layout

The intention is to submit an outline planning application which seeks to establish the principle of developing the site with a residential scheme only. The masterplan below simply demonstrates how housing could be developed at this site. The only matter to be fully considered as part of the outline application would be the access into the site which is from Beck Lane. Based on the size of the site, it is proposed that the site would accommodate 322 houses.

