



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

SHERWOOD AREA

2017

Bilsthorpe

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Store of Local Importance: Proximity to town centre: Over 1km from a town centre. 8420m Green Space Standards: Over 400m from publicly accessible green space	Supermarket: Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 765m	Employment: Yes
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Physical Constraints : May be suitable

Highway Engineers Comments: Development would trigger major improvements to the A614 /Deerdale Lane junction. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: Brick structure in middle of site (former water tower?) Neighbour Issues: No

Flood Zone: Surface Water Flooding: 2% of site at high risk, 5% at Medium risk, 18% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : 80% of the site is Sinc 5/2161 - Bilsthorpe Colliery. Tree Preservation Order:

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

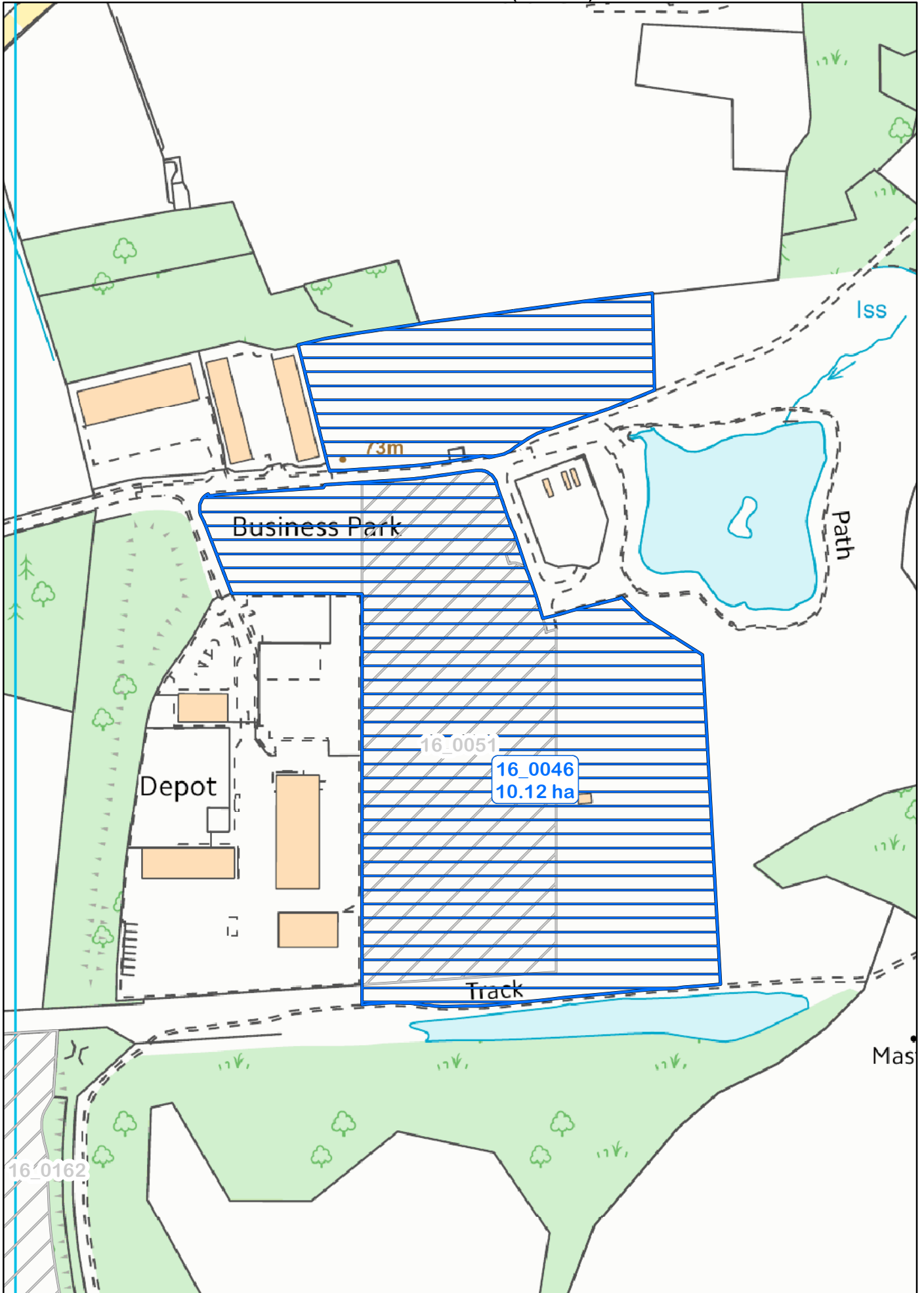
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

13/01767/CMW Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure Approved by the Secretary of State in June 2016.
Within coal mining reporting area. 2.07% in development high risk area 97.93% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0047 Site Address Church Street (65A) Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 0.18
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield PDL
 Area: PDL 0.18 Area: Greenfield
 Area Character: Residential
 Setting : Residential
 Current Use: Residential under construction

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints: Planning permission under construction
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 9256m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 414m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:
Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints: No Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

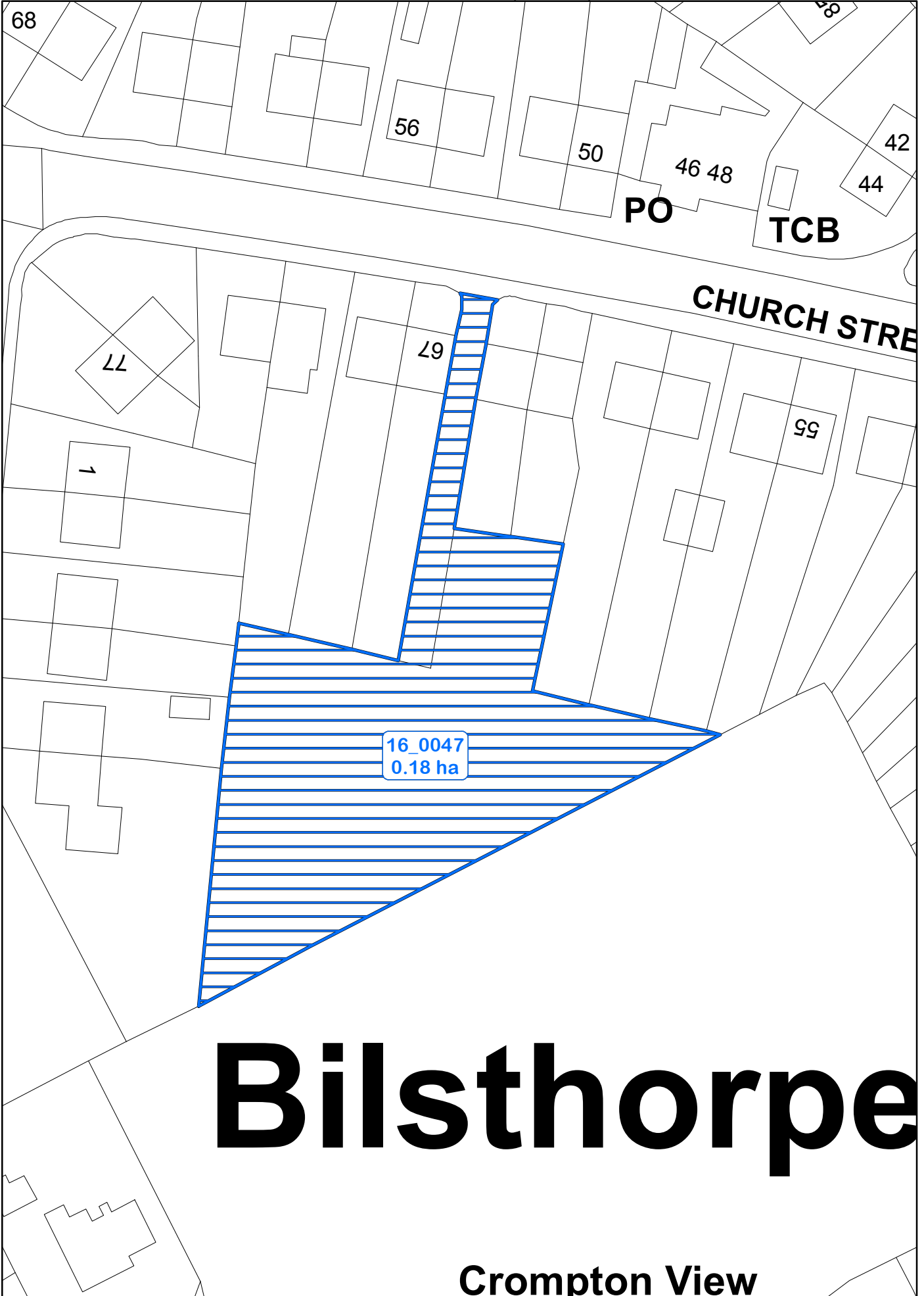
Achievability Conclusion: The site is economically viable/achievable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

15/02022/FUL 7 Bungalows under construction

Within coal mining reporting area. 100% in development low risk area



Bilsthorpe

Crompton View

Site Reference Number: 16_0048 Site Address Kirklington Road, Bilsthorpe (Wycar Leys) (Bi/Ho/1)
Housing/Employment/Both: Residential Area (Ha): 0.95
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Site has permission for 8 dwellings
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated and has the benefit of Planning Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.95

Area Character: Employment/residential
 Setting : Mixed countryside/employment
 Current Use: Open space to care home

Policy: Suitable

Current Policy Status: Allocated Bi/Ho/1 Other Policy Constraints: N/A permission granted for 8 dwelling units

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8475m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 477m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 2 Very Good

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% at Medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
Local Interest Building - Wycar Leys

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has permission for 8 dwellings

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

13/00988/FULM Erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0049 Site Address The Cresnet, Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 0.10
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: No contact with previous developer
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Planning permission granted and implemented on part of site. The site is both available and achievable. Any future applications on the remainder of the site will need to address the following issues. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield PDL
 Area: PDL 0.1 Area: Greenfield
 Area Character: Mixed Residential/Commercial
 Setting : Mixed Residential/Commercial
 Current Use: Part constructed remainder vacant

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints: Extant Permission part constructed
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 9350m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 435m	

Physical Constraints : Suitable

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Access to Utilities:
Moderate

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: No contact with previous developer

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments: Unknown

Legal Issues: Legal Comments:

Timescale: 10-15 years Availability Other Issues:

Viability Comments:

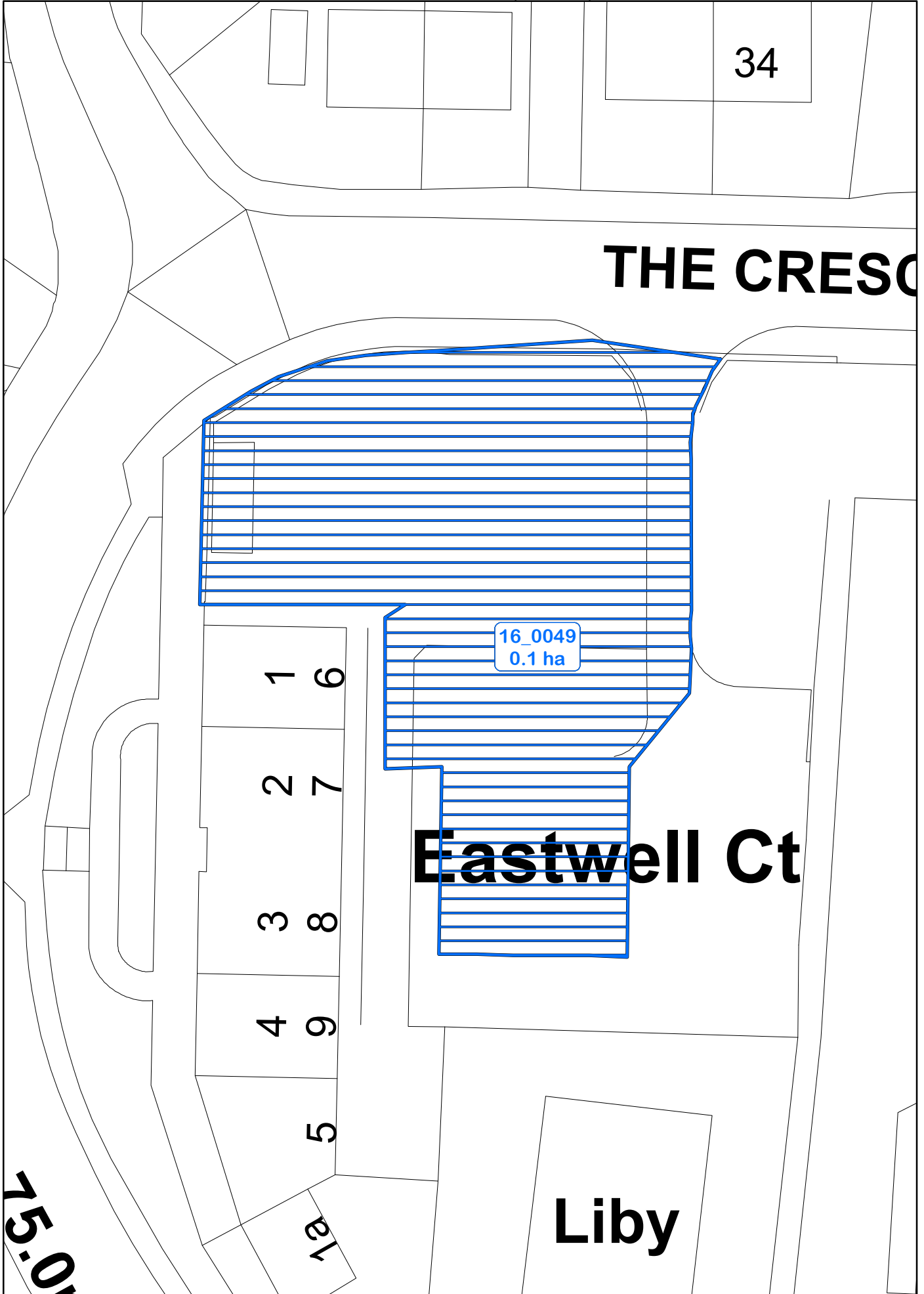
Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

06/00593/FULM Proposed 7 No new build flats and 9 No flat conversion: Conversions completed no start on new builds

Within coal mining reporting area. 100% in development low risk area



Site Reference Number: 16_0050 Site Address The Moor, Bilsthorpe (Bi/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 1.87
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: This site has had the benefit of planning permission which has recently lapsed, along with the large adjacent factory site.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Outline permission lapsed in October 2016. Owners have indicated intent to submit an application covering the allocation and the land identified as Ho PP adjacent. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield PDL
 Area: PDL 1.87 Area: Greenfield

Area Character: Residential/Employment

Setting : Countryside employment

Current Use: Vacant employment

Policy: Suitable

Current Policy Status: Allocated Bi/Ho/2 Other Policy Constraints: Permission granted

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8575m		Proximity to Transport Node: Over 1km from major public transport node	

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Viability Comments:

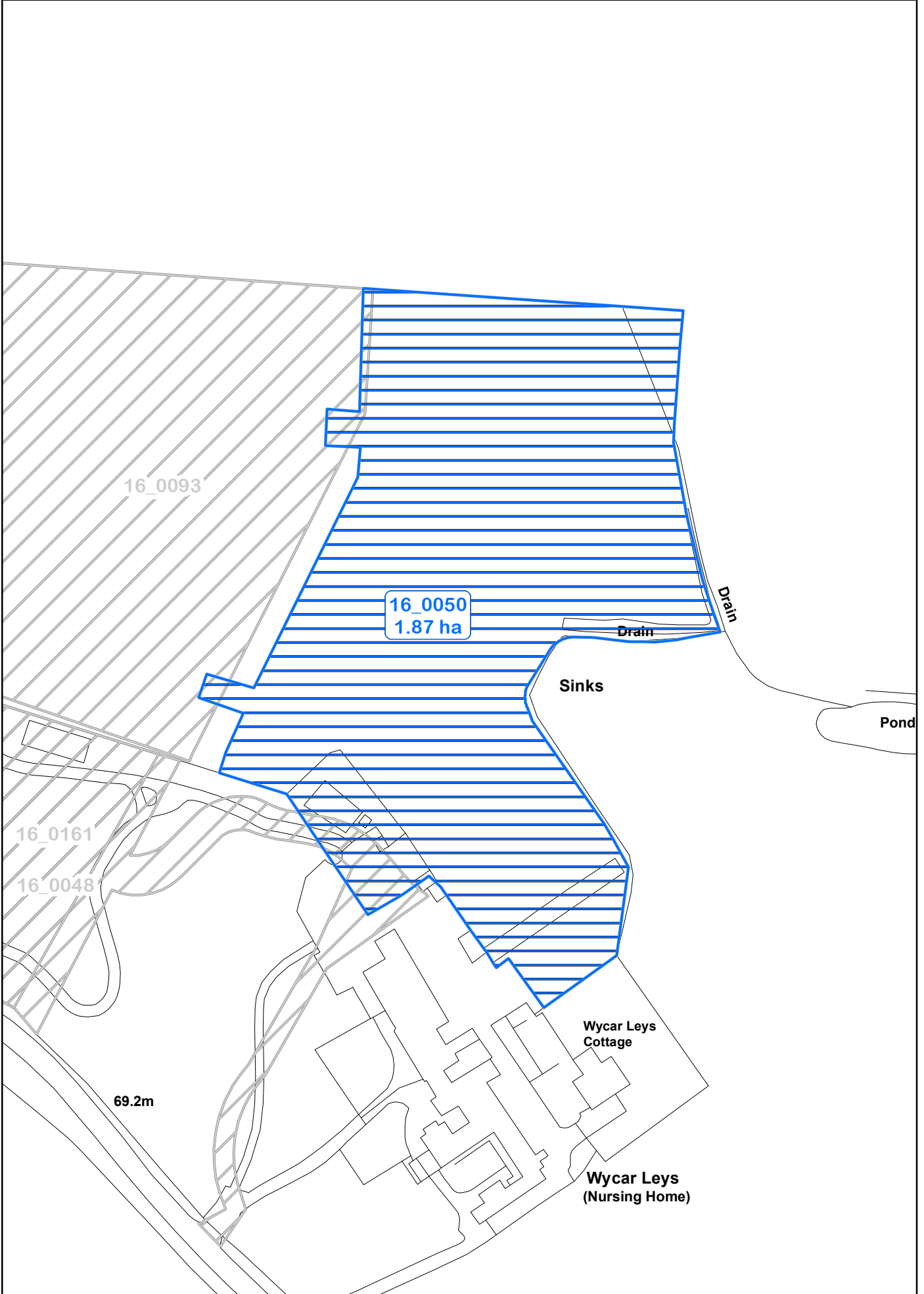
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

12/01557/OUTM Residential Development. Outline permission lapsed in October 2016. Owners have indicated intent to submit an application covering the allocation and the land identified as Ho PP adjacent. Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0051 Site Address Off Eakring Road, Bilsthorpe
Housing/Employment/Both: Employment Area (Ha): 4.35
Parish: Bilsthorpe Ward: Farnsfield and Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
Planning permission for development of the Bilsthorpe Energy Centre granted. The sites is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Existing Business Park PDL/Greenfield PDL
 Area: PDL 4.35 Ha Area: Greenfield
 Area Character: Industrial/Vacant
 Setting : Countryside
 Current Use: Vacant

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints: N/A Permission granted
 Conflicting Issues: Business Park away from Existing Settlement

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8668m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 654m	

Physical Constraints : May be Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Development would trigger major improvements to the A614 /Deerdale Lane junction. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).	
Topography Constraints: No	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: No	Neighbour Issues: No
Flood Zone:	Surface Water Flooding: 1% of site at high risk, 2% at Medium risk, 5% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable	
Impact on views: No	Impact on existing recreational use: No
Protected Species/Habitats : 90% of the site is Sinc 5/2161 - Bilsthorpe Colliery.	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 Years	Availability Other Issues:
Viability Comments:	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

13/01767/CMW Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure Approved by the Secretary of State in June 2016.
Within coal mining reporting area. 100% in development low risk area. Site forms part of 16_0046

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0085 Site Address West of Old Bridge Way, Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 8.1
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If the Village Envelope designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Access to be taken from Oldbridge Way, but additional emergency link may be necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent settlement PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 8.1 Ha
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 9076m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 177m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : Suitable

Highway Engineers Comments: Access to be taken from Oldbridge Way, but additional emergency link may be necessary. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Site generally slopes from the existing settlement to the agricultural land surrounding it.

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: Pumping facility towards the south of the site. Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.03% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site Site abuts a drain

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

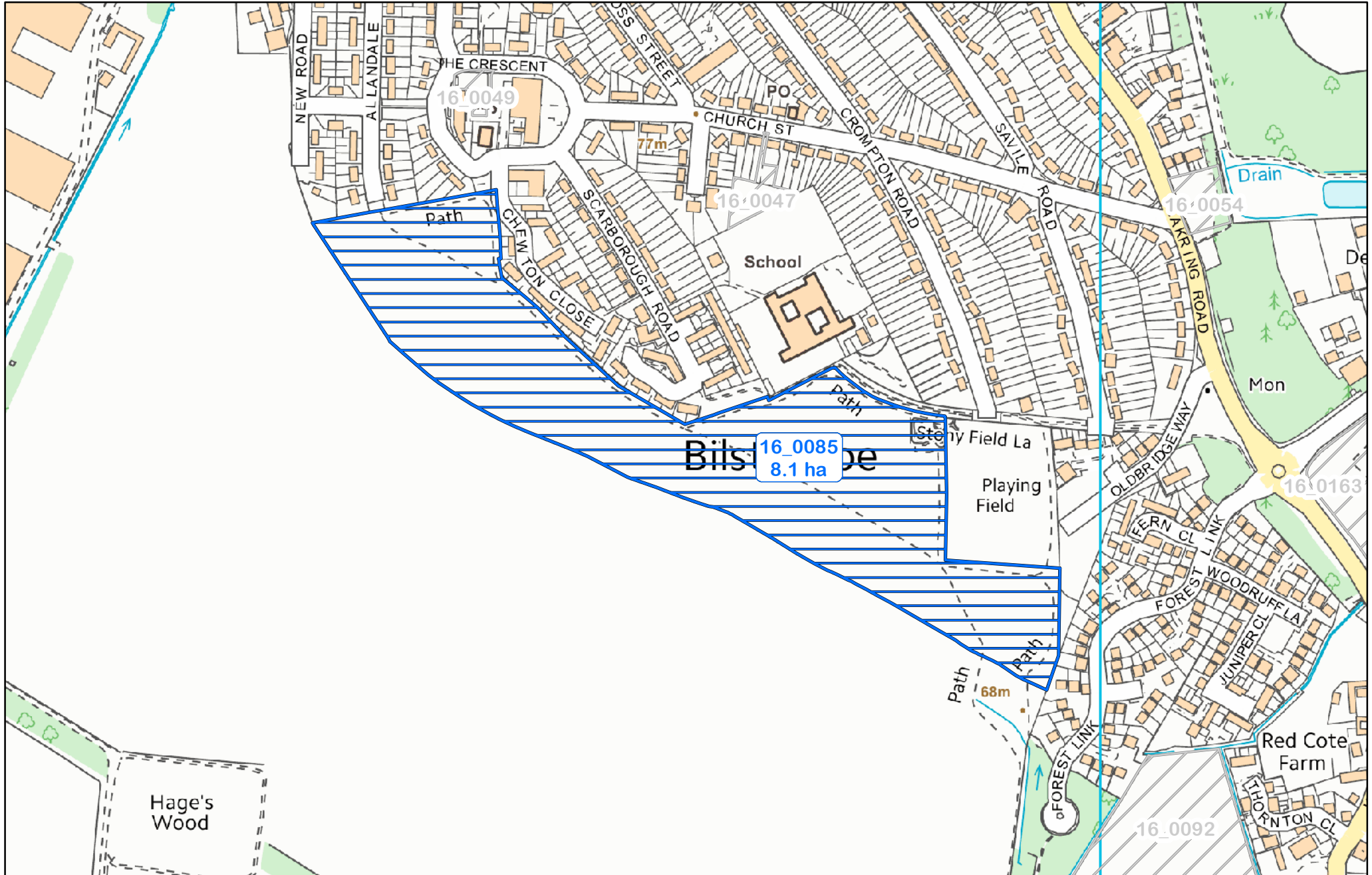
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

An outline application (16/01618/OUTM) has been received for up to 113 dwellings.
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0092 Site Address Land to the north of Maid Marion Avenue, Bilsthorpe
Housing/Employment/Both: Housing **Area (Ha): 3.8**
Parish: Bilsthorpe **Ward: Bilsthorpe**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 10-15 Years**
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.8 ha
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Grazing land / agriculture / leisure

Policy: Suitable

Current Policy Status: Within Village Envelope SP8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Store of Local Importance: Proximity to town centre: Over 1km from a town centre. 10011m Green Space Standards: Over 400m from publicly accessible green space	Supermarket: Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 607m	Employment: Yes
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Physical Constraints : May be Suitable

Highway Engineers Comments: Direct from unclassified Road. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 23% of site at high risk, 32% at Medium risk, 52% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated): Yes. Grade II Listed House adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

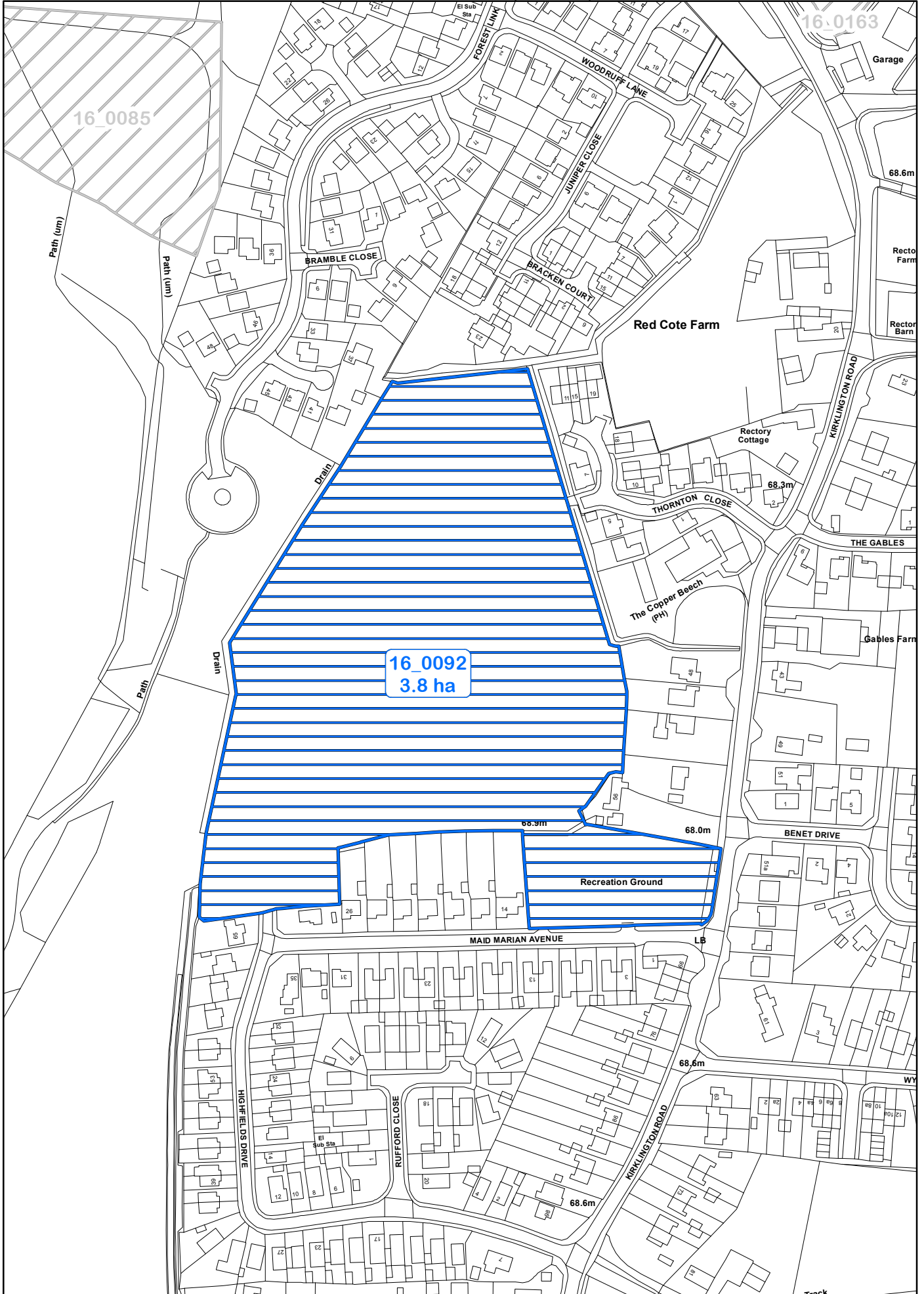
Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0093 Site Address Noble Foods, Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 3.17
Parish: Bilsthorpe Ward: Farnsfield and Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: The site lies adjacent to allocation Bi/Ho/2. Employment use has now ceased and the company intends to bring forward comprehensive development of the two sites
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
Site has previously had full planning permission for 77 dwellings. . The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield PDL
 Area: PDL 3.17 Area: Greenfield
 Area Character: Countryside / residential / industrial
 Setting : Countryside / residential / employment
 Current Use: Industry

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8564m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 448m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

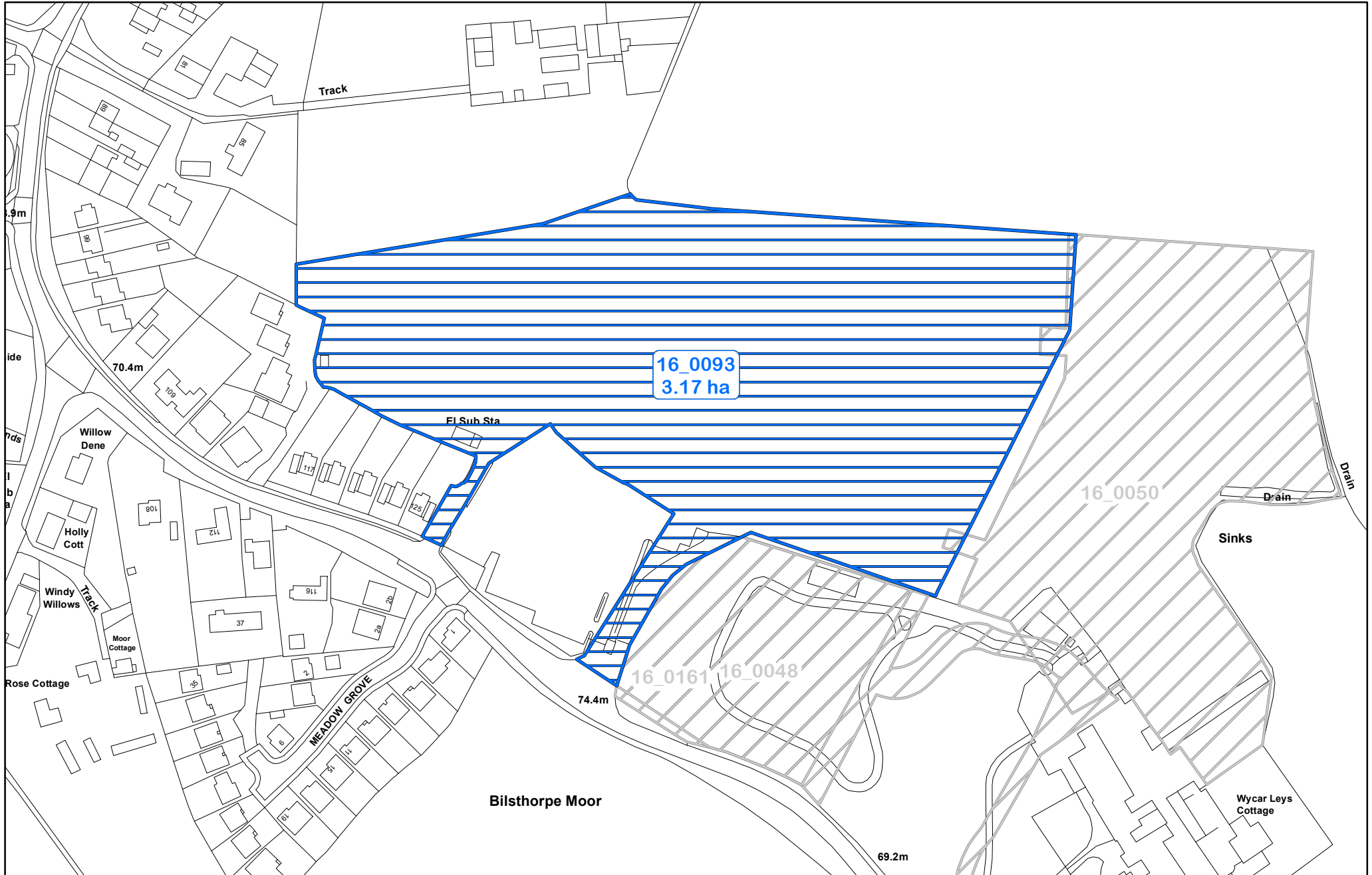
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area. 08/01746/FULM
Demolition of existing factory and associated buildings and erection of 77 houses, associated roads and landscaping expired in Oct. 2013.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0162 Site Address East of Eakring Road (Bi/MU/1)
Housing/Employment/Both: Housing/Retail Area (Ha): 3.95
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.95

Area Character: Within Principal Village

Setting : Residential/Countryside

Current Use: Vacant greenfield

Policy: Suitable

Current Policy Status: Allocated Bi/MU/1 Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 7229m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 480m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

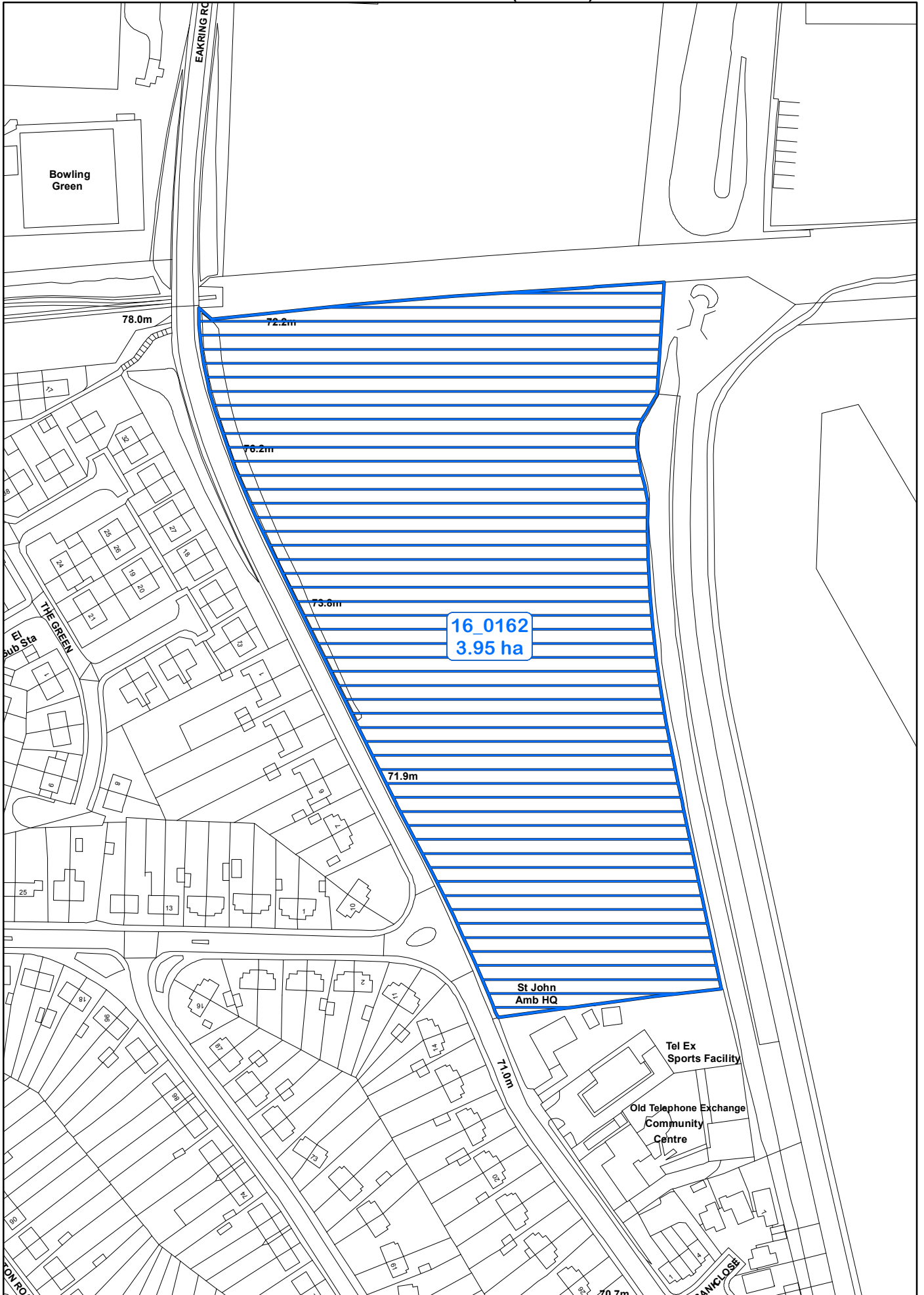
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0163 Site Address South of Brailwood Road (Bi/E/1)
Housing/Employment/Both: Employment Area (Ha): 2.69
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.69
 Area Character: Open Space/Employment/Residential
 Setting : Open Space/Employment/Residential
 Current Use: Vacant Greenfield

Policy: Suitable

Current Policy Status: Allocated Bi/E/1 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6267m		Proximity to Transport Node: Over 1km from major public transport node	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

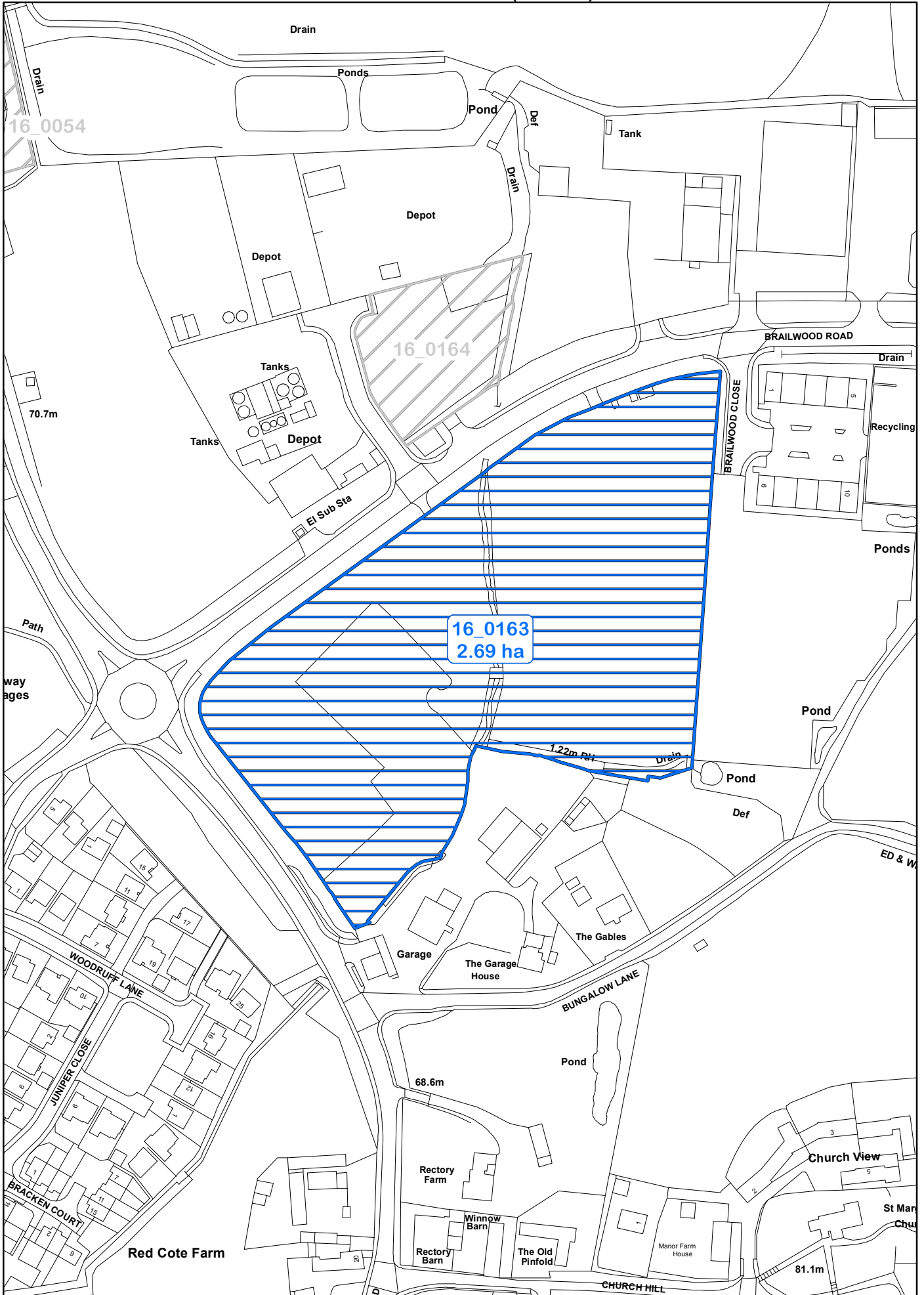
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 0.96% in development high risk area 99.04% in development low risk area

SHELAA 2016 Sites (Portrait)



Eakring

Site Reference Number: 16_0063 Site Address Land South of Bilsthorpe Road
Housing/Employment/Both: Housing Area (Ha): 4.25
Parish: Eakring Ward: Rainworth North & Rufford

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

Any development of the site would need to take account of the presence of Public Rights of Way within the site. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. However, the site lies outside of the main built up area of the village within open countryside and is therefore contrary to Policy SP3.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 4.25 Ha
 Area Character: Agricultural
 Setting : Countryside
 Current Use: Agricultural

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6882m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 678m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Land slopes up to west.

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 2 Very Good

Access to Utilities:

Site Apparatus: Close to one of the wind turbines. Telephone poles and lines run parallel to southern boundary.

Neighbour Issues: Agricultural buildings close to eastern boundary

Flood Zone:

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use: EakringFP2 / EakringFP4 / EakringFP4

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : 0.09% is in a CA

Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Yes

Achievability Comments: Site not suitable

Ownership Constraints: No

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

Availability Conclusion: Available

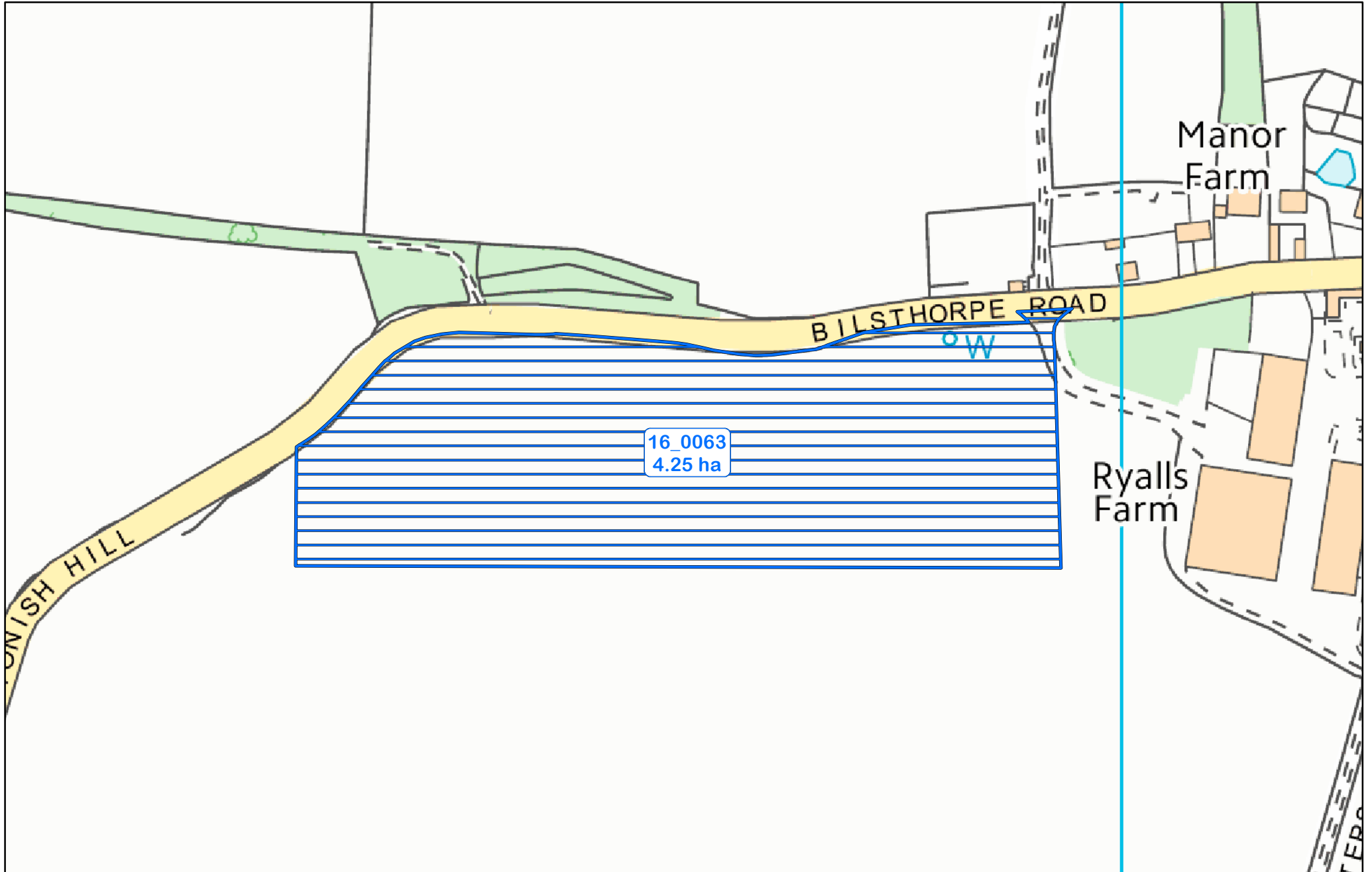
Achievability Conclusion:

Additional Comments

16/00819/FULM for 9 environmentally sustainable eco homes Refused.

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0086 Site Address Triumph Road, Eakring
Housing/Employment/Both: Housing Area (Ha): 0.23
Parish: Eakring Ward: Rainworth North & Rufford

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Site does not have frontage to public highway. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. As the site has no access to the public highway it is not suitable.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent settlement PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.23
 Area Character: Residential / leisure / agricultural
 Setting : Countryside / residential
 Current Use: Grazing land

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Adjacent main built up area

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 7381m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 371m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Site does not have frontage to public highway.

Topography Constraints: Land slopes steeply down to stream on northern boundary.

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 2 Very Good Access to Utilities: Water, Electricity, Sewerage

Site Apparatus: Substation in south eastern corner. Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.2% at Medium risk, 4.4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat Tree Preservation Order:

Natural Features on site Abuts a stream on northern side

Conservation Area : Yes Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

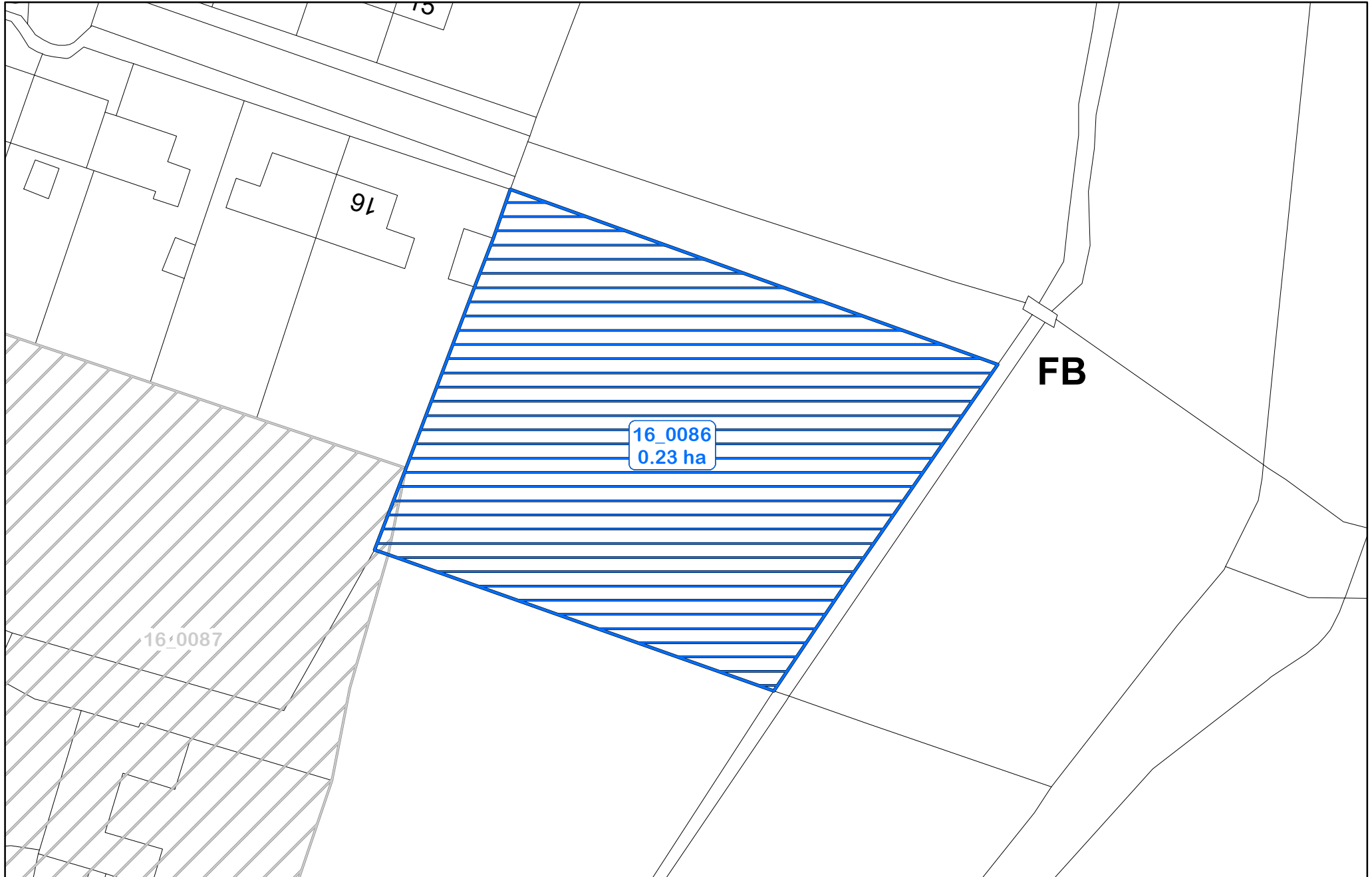
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0087 Site Address Kirklington Road (Pond Farm) Eakring
Housing/Employment/Both: Housing Area (Ha): 1.14
Parish: Eakring Ward: Rainworth North & Rufford

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Adjacent settlement PDL/Greenfield Mixed
 Area: PDL Area: Greenfield
 Area Character: Residential / agricultural
 Setting : Countryside / residential
 Current Use: Residential / agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 7333m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 307m	

Physical Constraints : Suitable

Highway Engineers Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 2 Very Good	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.2% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : 87	Heritage asset (designated & non designated): Yes. Grade II Listed Farmhouse within and adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

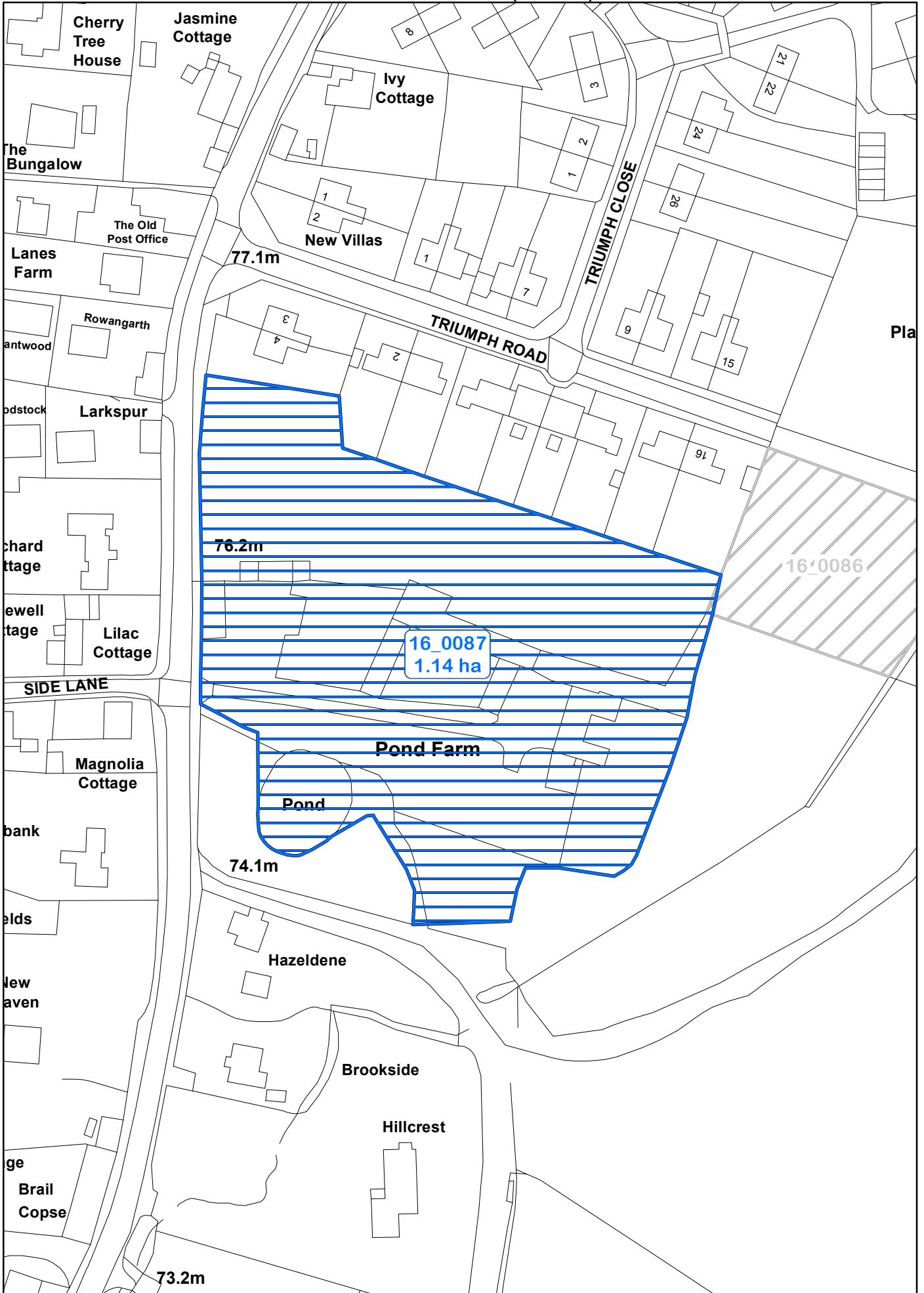
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

Permission has been granted (15/01413/FUL) for the conversion of former agricultural buildings to 4 dwellings and the erection of 4 new dwellings.

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Edwinstowe

Site Reference Number: 16_0059 Site Address Former Thoresby Colliery
Housing/Employment/Both: Mixed use Area (Ha): 197.5
development comprising housing, leisure,
employment, community uses and public open
space.

Parish: Edwinstowe

Ward: Edwinstowe & Clipstone Ward

Suitability Conclusion: May be suitable

Availability Conclusion: Available within 5 years

Availability Comments:

Achievability Conclusions: The site is economically viable/achievable

Achievability Comments: Information submitted suggests the site should be viable

OVERALL CONCLUSION:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Improvements to the A614/A6075 Ollerton Roundabout are imperative to making this site acceptable. Any possible development would need to mitigate against any detrimental impact to the adjacent protected species habitat. Development of this site has the potential to have a substantial impact on landscape character. Any development would need to suitably address this. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. If the Village Envelope designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation. The site is both available and achievable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Village Envelope PDL/Greenfield Greenfield

Area: PDL Area: Greenfield 197.5

Area Character: Former colliery, mixed woodland, heathland, agricultural

Setting : Countryside

Current Use: Former colliery and spoil tip

Policy: May be suitable

Current Policy Status: SP3 DM8

Other Policy Constraints: CP12, DM7

Conflicting Issues: Countryside

Access to Services : May be suitable

Within 800m or 10mins walking

Primary School: No Bus Stop: Yes

Within 30 mins travel by public transport

Secondary School: Yes Retail Area: Yes

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2864m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 849m	

Physical Constraints : May be suitable	
<p>Highway Engineers Comments: Improvements to the A614/A6075 Ollerton Roundabout are imperative to making this site acceptable. Other improvements may be required subject to Transport Assessment conclusions. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).</p>	
<p>Topography Constraints: Spoil tips provide hill features in an otherwise fairly flat undulating topography.</p>	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 13.87% Grade 3 Good - Moderate, 86.13% Not Applicable - Non Agricultural	Access to Utilities: Yes - the site has gas, water and high electrical supply, and sewerage connections.
Site Apparatus: Numerous buildings associated with the colliery, many of which have been demolished.	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 1% of site at high risk, 2% at Medium risk, 6% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
<p>Impact on views: The proposal would result in a substantial change to existing landscape character and landscape character anticipated from the completion of the consented restoration scheme. The development mixed use development will result in a substantial impact on landscape character and is likely to be visually intrusive, particularly to users of Ollerton Road and recreational users of the</p>	<p>Impact on existing recreational use: EdwinstoweBW16 / EdwinstoweBW16 / EdwinstoweBW16 / Perlethorpe cum BudbyBW16 / Perlethorpe cum BudbyBW16</p>

restored tip site.

It would be possible to mitigate against the magnitude of this impact by a substantial reduction in density and extent of built elements of development so that the development would be set within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes. The relocation of the proposed employment use from the field immediately south of Cockglade Wood to elsewhere in the proposed allocation and omission of this area from the allocation would reduce the effect of development creep east along Ollerton Road. Although a solar farm development has been consented to the south of Ollerton Road immediately opposite the proposed employment use, this is a temporary development only lasting some 30 years, after which the land will return to agricultural use. If the allocation were to be reduced to omit land south of Cockglade Wood, and if subject to substantial reduction in density and extent proposed development within the allocation to allow for more substantial mitigation, the site may be suitable for development.

Protected Species/Habitats : Potential Species Habitat. 10% of the site is Sinc 1/91 - Birklands and Bilhaugh.

Tree Preservation Order:

Natural Features on site Various lagoons. Adjacent to Sherwood Forest Country Park.

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues: Small south western

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

part of site owned by NCC may not form part of available site.

Viability Comments:

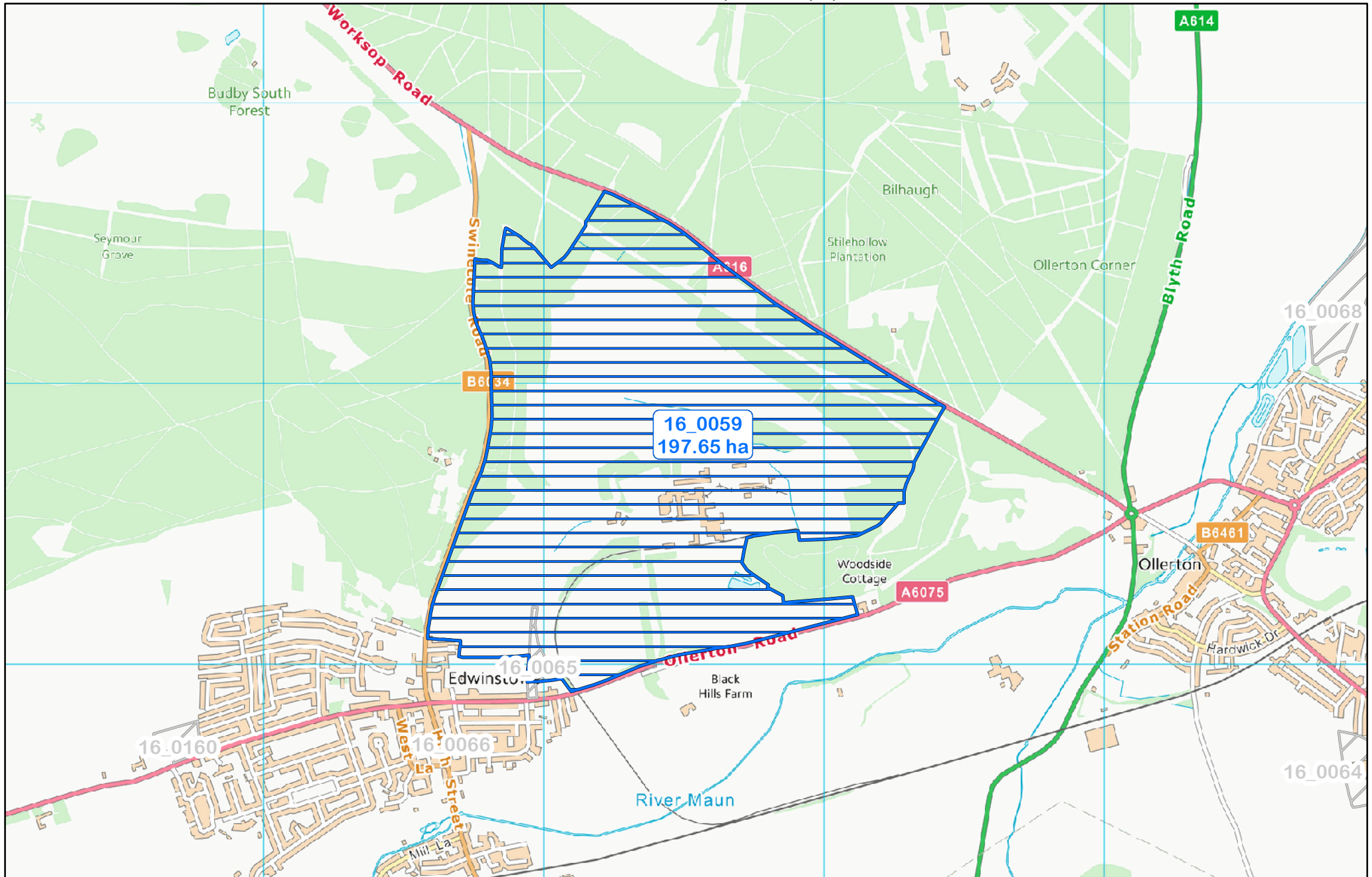
Availability Conclusion: Available within 5 years

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

Within coal mining reporting area. 0.41% in development high risk area 99.59% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0065 Site Address Ollerton Road, Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 1.43
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site has the benefit of Outline Planning Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: May be suitable

Location: Approximately 10% of the site is PDL/Greenfield PDL
 within the Village Envelope
 Area: PDL 1.43 Ha Area: Greenfield
 Area Character: Part residential/part former railway/part agricultural
 Setting : Countryside / residential
 Current Use: Vacant

Policy: May be suitable

Current Policy Status: Within Village Envelope / edge of settlement Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3490m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 488m	

Physical Constraints : May be suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

Availability Conclusion: Available within 5 Years

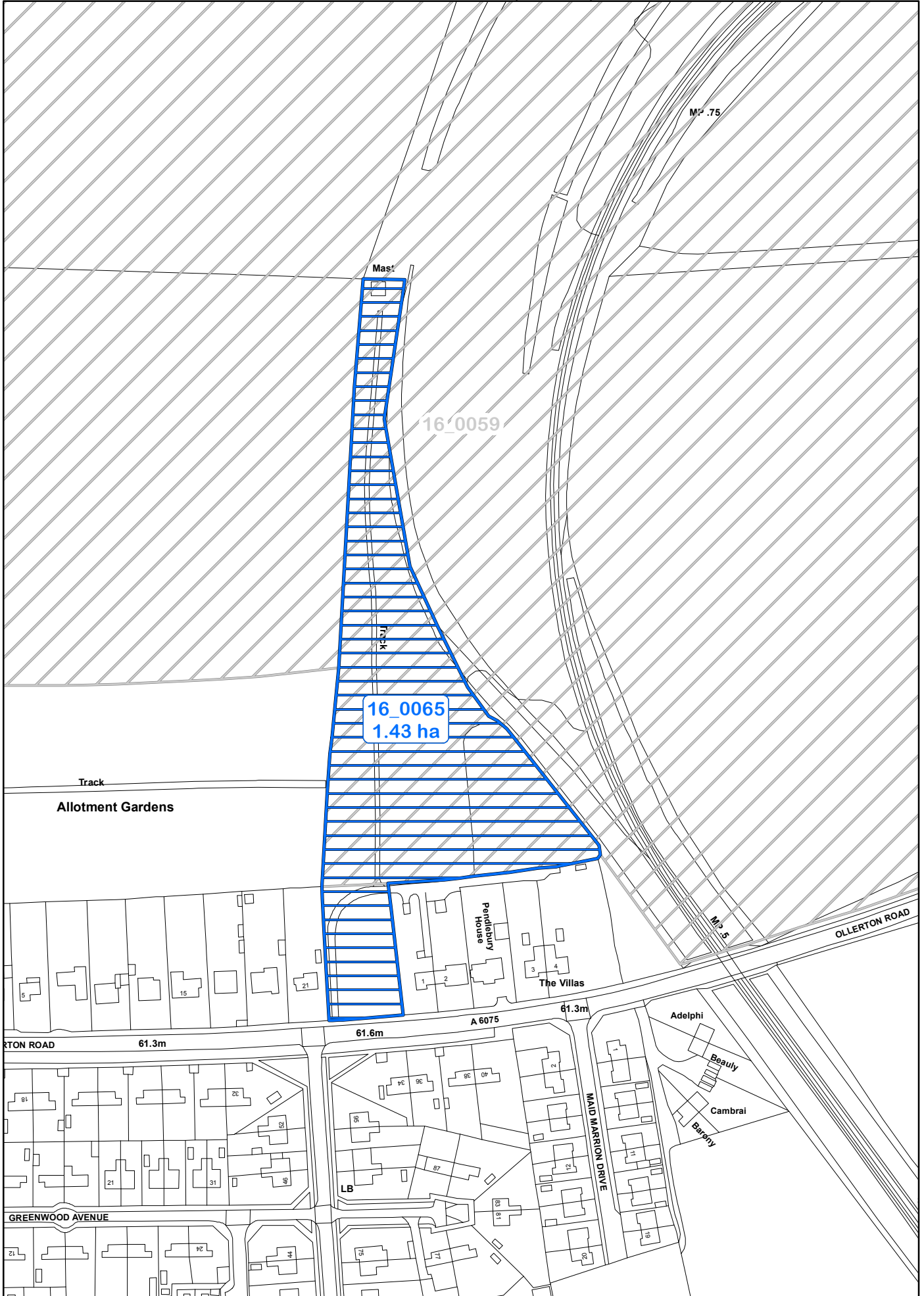
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

An outline application (16/00313/OUTM) has been granted permission submitted for up to 35 dwellings (30% affordable).

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0066 Site Address High Street (The Olde Jug and Glass) Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 0.09
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within village PDL/Greenfield PDL
 Area: PDL 0.09 Area: Greenfield
 Area Character: Commercial and residential
 Setting : High street / residential
 Current Use: Vacant public house

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office: Yes	Further Education: No	Hospital: No
Store of Local Importance: Yes		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4252m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 394m	

Physical Constraints : Suitable

Highway Engineers Comments: Agreed as part of planning permission

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

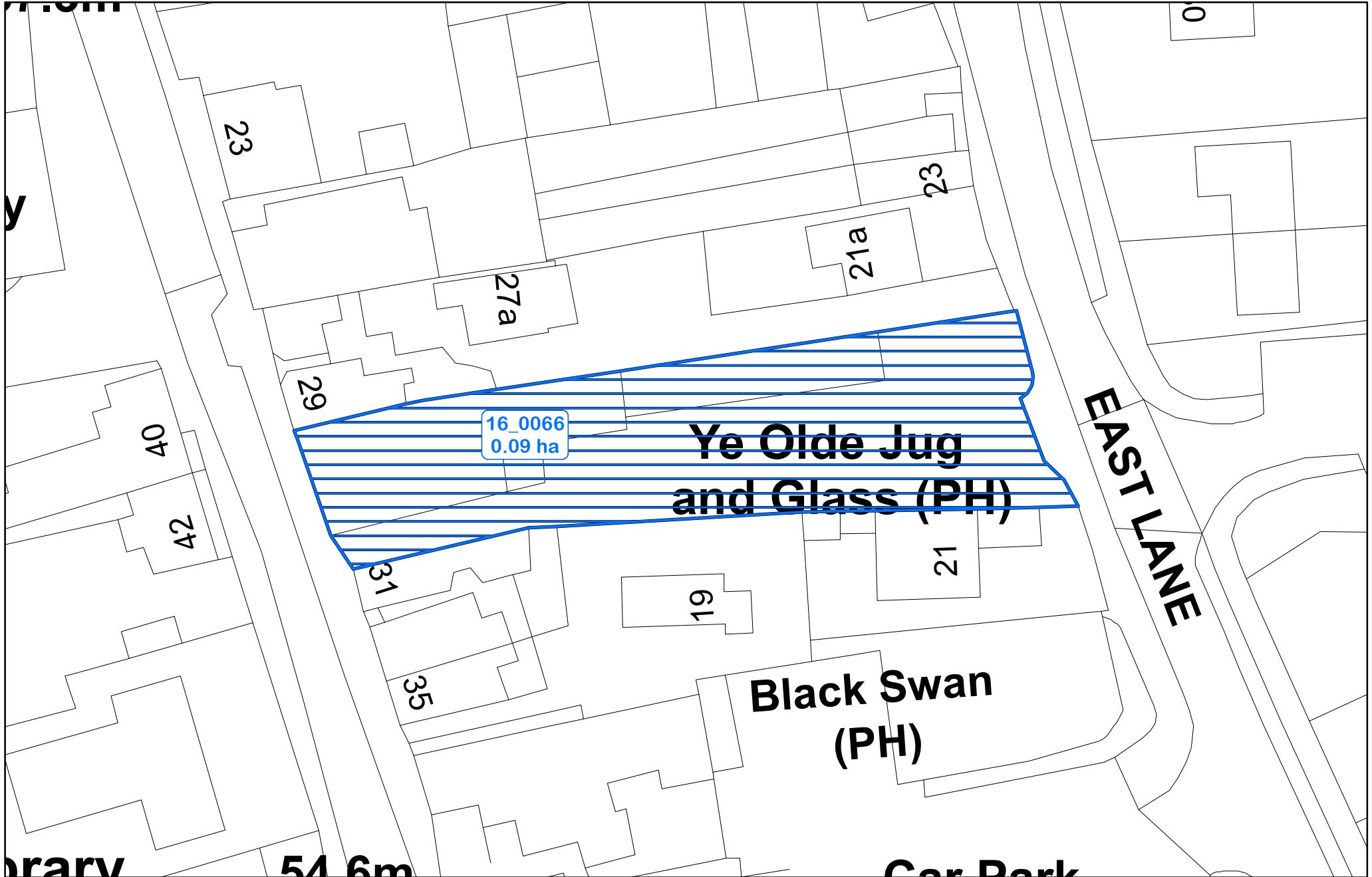
Additional Comments

Planning permission (15/01915/FULM) has been granted for the conversion of the redundant public house to form 11 No. studio apartments and 5 No. 1 bedroom flats.

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0067 Site Address Rufford Road, Edwinstowe (Ed/Ho/1)
Housing/Employment/Both: Housing Area (Ha): 2.8
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 years**
 Availability Comments: Site has Outline Permission and a Reserved Matters application pending
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments:

OVERALL CONCLUSION:
The site is allocated and has the benefit of Outline Permission with a Reserved Matters application pending consideration. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.8 ha
 Area Character: Agricultural/Residential
 Setting : Countryside/Residential
 Current Use: Agricultural

Policy: Suitable

Current Policy Status: Allocated - Ed/Ho/1 Other Policy Constraints: Planning Permission Granted
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4275m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 566m	

Physical Constraints : Suitable

Highway Engineers Comments: Access agreed as part of planning permission

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: High voltage power line crosses the site from south-west to north-east Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has Outline Permission and a Reserved Matters application pending

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 years

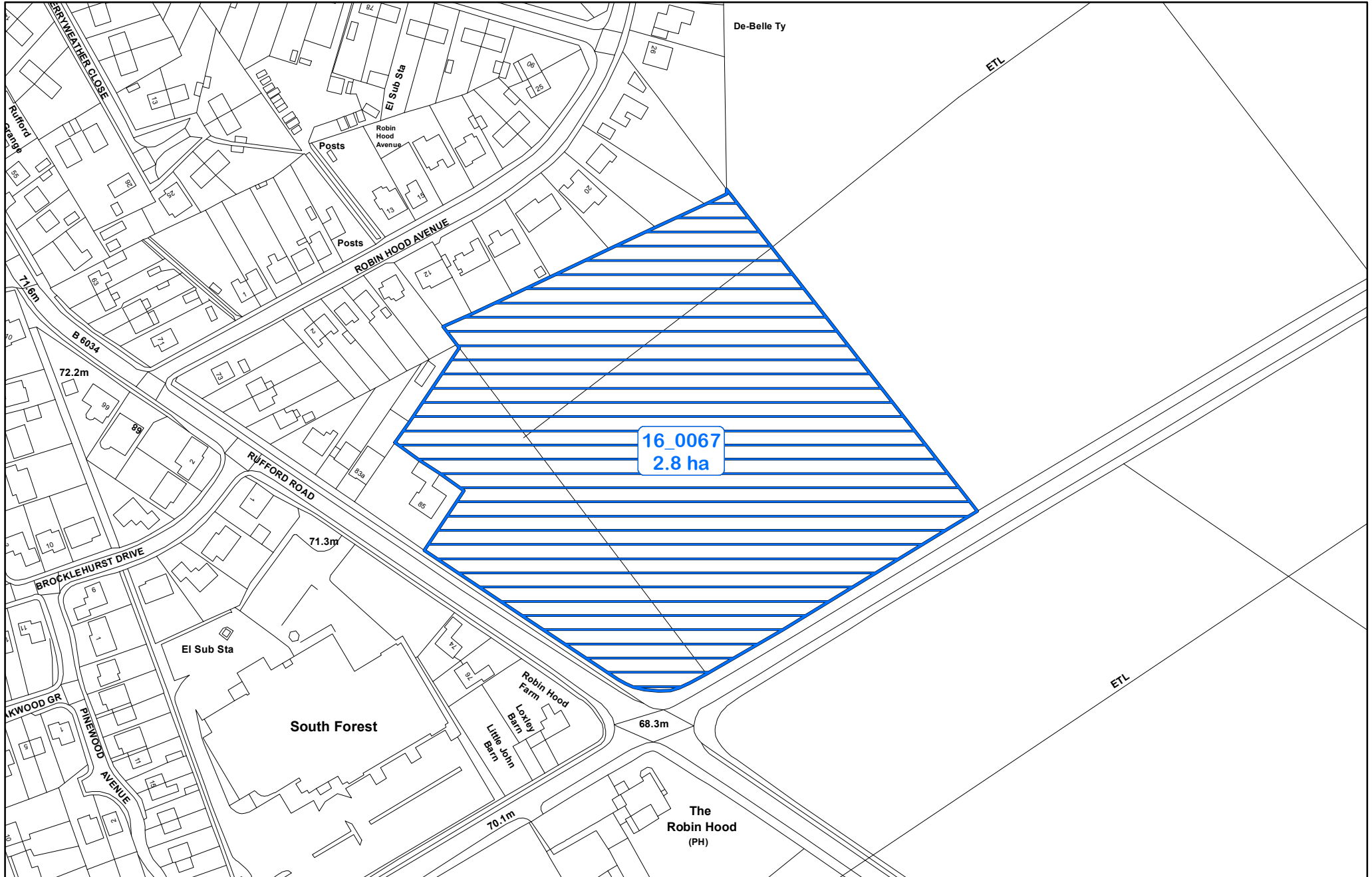
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Outline permission has been granted (14/01596/OUTM) for the erection of up to 72 dwellings, with associated public open space and infrastructure. A Reserved Matters application (16/01436/RMAM) for the erection of 67 dwellings was pending consideration at the time of writing.

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0160 Site Address North of Mansfield Road (Ed/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 1.71
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Principal Village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.71
 Area Character: Countryside/Residential
 Setting : Countryside/Residential
 Current Use: Agricultural

Policy: Suitable

Current Policy Status: Allocated Ed/Ho/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8942m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 553m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

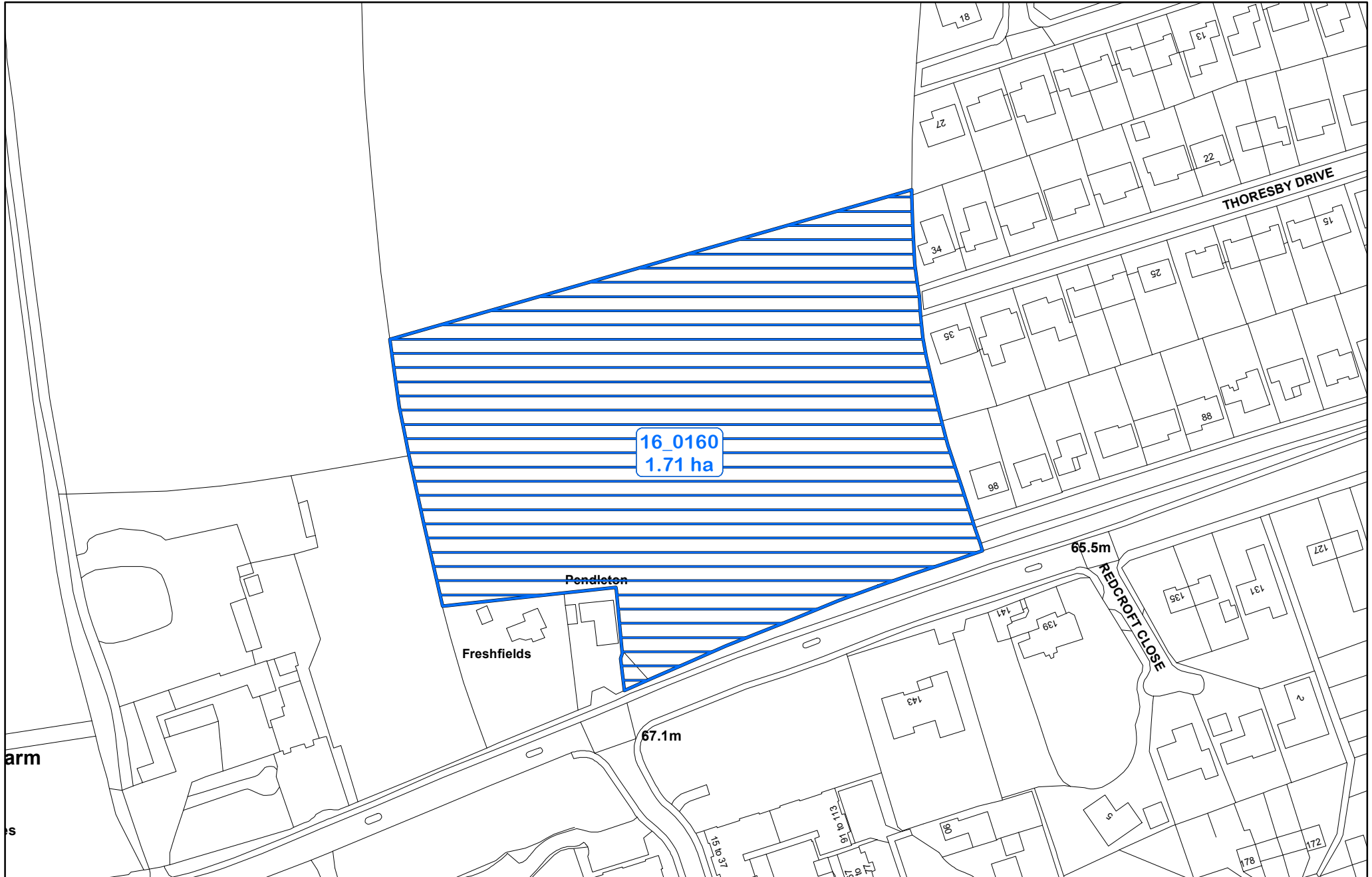
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Ollerton & Boughton

Site Reference Number: 16_0038 Site Address Sherwood Energy Village, (Land adjacent Darwin Drive)
Housing/Employment/Both: Housing **Area (Ha): 0.1**
Parish: Ollerton & Boughton **Ward: Ollerton Ward**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 Years**
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield
 Area: PDL Area: Greenfield
 Area Character: Mixed residential/employment
 Setting : Urban
 Current Use: Vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A permission granted
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1016m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 316m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Not Applicable - Access to Utilities:
Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species
Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

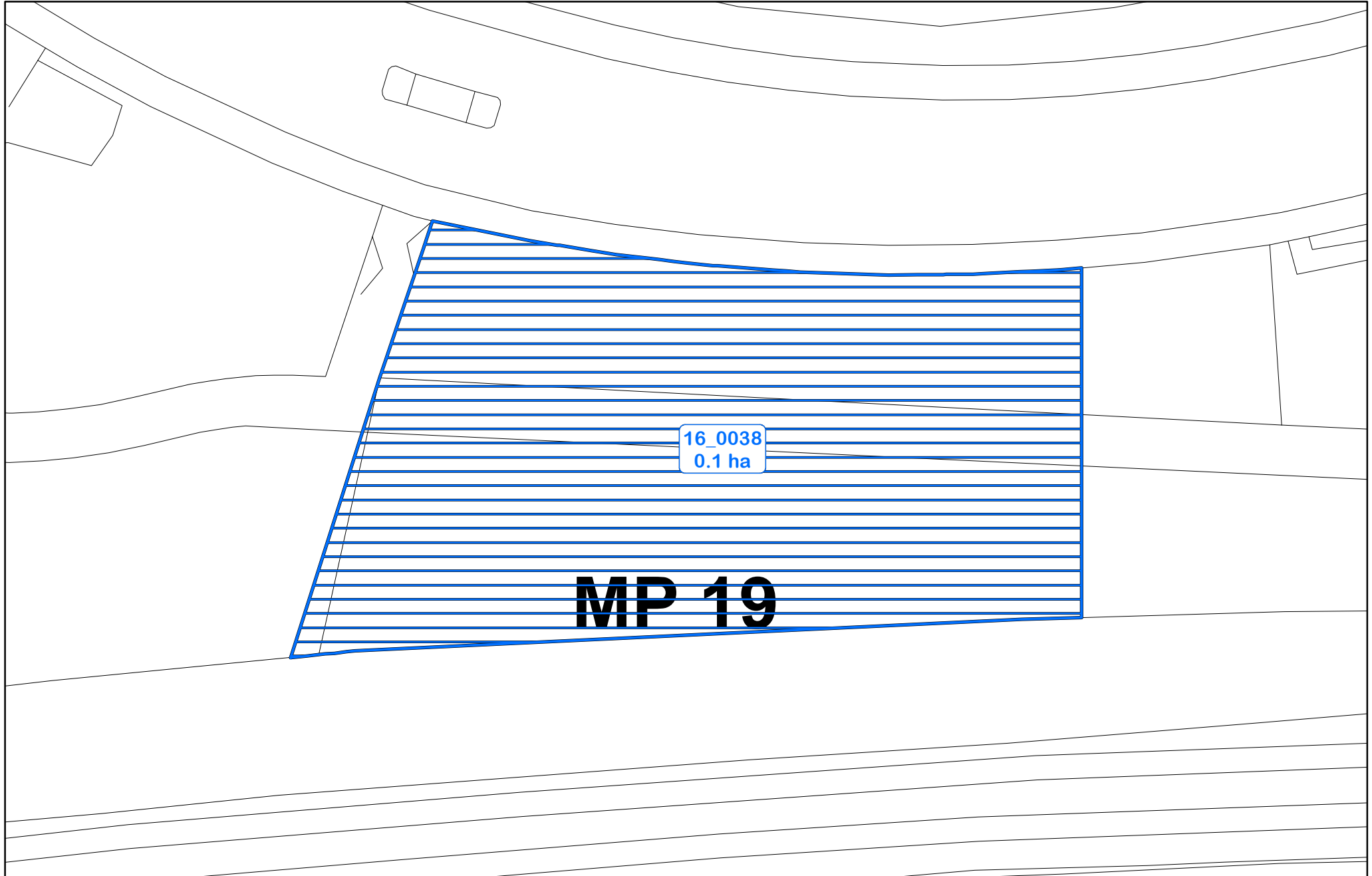
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

15/00984/FUL 7 1 bed bungalows

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0039 Site Address Forest Road, Sherwood Energy Village
Housing/Employment/Both: Housing Area (Ha): 5.64
Parish: Ollerton & Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 5.64 Area: Greenfield

Area Character: Residential/Employment

Setting : Urban

Current Use: Part built part vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A planning permission granted

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 616m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 301m
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Physical Constraints : Suitable	
Highway Engineers Comments: Satisfactory Access identified through planning permission	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 2.5% of site at high risk, 3.5% at Medium risk, 7.2% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 Years	Availability Other Issues:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

Availability Conclusion: Available within 5 Years

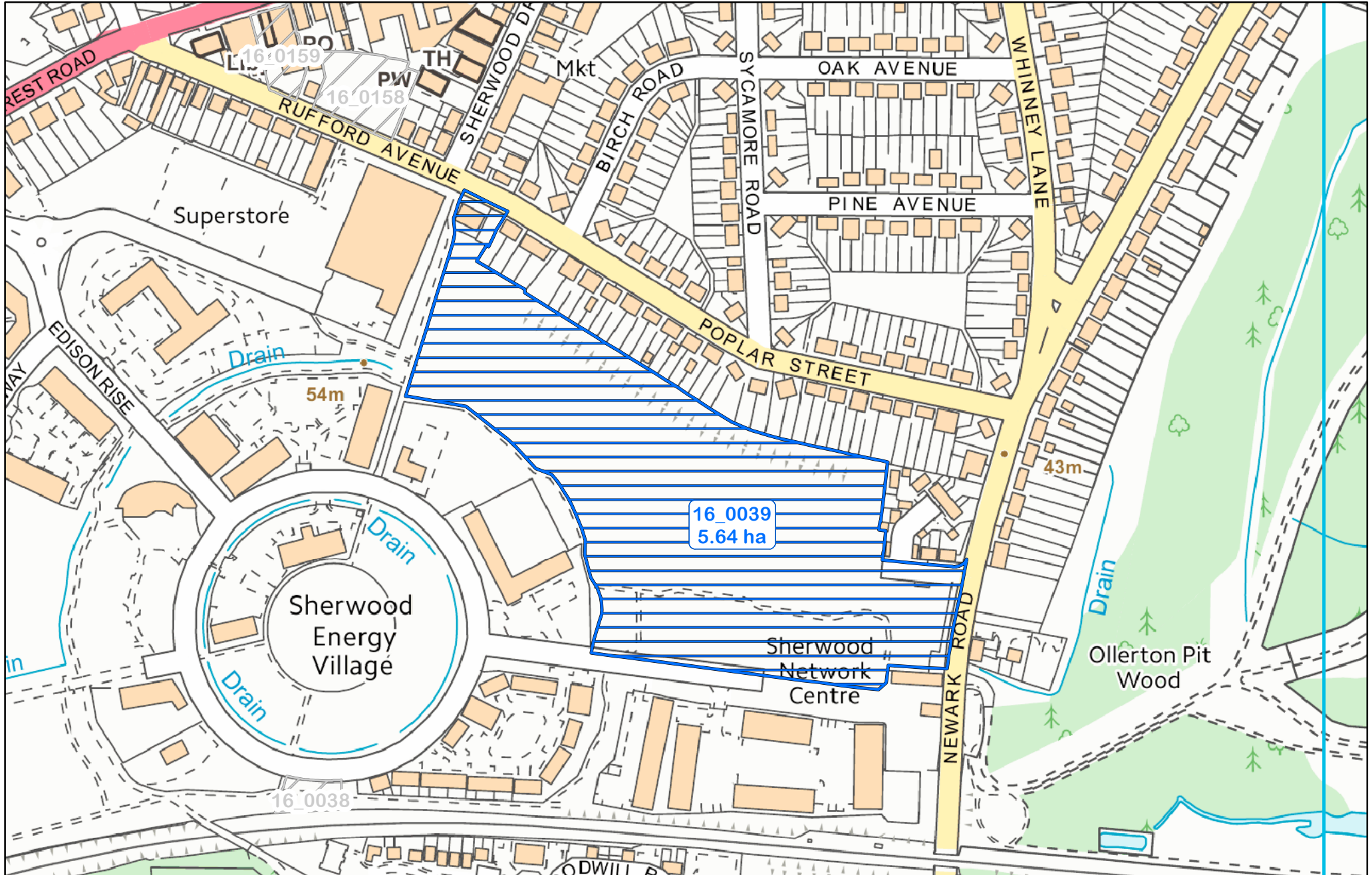
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

05/02273/FULM Extant permission for 134 dwellings

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0040 Site Address Kirk Drive (Units 1-4)
Housing/Employment/Both: Housing Area (Ha): 0.16
Parish: Ollerton & Boughton Ward: Boughton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Area PDL/Greenfield 0.16
 Area: PDL 0.16 Area: Greenfield

Area Character: Residential

Setting : Urban

Current Use: Part housing part vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A planning permission granted

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1331m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 406m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Access to Utilities:
Moderate

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

Viability Comments:

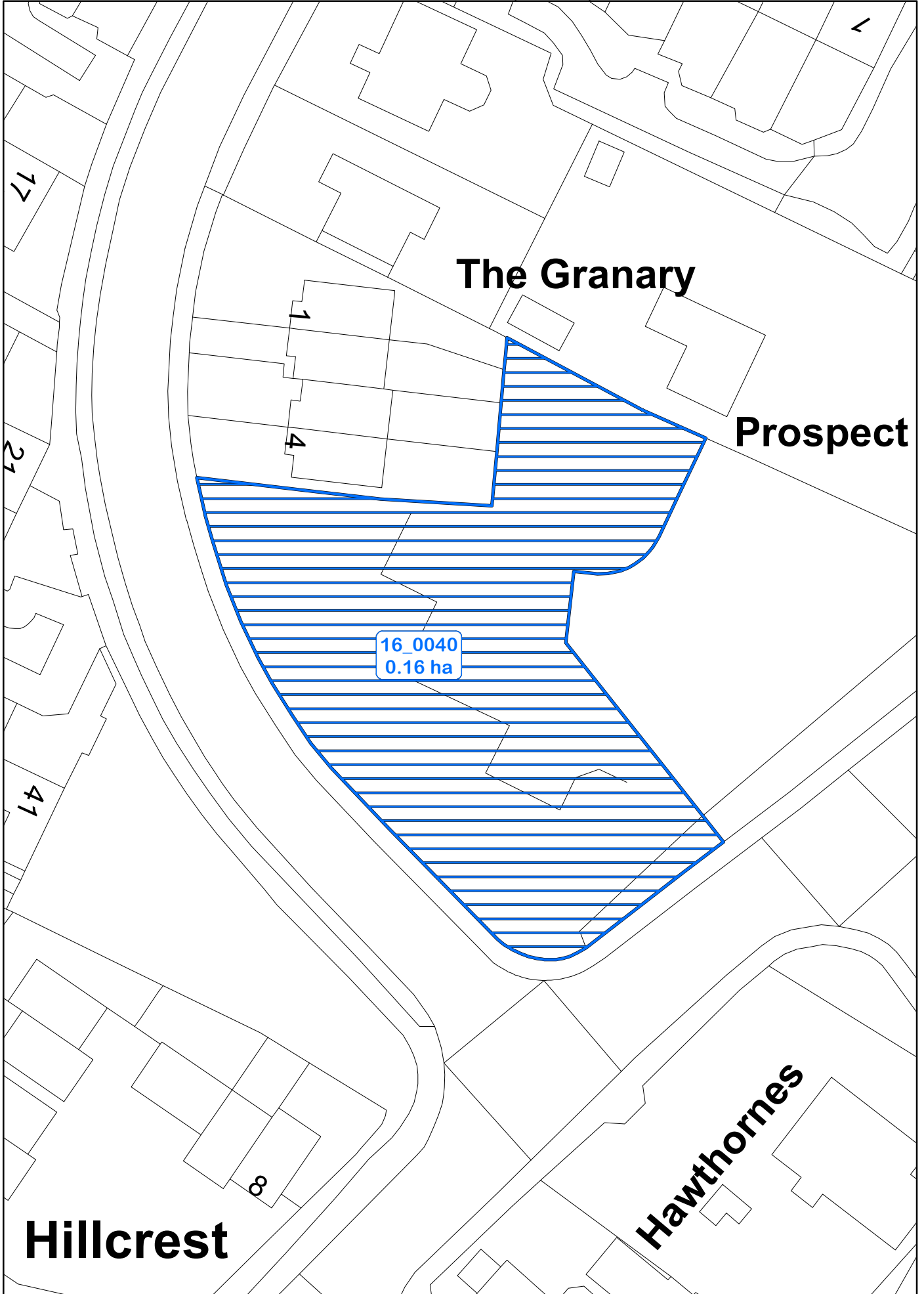
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

06/00635/RMA Extant permission for 9 dwellings

Within coal mining reporting area. 100% in development low risk area



Site Reference Number: 16_0041 Site Address Wellow Road (Majeka)
Housing/Employment/Both: Housing Area (Ha): 0.55
Parish: Ollerton & Boughton Ward: Ollerton Ward

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Outline Permission for 5 dwellings with Reserved Matters Approval for one. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area Character: Countryside/residential Area: PDL Area: Greenfield 0.55
 Setting : Countryside/residential
 Current Use: Paddock

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A planning permission granted
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1998m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 968m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 39.54% Grade 3 Good - Moderate, 60.46% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

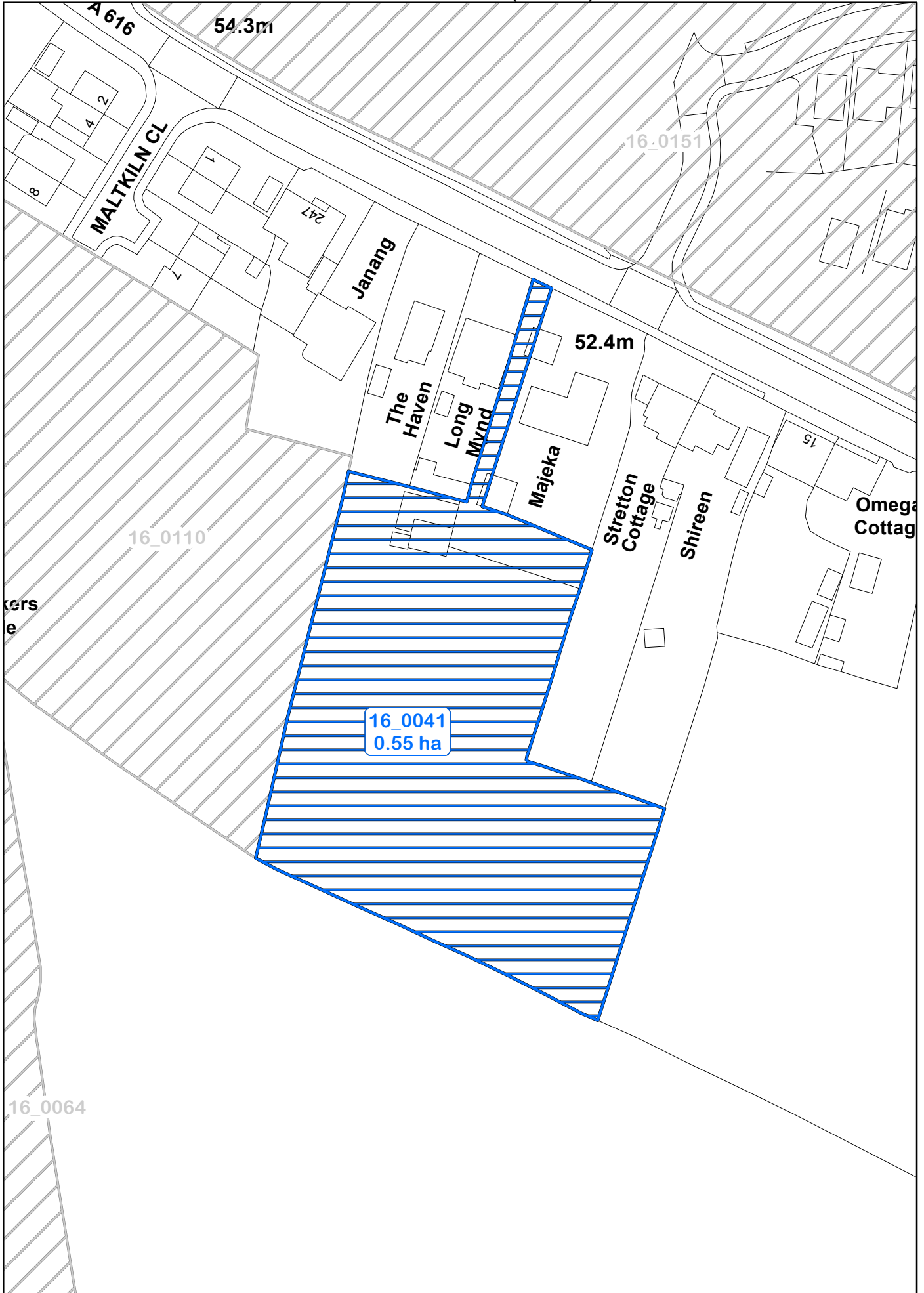
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

11/00704/OUT Permission for 5 dwellings; 16/00815/RMA Reserved Matters for plot 1 granted
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0042 Site Address Land east of Harrow Lane Boughton
Housing/Employment/Both: Housing / both Area (Ha): 14.8
Parish: Ollerton and Boughton Ward: Boughton

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). Any possible development would need to address any potential impact on the heritage asset within or nearby the site. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Urban Boundary PDL/Greenfield Greenfield

Area: PDL Area: Greenfield 14.8 Ha

Area Character: Mixture of industrial and commercial

Setting : Residential/countryside/employment

Current Use: Agricultural

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:

Conflicting Issues: Outside Urban Boundary

Access to Services : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1815m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 556m	

Physical Constraints : May be Suitable	
<p>Highway Engineers Comments: Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).</p> <p>Topography Constraints: Slopes up to South.</p> <p>Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site</p>	
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: Major pylon line along southern boundary, telegraph poles and line on western boundary	Neighbour Issues: Sewage works abuts southern boundary
Flood Zone: 4% Flood Zone 3, 1.5% Flood Zone 2	Surface Water Flooding: 1.23% of site at high risk, 2.53% at Medium risk, 16% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 2/773 -Boughton Scrub (North and South). Indirect impacts might occur. The site is very close to Sinc 5/312 - Boughton Railway Banks. Indirect impacts might	Tree Preservation Order:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

occur.

Natural Features on site Eastern boundary follows Boughton Dyke

Conservation Area : No	Heritage asset (designated & non designated): Local Interest Buildings - Harrow Inn, West View Farm and Swing Clear Cottage adjacent to site.
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Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:

Viability Comments:

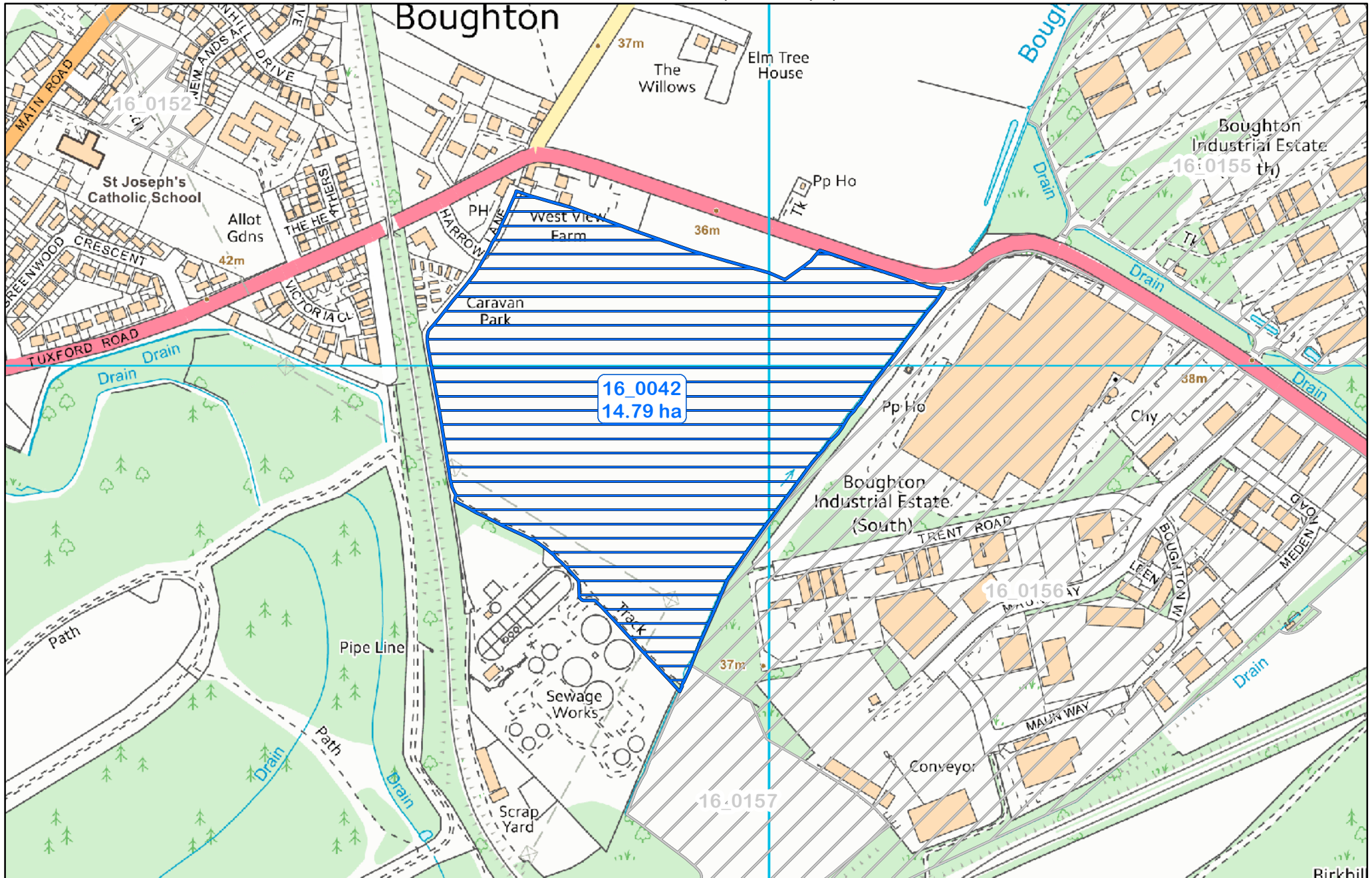
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0064 Site Address Cinder Lane, Ollerton
Housing/Employment/Both: Housing Area (Ha): 3.43
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. However, due to existing poor junction visibility, the site is not suitable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Urban Boundary PDL/Greenfield PDL
 Area: PDL 3.43 Ha Area: Greenfield
 Area Character: Mostly farmland, residential to north.
 Setting : Countryside
 Current Use: Vacant

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: yes	Employment: Yes

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Proximity to town centre: Over 1km from a town centre. 1868m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1028m

Physical Constraints : Not suitable

Highway Engineers Comments: Due to existing poor junction visibility, development should be resisted. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Most of site is fairly flat, but southern part slopes down.

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 87.92% Grade 3 Good Access to Utilities: Yes
- Moderate, 12.08% Not Applicable - Urban

Site Apparatus: Small breezeblock structure near northern boundary. Poultry houses have been removed but mounds of material still remain. Telegraph line and poles cross site near northern boundary. Neighbour Issues: No

Flood Zone: Surface Water Flooding: 1% at Medium risk, 4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: Impact on existing recreational use: Ollerton & BoughtonFP2

Protected Species/Habitats : Potential Species Habitat Tree Preservation Order:

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

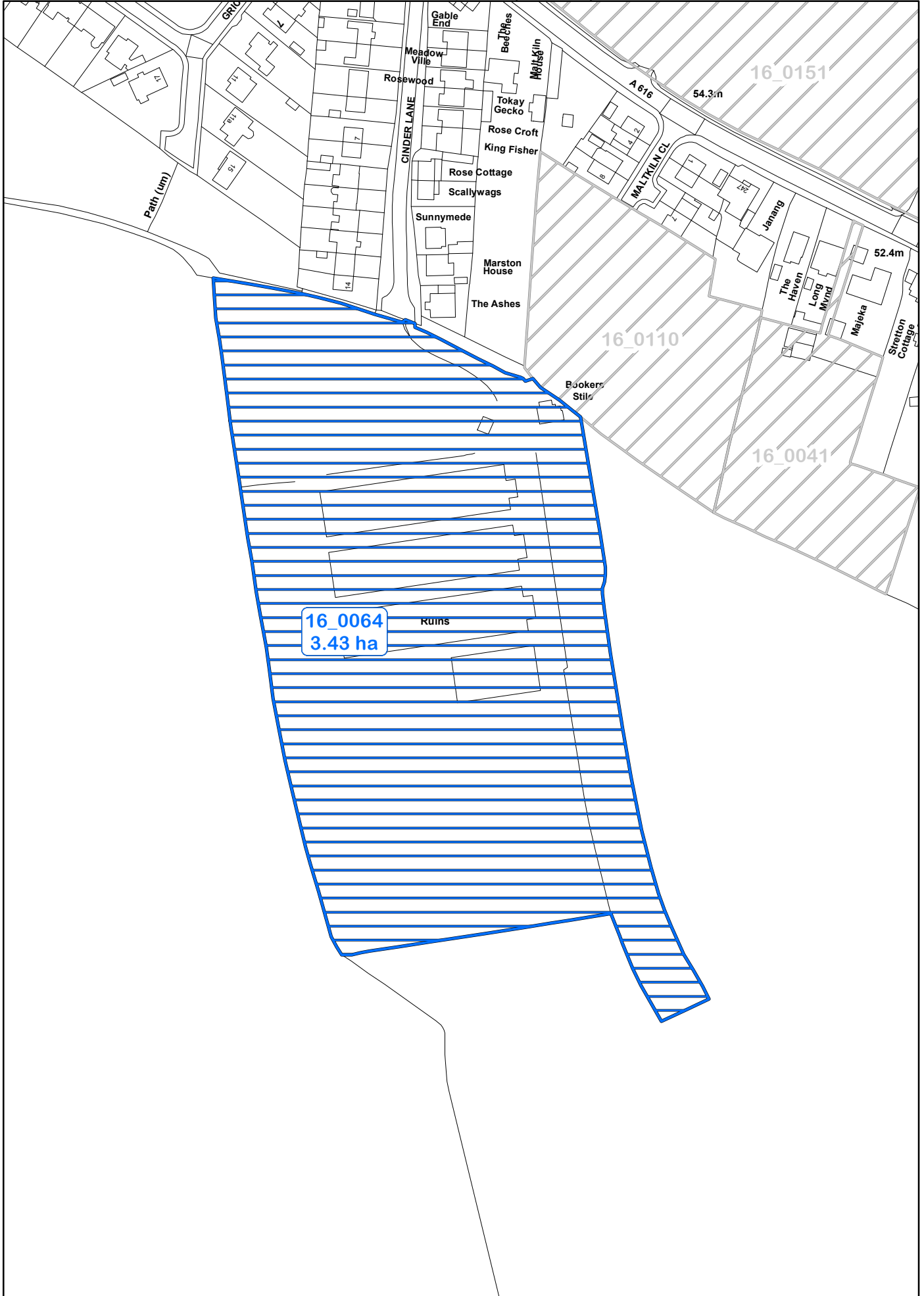
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

An outline application (16/01102/OUTM) has been submitted for 25 dwellings with primary access off Cinder Lane. At the time of writing this application was pending consideration Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0068 Site Address Off Whinney Lane, Ollerton (OB/MU/1)
Housing/Employment/Both: Housing and Area (Ha): 19.23
Strategic sports provision
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: The site owner has already entered into an agreement with a Developer who has invested in design and survey work
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 17% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the Pumping Station. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats. Account should also be taken of the Listed Buildings, Conservation Area and Local Wildlife site adjacent. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 19.23 ha
 Area Character: Agricultural and residential
 Setting : Countryside / residential
 Current Use: Partly agricultural, partly vacant

Policy: Suitable

Current Policy Status: Allocated - OB/MU/1 Other Policy Constraints: CP12 DM7
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking **Within 30 mins travel by public transport**
 Primary School: Yes Bus Stop: Yes Secondary School: Yes Retail Area: Yes

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1074m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 394m	

Physical Constraints : May be Suitable	
Highway Engineers Comments: Development will require 2 points of access which may require third party land. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).	
Topography Constraints: Generally slopes down from the settlement edge.	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 97.13% Grade 3 Good - Moderate, 2.87% Not Applicable - Urban	Access to Utilities: Yes
Site Apparatus: Telegraph poles and line cross the southern part of the site. Pumping Station	Neighbour Issues: No
Flood Zone: 17% Flood Zone 3, 20% Flood Zone 2	Surface Water Flooding: 1% of site at high risk, 6% at Medium risk, 23% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Within the 5km buffer zone for the possible Sherwood potential Special Protection Area (pSPA)	Tree Preservation Order:
Natural Features on site No	
Conservation Area : Adjacent Site	Heritage asset (designated & non designated): Adjacent to site

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The site owner has already entered into an agreement with a Developer who has invested in design and survey work

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

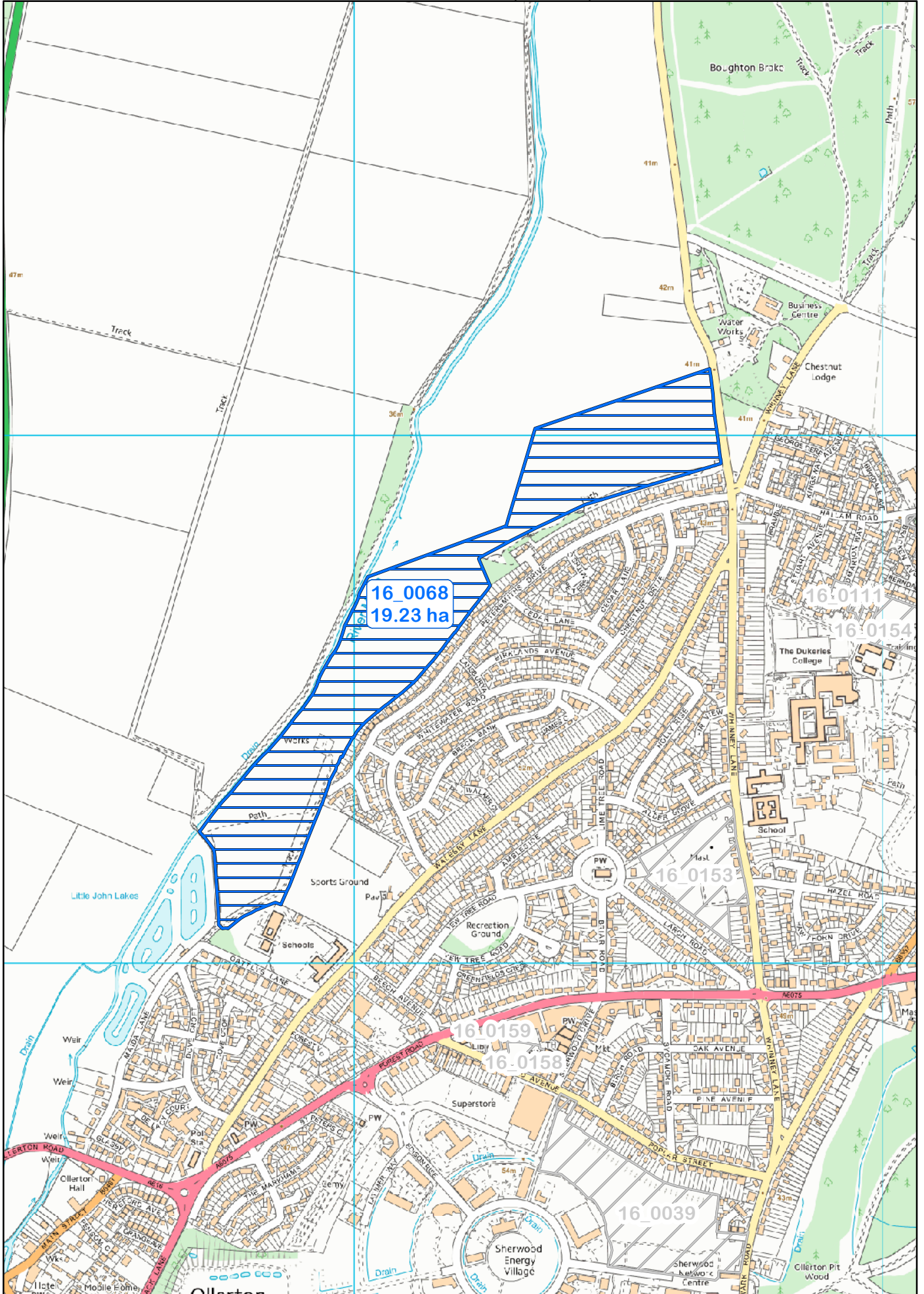
Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

A request for a Screening Opinion (16/SCR/00010) for residential development has been submitted and an Environmental Impact Assessment is not required.

Within coal mining reporting area. 0.08% in development high risk area 99.92% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0090 Site Address Rear of Rushcliffe House, Ollerton
Housing/Employment/Both: Both Area (Ha): 14.38
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Inadequate access available. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 23% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential development on the whole site would have a detrimental impact on landscape character although development of a portion of the site may be possible to allow for sufficient buffering. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats and would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. The site lies outside of the Urban Boundary, and this along with the access, flood zone and landscape issues make this site not suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 14.38
 Area Character: Surrounded by former railway lines, abuts industrial estate to west.
 Setting : Countryside
 Current Use: Farmland

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be Suitable

Within 800m or 10mins walking Within 30 mins travel by public transport

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:	Supermarket:	Employment: Yes	
Proximity to town centre: Over 1km from a town centre. 1660m	Proximity to Transport Node: Over 1km from major public transport node		
Green Space Standards: Over 400m from publicly accesible green space	Green Space Strategy Comments: 776m		

Physical Constraints : Not Suitable

Highway Engineers Comments: Unacceptable. Inadequate access available.

Topography Constraints: Generally falls from west to east.

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 91.39% Grade 3 Good Access to Utilities: Yes
- Moderate, 8.61% Not Applicable - Urban

Site Apparatus: No Neighbour Issues: Site would require its own access through the depot land to the Newark Road.

Flood Zone: 23% Flood Zone 3, 3% Flood Zone 2 Surface Water Flooding: 21% of site at high risk, 27% at Medium risk, 43% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Whilst the site is largely hidden from view, to all but nearby recreational users, and direct loss of landscape elements would be minor, allocation of the whole site would result in developed land jutting into an area of semi natural woodland and agricultural land and have a detrimental impact on landscape character. As such, the site would not be suitable for development. It might be possible to allocate the portion of the site however. This would provide opportunity for suitable buffering and mitigation to reduce impact on Wellow Park wood.

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species

Tree Preservation Order:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Habitat. 10% of the site is Sinc 5/312 - Boughton Railway Banks. the site abuts Sinc 5/313 - Wellow Dam and Grassland. Indirect impacts might occur.	
Natural Features on site Drain within site. Former railway embankments on all 3 sides.	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Not Suitable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

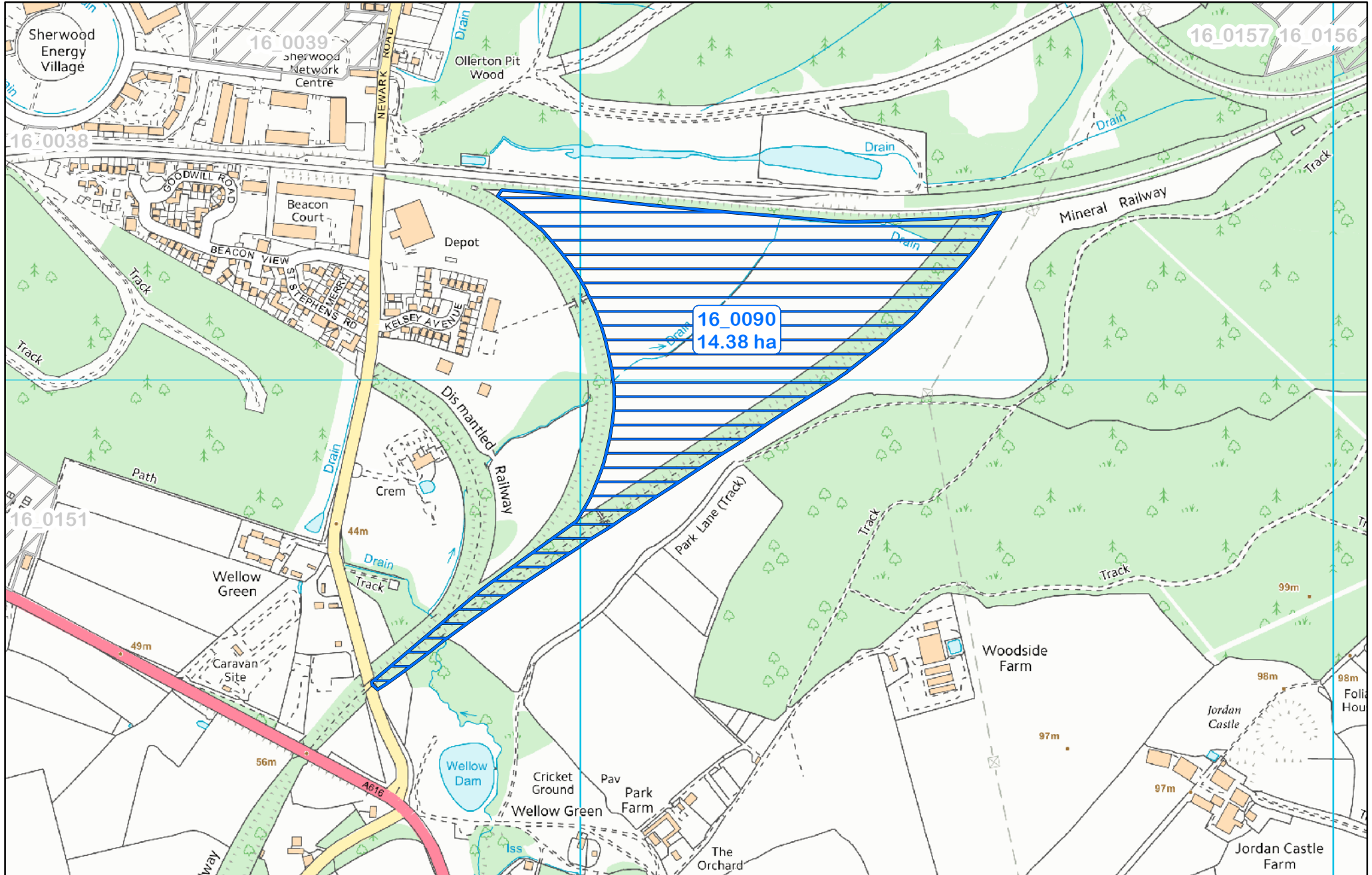
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

Within coal mining reporting area. 0.07% in development high risk area 99.93% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0110 Site Address Land adjacent Maltkiln House/Maltkin Close
Housing/Employment/Both: Housing Area (Ha): 0.8
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.8 ha
 Area Character: Residential / countryside
 Setting : Countryside
 Current Use: Paddock

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1861m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1020m	

Physical Constraints : Suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Maybe

Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Not Applicable - Access to Utilities:
Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species
Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

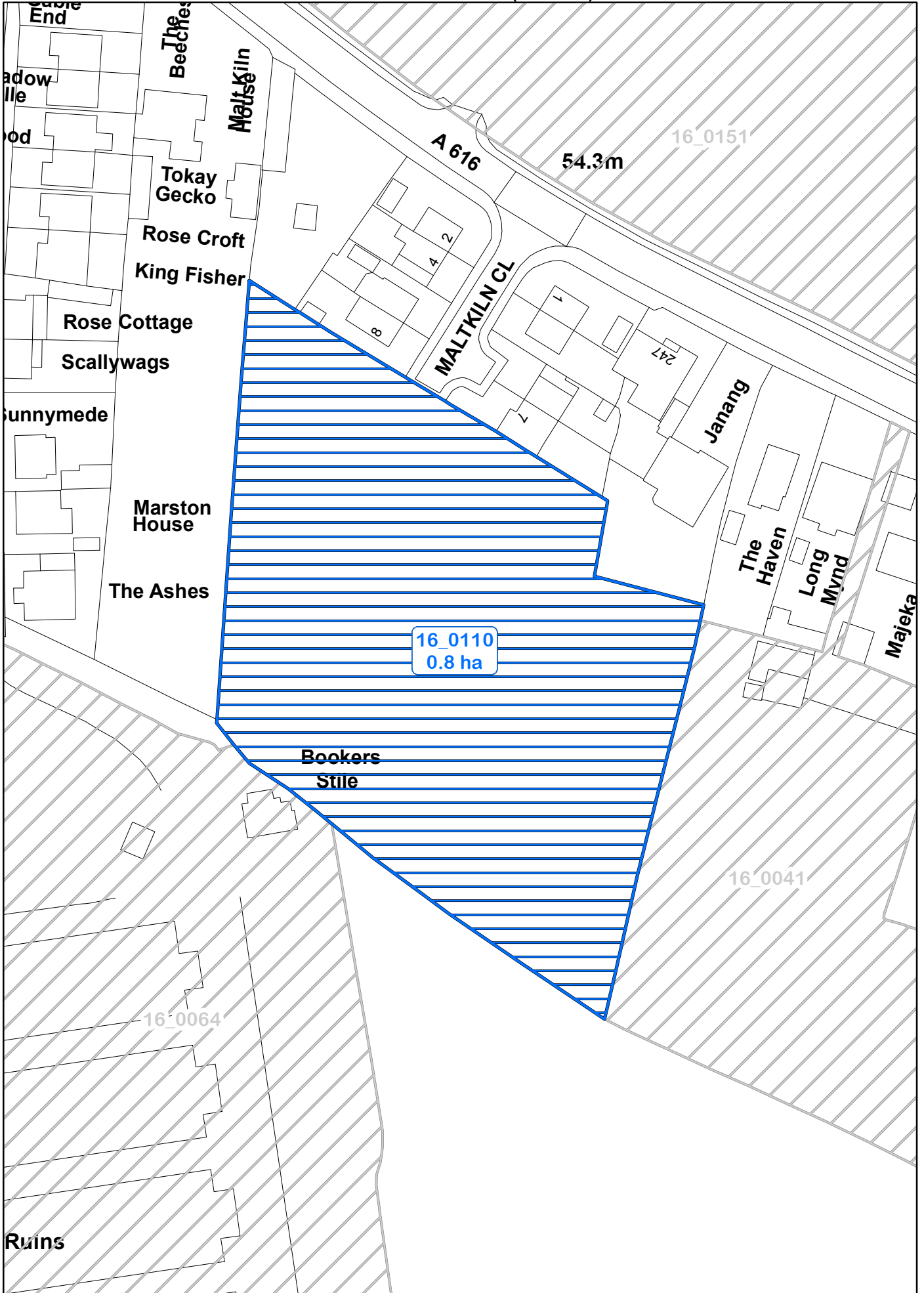
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0111 Site Address Maid Marion Way
Housing/Employment/Both: Housing Area (Ha): 0.28
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.28 Area: Greenfield

Area Character: Residential

Setting : Urban

Current Use: Residential

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1567m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 514m	

Physical Constraints : May be Suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Not Applicable - Access to Utilities:
Urban

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 16% of site at high risk, 26% at medium risk, 50% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 5-10 years Availability Other Issues:

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Viability Comments:

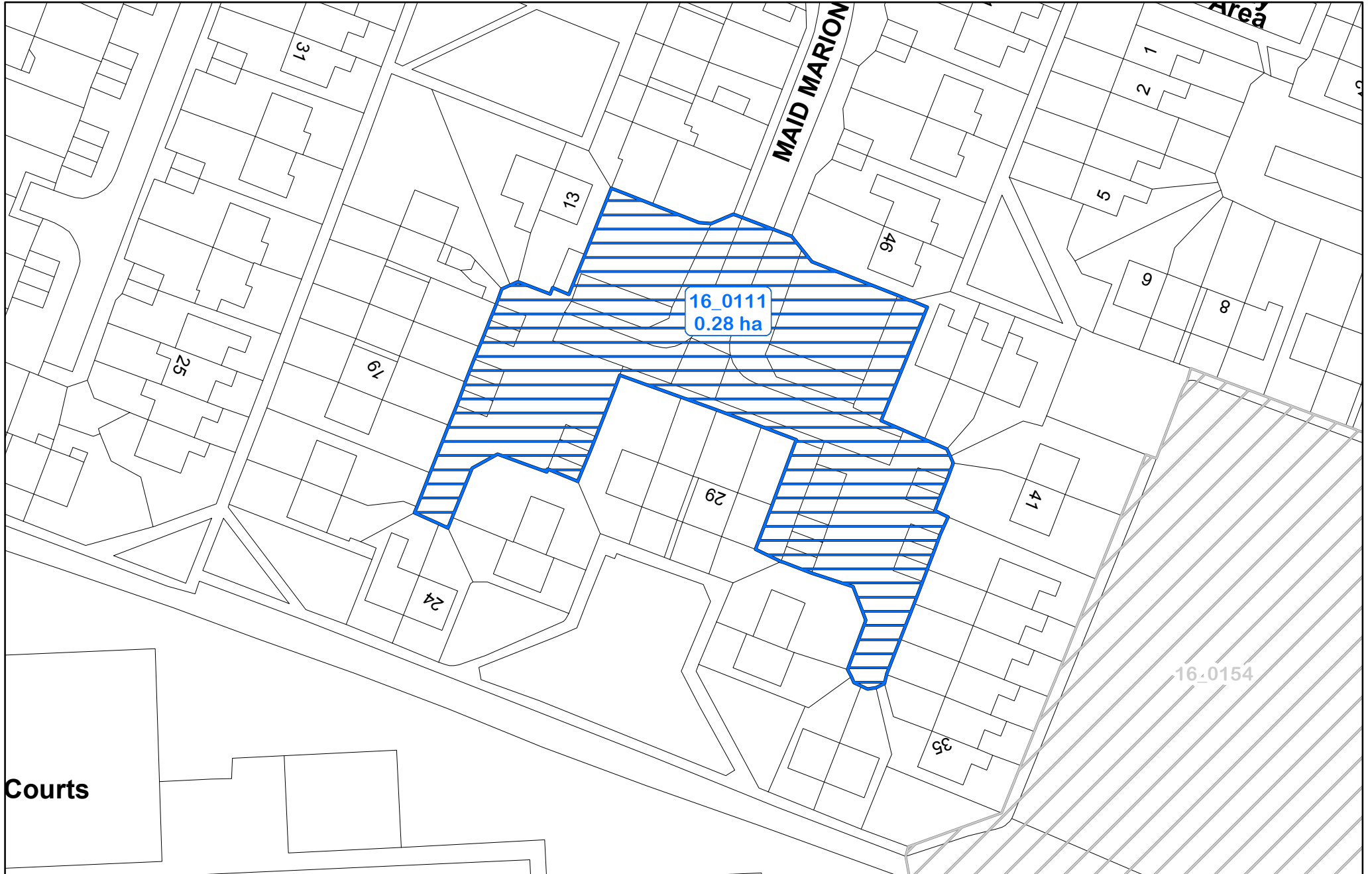
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0152 Site Address Adjacent Hollies Close (OB/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 0.8
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Within the Council's 5 year development programme
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.8
 Area Character: Open Space/Residential/Education
 Setting : Urban
 Current Use: Open Space

Policy: Suitable

Current Policy Status: Allocated OB/Ho/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 1708m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 131m
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Physical Constraints : Suitable	
Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 92.58% Grade 3 Good - Moderate, 7.42% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 11% of site at high risk, 18% at medium risk, 42% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

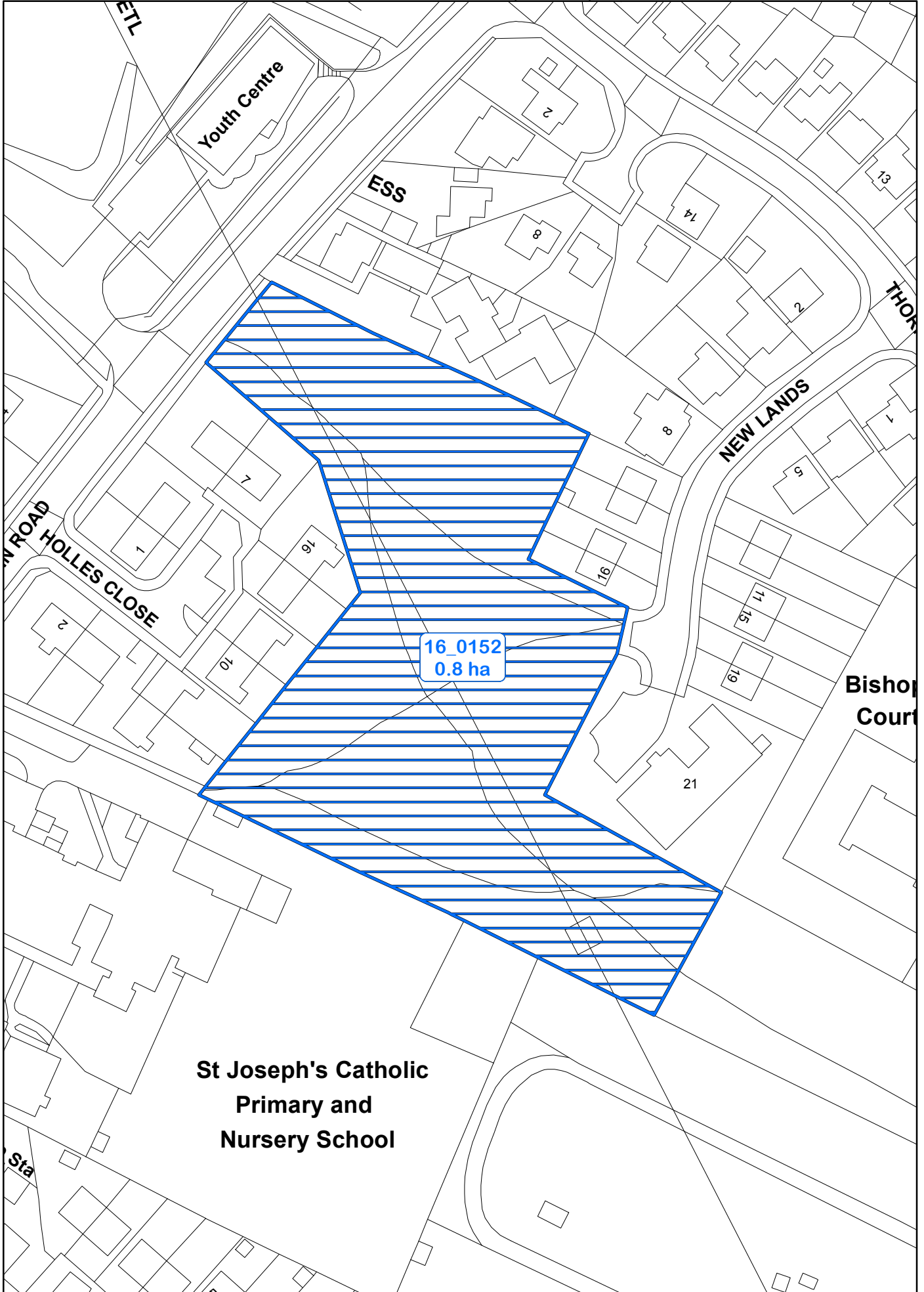
Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments: Within the Council's 5 year development programme	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments: NSDC owned

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale: 0 - 5 Years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available within 5 Years
Achievability Conclusion:	The site is economically viable/achievable
Additional Comments	
Within coal mining reporting area. 100% in development low risk area	

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0154 Site Address Between Kirk Drive, Stepnall Heights and Hallam Road (OB/MU/2)
Housing/Employment/Both: Housing **Area (Ha): 12.96**
Parish: Ollerton and Boughton **Ward: Ollerton**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 10-15 Years**
 Availability Comments: Neighbourhood study commenced which will include a Masterplan for this area
Achievability Conclusions: No evidence to suggest the site is not achievable at this point
 Achievability Comments: Neighbourhood study commenced which will include a Masterplan for this area

OVERALL CONCLUSION:
The site is allocated for residential and open space development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 12.96
 Area Character: Open Space/Residential
 Setting : Open Space/Residential
 Current Use: Open Space

Policy: Suitable

Current Policy Status: Allocated OB/MU/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Proximity to town centre: Within 1km of a town centre. 413m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 320m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 85.02% Grade 3 Good Access to Utilities:
- Moderate, 14.98% Not Applicable - Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 0.5% of site at high risk, 1.4% at medium risk, 6.6% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area :

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Neighbourhood study commenced which will include a Masterplan for this area

Achievability Comments: Neighbourhood study commenced which will include a Masterplan for this area

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 10 - 15 Years	Availability Other Issues:
Viability Comments:	

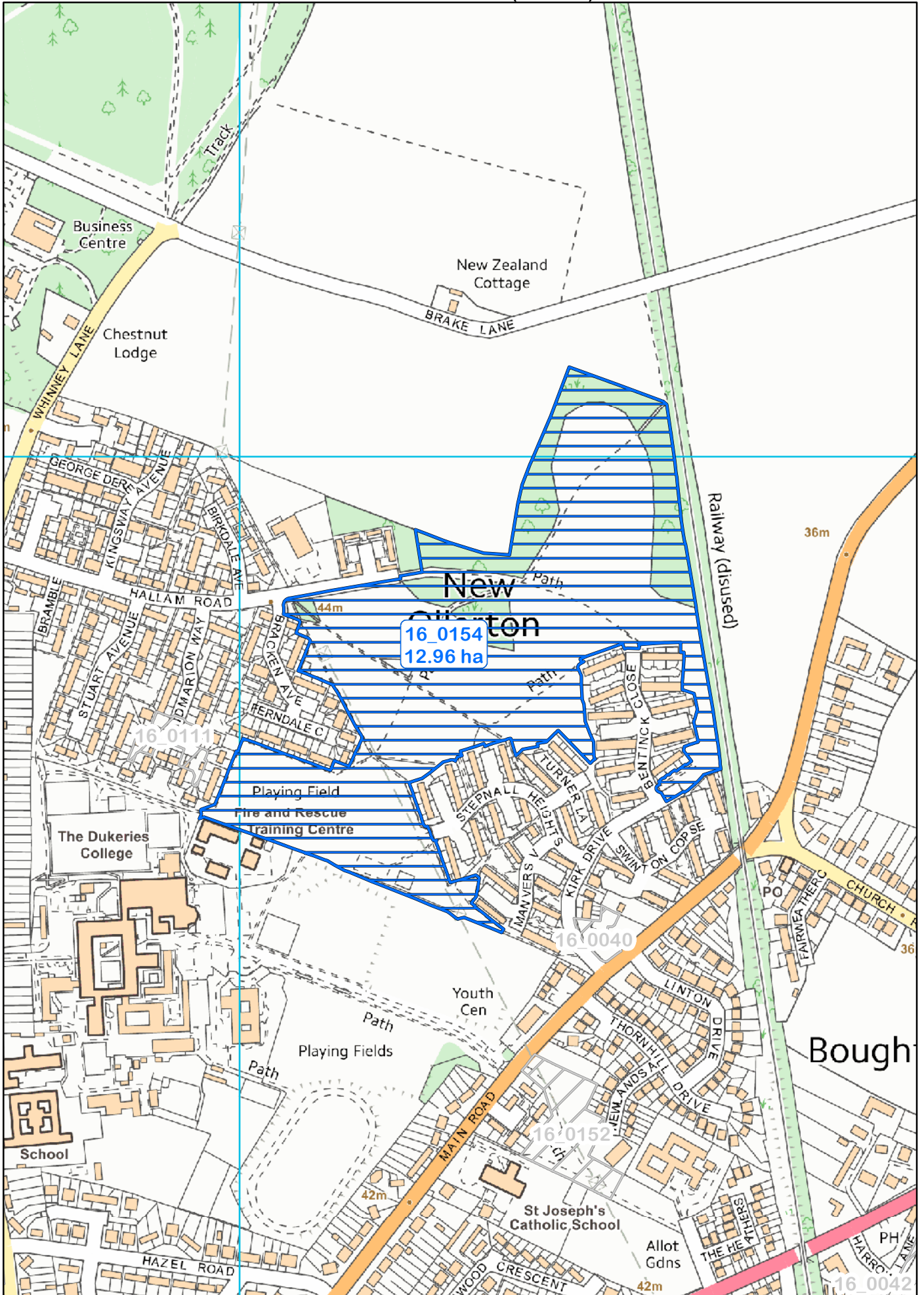
Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: No evidence to suggest the site is not achievable at this point

Additional Comments

Within coal mining reporting area. 1.55% in development high risk area 98.45% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0157 Site Address South of Boughton Industrial Estate (OB/E/3)
Housing/Employment/Both: Employment Area (Ha): 3.86
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.86
 Area Character: Employment /Countryside
 Setting : Employment /Countryside
 Current Use: Agricultural

Policy: Suitable

Current Policy Status: Allocated OB/E/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post	Further Education: No	Hospital: No

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Office:	
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5017m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 703m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 4% Flood Zone 3, 1% Flood Zone 2 Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Tree Preservation Order:
Habitat. The site abuts Sinc 5/312 - Boughton
Railway Banks and Sinc 2/773 - Boughton Scrub
(North and South). Indirect impacts might occur.

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

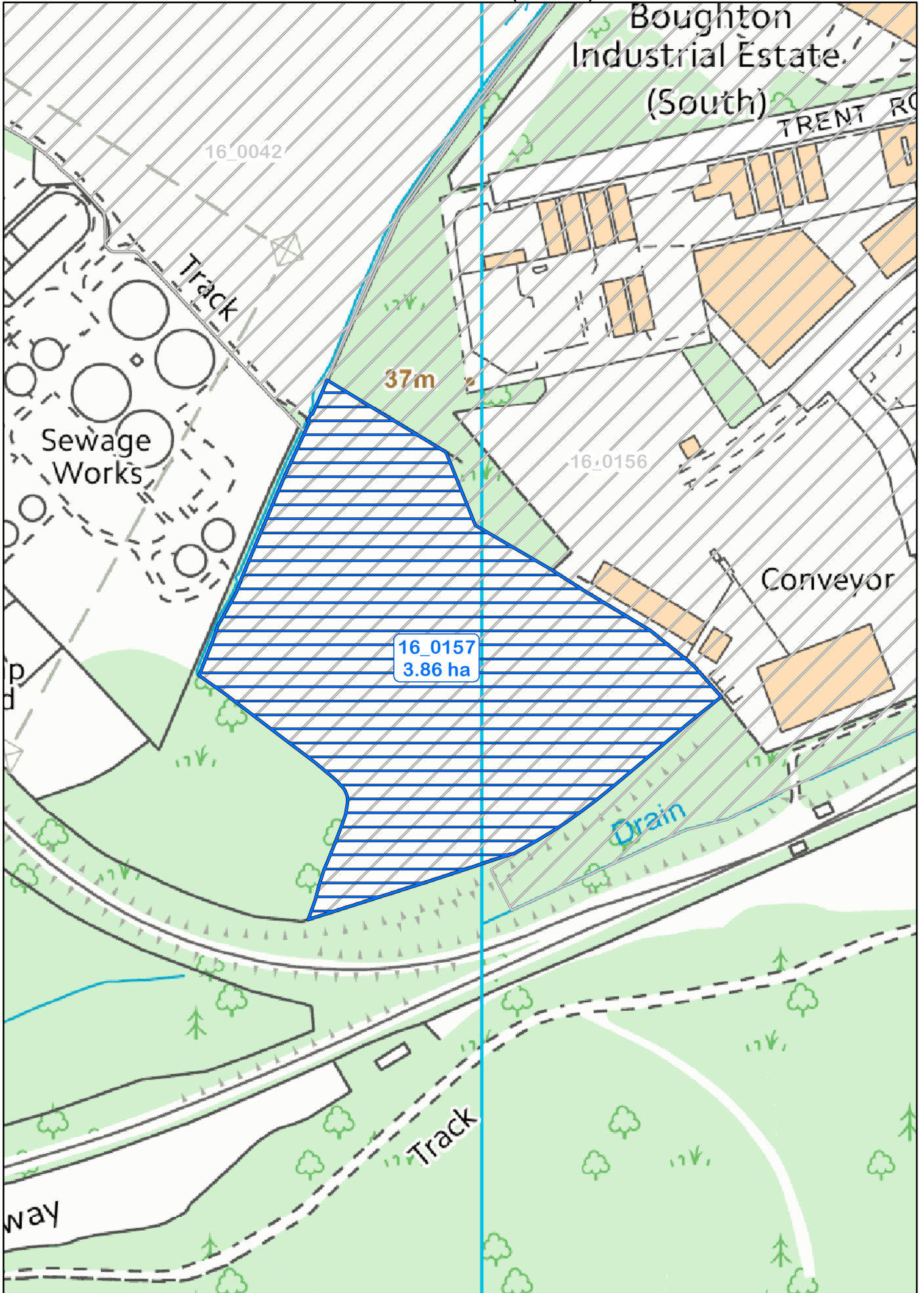
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0158 Site Address Land at Rufford Avenue (OB/Re/1)
Housing/Employment/Both: Retail Area (Ha): 0.32
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 Years**
Availability Comments: A previous permission for retail development lapsed in Nov 2014
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for retail development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.32 Area: Greenfield

Area Character: Residential/Commercial

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated OB/Re/1 Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8463m		Proximity to Transport Node: Over 1km from major public transport node	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)

