Balderton Parish

- **5.4** Within Balderton Parish, 19 sites have been through the full Assessment process. 13 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages. In addition, there are sites which are within more than one Parish which are listed in paragraph 5.10. These are not included within the summary details for Balderton but, particularly in respect of sites 08_0299-Land East of Newark (See Newark Parish, Beacon Ward) for 1600 dwellings, and 08_0318 (See Hawton Parish) for 3100 dwellings, which we are allocating as part of the Core Strategy, should be read in conjunction with the Parish figures below.
- **5.5** 2 sites are considered suitable for development and could provide for approximately 223 dwelling units. It does not include 14 of the 27 dwellings included in site 08_0432 as these had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings.
- **5.6** 4 sites may be considered suitable for development and could provide for approximately 1394 dwelling units. In order to prevent double counting, this does not include the 47 potential dwellings for site 08_0177b or the 576 potential dwellings for site 08_0294, as these are both small parts of 08_0318 Land South of Newark (See Hawton Parish- Farndon Ward). For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- **5.7** The following sites within the parish of Balderton have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Sites not Considered Suitable

- 08_0018
- 08_0022
- 08_0067
- 08_0088
- 08 0102
- 08_0189
- 08 0190
- 08_0263
- 08_0267
- 08_0433
- 08_0435
- 08_0436
- 08_0437

Site Considered Suitable

- 08_0432
- 08_0434

Sites which may be Considered Suitable

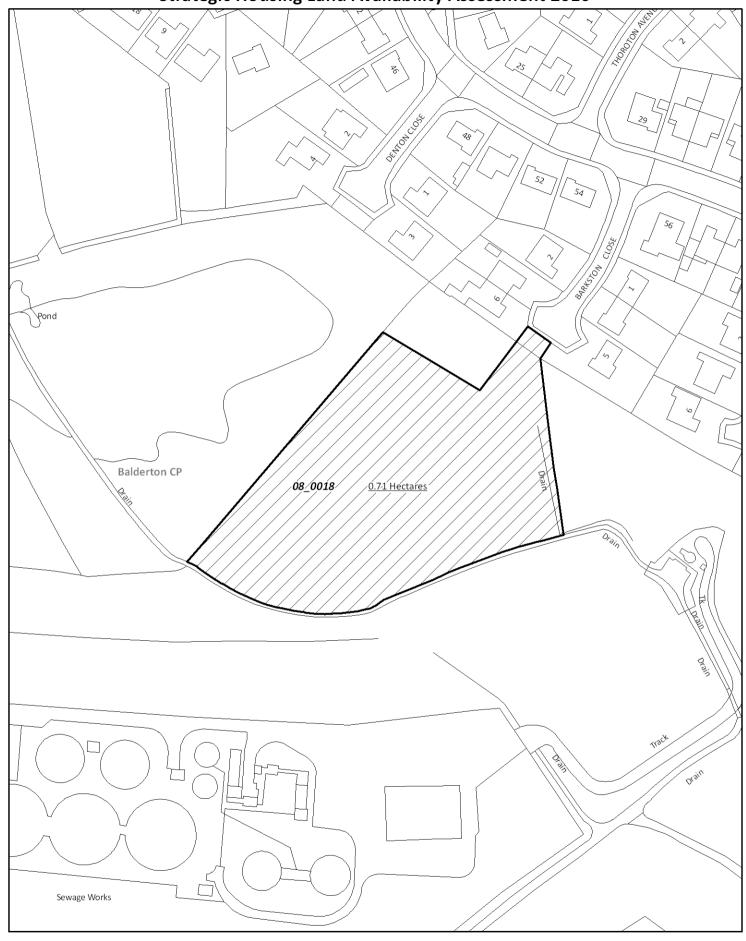
- 08_0177b
- 08_0188
- 08_0294
- 08_0438
- **5.8** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken:
 - 08_0595- Church Lane, Balderton
 - 08_0049- Rear of 196 London Road, Balderton
- **5.9** However, the information provided will be used in developing the new detailed planning policies for this area.
- **5.10** The following sites are also partly within Balderton Parish:
 - 08_0046- See Newark Parish- Newark Beacon Ward
 - 08_0107- See Newark Parish- Newark Beacon Ward
 - 08_0299- See Newark Parish- Newark Beacon Ward
 - 08_0318- See Hawton Parish- Farndon Ward
 - 08_0543- See Newark Parish- Newark Magnus Ward
- **5.11** However, in order to prevent double counting, they have been included only in the summary figures for the Parish which contains the majority of the site, as detailed above.

Site Ref:	6 Barkstone	Close, Balderton			
	Area(ha): 0.71	Parish: BALDERTON	Proposed Yield :		
08_0018	Area(IIa). 0.71	Failsh. DALDERTON	Froposed field.		
Suitability C Availability	conculsion Conclusions:	The site is not suitable			
-	Comments:	Information Provided:	Available within 5 years		
Achievabilit	y Conclusion:				
Achievabilty	/ Comments:				
Overall Draf	t Conclusion:	and mitigated if nece measures maybe req Development Plan pr	ion issues in the locality would need to be investigated ssary. Sewage works nearby, therefore mitigation uired. If the Urban Boundary is changed through the ocess, this site could be considered suitable subject to n works. The site is both Available and Achievable.		
Overall Fina	Il Conclusion:	Potential contaminat	ion issues in the locality would need to be investigated		
	and mitigated if necessary. Sewage works nearby, therefore mitigation measures maybe required. Information provided as part of the consultati has highlighted the serious flooding issues in this location. This, along w				
Character L	and Use Locatio	n The site may be suitab	, makes the site not suitable for development. le		
Location: V	/illage (outside bu	t adjoining Boundary)	PDL/Greenfield: Greenfield		
Area Charac	cter: Countryside	Adjoins settlement	Area Greenfield: 0.71		
Setting: Co	ountryside Adjoin	s settlement	Area PDL:		
Current Use	: Vacant Land		Proposed Use:		
	of Main Built Balderton. W	* Majority of site is outside Up Area of Newark & ithin Mature Landscape Ard acent Urban Boundary.	Mature Landscape Area		
Access to S	ervices The s	site is suitable			
Within 800m	n or 10 mins walk	king	Within 30 mins travel by public transport		
Primary sch		-	Secondary school: Yes Retail Area: Yes		
GP/ Health	No Cash		Further Education: Yes Hospital: Yes		
Centre:	Mach	nine/PO:	Supermarket: Yes Employment: Yes		
Store of Loo	al Importance:				
Proximity to Town centro			ProximityOver 1km from a major public transportTransport Node:node		
GreenSpace	Standards: With	nin 400m of publicly access	ible green space		
GreenSpace	Strategy Comme	ents: 186m			
Physical Co	nstraints The	site is not suitable			
Highway En	gineers Commer		e advice. Access from end of cul-de-sac assuming no the site and adopted public highway. See 0022 and 0102.		
	No Flat land	Access to Utilities?	Yes Contaminated Land?: Maybe		
Constraints	:	Contamination Cate	egory: B-Potentially contaminative usage has been identified in close proximity to the site		

Site Ref: 6 Barkstone Close, Balderton	
08_0018 Area(ha): 0.71 Parish: BALDERTON	Proposed Yield :
Agricultural Land Quality: Not Applicable Urban	Site Apparatus: None
Neighbour Issues: Sewage works to the South	
Identified in SFRA: Yes	Site within a floodIn Floodzone 1Issues ofzone?:serious pluvial flooding in thislocation
SFRA Comments: Suitable for all forms of development	
Impact on Landscape Biodiversity The site may be s	suitable
Impact on views: No	Natural Features: Yes Drainage ditches. 1m Flood bank adjacent housing.
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No	Tree Preservation Order: No
Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments: Information Provided: A	Available within 5 years
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: other constraints 0-5 years	Availability Other Issues: other constraints 0-5 years
Viability Comments:	
this site may have flooded in the	n the past. The District Council has records indicating that past. It should be noted that flooding in some instances was nage blockage that may or may not present a risk in the

Environment Agency Flood Bank within the site.

Strategic Housing Land Availability Assessment 2010







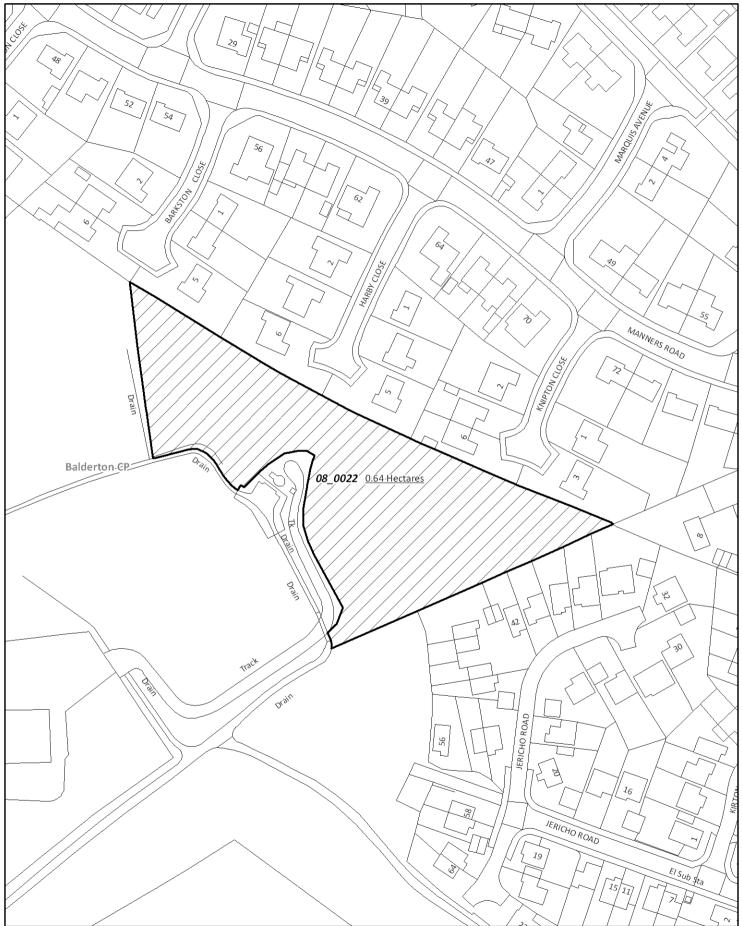
08_0018 - 6 Barkstone Close, Balderton, Balderton

Date:	08/03/2010
Scale:	1:1,250

Site Ref: L	and to south o	of Manners Road, Ba	alderton		
08_0022 A	. rea(ha): 0.64	Parish: BALDERTON	Proposed Yield :		
Suitability Con		The site is not suitable			
Availability Co			- A state of the s		
Availability Co		Information provided: Developer has shown interest in the site. Available within 5 years			
Achievability C					
Achievabilty C					
Overall Draft Conclusion:		Sewage works nearby, therefore mitigation measures maybe required. 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.			
Overall Final Conclusion:		Sewage works nearby, therefore mitigation measures may be required. Information provided as part of the consultation has highlighted the serious flooding issues in this location. This, along with other considerations, makes the site not suitable for development.			
Character Land	d Use Location 1	The site may be suitable			
Location: In u	rban fringe		PDL/Greenfield: Greenfield		
Area Characte	r: Mixed		Area Greenfield: 0.64		
Setting: Coun	tryside		Area PDL:		
Current Use:	Vacant Land		Proposed Use:		
AllocatedSite:		buts urban boundary ent Urban Boundary	Other: NE1 Development in the Countryside, NE8 Mature Landscape Area		
Access to Serv	vices The site	is suitable			
Within 800m o	r 10 mins walking	3	Within 30 mins travel by public transport		
Primary schoo	I: No Bus sto	p: Yes	Secondary school: Yes Retail Area: Yes		
GP/ Health	No Cash	Yes	Further Education: Yes Hospital: Yes		
Centre:	Machine	e/PO:	Supermarket: Yes Employment: Yes		
Store of Local	Importance:				
Proximity to Fown centre:			roximityOver 1km from a major public transportransport Node:node		
GreenSpaceSt	andards: Within	400m of publicly accessib	le green space		
GreenSpaceSt	rategy Comment	s: 97m			
Physical Const	traints The site	e is not suitable			
Highway Engir	neers Comments		advice. Access gained from the end of a cul-de-sac rip between the site and adopted public highway. See		
	No generally flat	Access to Utilities?	No Contaminated Land?: No		
d b	but with drainage litches and banking along eastern boundary	Contamination Cateo	Jory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas		

Site Ref: Land to sour	th of Manners Road, B	Balderton	
08_0022 Area(ha): 0.64	Parish: BALDERTON	F	Proposed Yield :
Agricultural Land Quality:		Site Apparatus: no	one
Neighbour Issues: Sew Identified in SFRA: Yes	age works to west	Site within a flood zone?:	In Floodzone 1 Issues of serious pluvial flooding in this location
SFRA Comments: Suitable	for all forms of development.		
Impact on Landscape Biod	iversity The site is suitab	le	
Impact on views: No			Yes Watercourses to south and vest. Trees and bushes within site
Impact on existing No Recreational Use:	D	Listed Bldg / Local I	nterest Bldg: No
ProtectedSpecies/ No		Tree Preservation O	rder: No
Habitats:		Conservation Area:	No
Suitability Conclusion:	The site is not suitable		
Availability and Achiev	ability		
Availability Conclusions:			
Achievability Conclusion:			
Availability Comments:	Information provided: D years	Developer has shown inter	rest in the site. Available within 5
Achievabilty Comments:			
Ownership Constraints No yea	-	Ownership Comments:	:
Legal Issues: No		Legal Comments:	
Timescale: No other constra	aints 0-5 years	Availability Other Issue	es: No other constraints 0-5 years
Viability Comments:			
shou blocl	District Council has records	indicating that this site ma some instances was caus esent a risk in the future.	ay have flooded in the past. It ed by watercourse and drainage

Strategic Housing Land Availability Assessment 2010







08_0022 - Land To South Of Manners Road, Balderton, Balderton

Date:	08/03/2010
Scale:	1:1,250

Site Ref: Land of Bowb	ridge Lane		
08_0067 Area(ha): 2.36	Parish: BALDERTON	Proposed Yield :	
Suitability Conculsion	The site is not suitable		
Availability Conclusions:			
Availability Comments:	Information Provided: Developer has shown interest in the site. 80 dwellings detailed in submission. Site available for development within 5 years.		
Achievability Conclusion:			
Achievabilty Comments:			
Overall Draft Conclusion:	mitigated if necessary. A against any detrimental ir Conservation. Possible h majority of the site lies wi residential development s level of separation from e development in isolation.	sues on the site would need to be investigated and ny possible development would need to mitigate npact on the Site of Importance to Nature ighways mitigation works may be required. The thin Environment Agency Flood Zone 3 where hould be resisted. Not presently suitable due to xisting settlement. This site is not appropriate for However, this site forms a small part of a larger ered suitable for development. See Site 08_0318.	
Overall Final Conclusion:	mitigated if necessary. A against any detrimental ir Conservation. Possible h majority of the site lies wi residential development s level of separation from e development in isolation.	ssues on the site would need to be investigated and hy possible development would need to mitigate hpact on the Site of Importance to Nature ighways mitigation works may be required. The thin Environment Agency Flood Zone 3 where hould be resisted. Not presently suitable due to xisting settlement. This site is not appropriate for However, this site forms a small part of a larger lered suitable for development. See Site 08_0318.	
Character Land Use Location			
Location: Seperated from urba	č	DL/Greenfield: PDL	
Area Character: MixedAgricul	tural industrial and	rea Greenfield: 2.36	

	reside	ential			
Setting: Other surroun		area of industria / countryside an		Area PDL:	
Current Use: So	rub La	andVacant Land		Proposed Use:	
Policy The site	e is no	t suitable			
AllocatedSite:	Emplo	yment		Other: E8 Belvior Iron Works, E2 Belvior Iron Work	S
Conflicting Issue	es Ye	s Employment			
Access to Servic	es	The site may b	e suitable		
Within 800m or 1	0 min	s walking		Within 30 mins travel by public transport	
Primary school:	No	Bus stop:	No	Secondary school: Yes Retail Area:	Ye
GP/ Health	No	Cash	No	Further Education: Yes Hospital:	Ye
Centre:		Machine/PO:		Supermarket: Yes Employment:	Ye
Store of Local Im	nporta	nce:			
Proximity to	Over	1km from a tow	n centre	Proximity Over 1km from a major public transp	ort

Transport Node: node

Yes Yes Yes

GreenSpaceStandards: Within 800m of publicly accessible green space

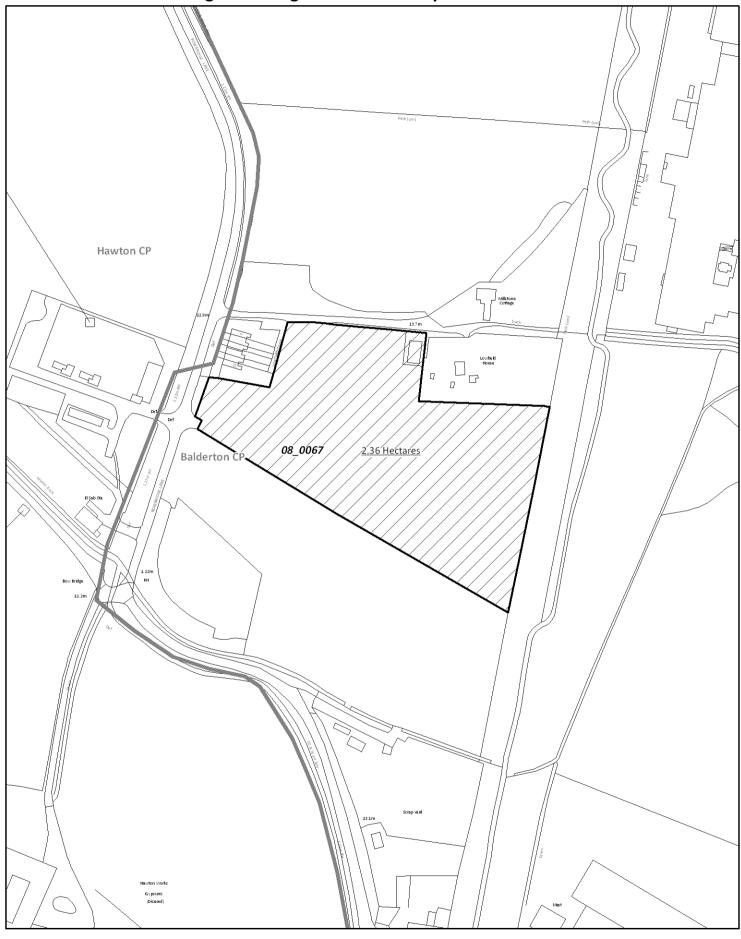
Newark Town Centre 3211m

GreenSpaceStrategy Comments: 758m

Town centre:

Site Ref: Land of Bowbri	Site Ref: Land of Bowbridge Lane				
08_0067 Area(ha): 2.36	Parish: BALDERTON	Proposed Yield :			
Highway Engineers Comments:	required. Site is isolate linkage to the town. If t	hway layout to be provided to standard. Traffic Assessment ad from the urban area of Newark and has poor pedestrian the site is acceptable then off site highway improvements rder to upgrade the existing pedestrian route into Newark.			
Topography No Flat land Constraints:	Access to Utilities?	Yes Contaminated Land?: Yes Potential from previous uses for contaimination			
	Contamination Cate	gory: A-Potentially contaminative usage has been identified at the site			
Agricultural Land Quality: Grad	de 3 (Good-moderate)	Site Apparatus: none			
neighbo	I for conflict with uring uses	Site within a floodIn zone 3Vast majority ofzone?:the site is covered by Flood			
Identified in SFRA: Yes		zone 2 and 3			
SFRA Comments: This portion of	of the land south of Newa	ark site is affected by flooding by the nearby Middle Beck			
Impact on Landscape Biodiver	sity The site may be s	uitable			
Impact on views: No		Natural Features: No			
	Potential to impact on y sustrans route	Listed Bldg / Local Interest Bldg: No			
ProtectedSpecies/ Yes SINC Habitats: east. 5/208 Dismantled		Tree Preservation Order: No Conservation Area: No			
Suitability Conclusion:	he site is not suitable				
Availability and Achievability					
Availability Conclusions:					
Achievability Conclusion:					
Availability Comments:		Developer has shown interest in the site. 80 dwellings Site available for development within 5 years.			
Achievabilty Comments:					
Ownership Constraints No own years	ership constraints 0-5	Ownership Comments:			
Legal Issues: No		Legal Comments:			
Timescale: No other constraints	0-5 years	Availability Other Issues: No other constraints 0-5 years			
Viability Comments:					
Additional Comments: The site is included with the wider Scoping request submitted by Catesby Property Group for 'Land South of Newark' (08/SCO/00001) The site also has potential neighbour issues, however given the comprehensive nature of the wider area (SHLAA 08_0318) these are less likely.					

Strategic Housing Land Availability Assessment 2010







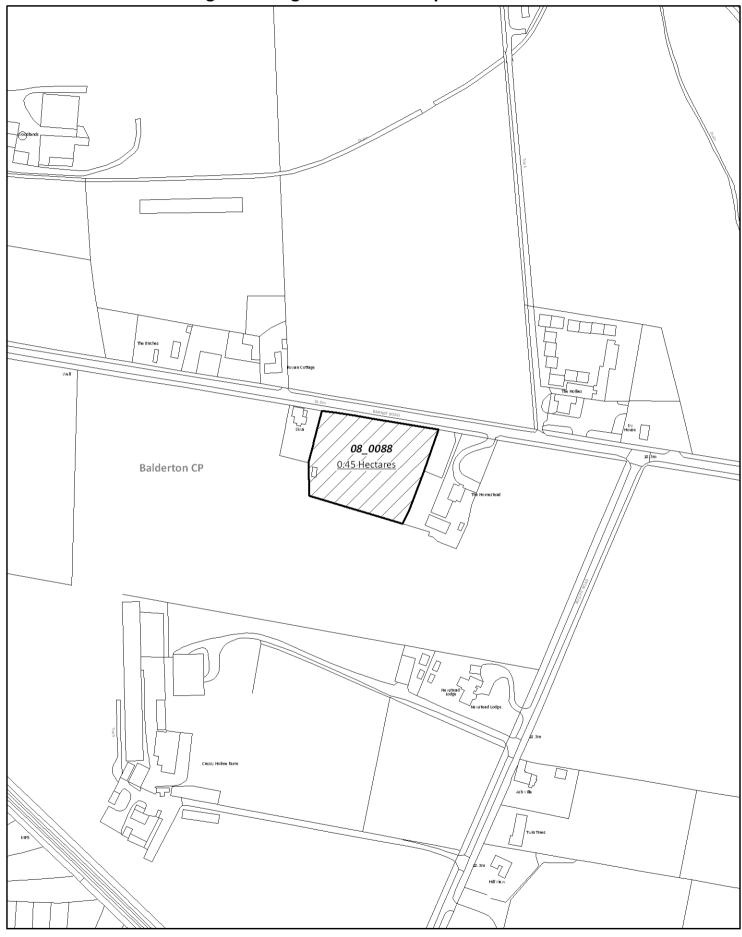
Date:	08/03/2010
Scale:	1:2,500

Site Ref: The Home	estead, Barr	by Road				
08_0088 Area(ha): 0	.45 Parish	: BALDERTON		Propos	sed Yield :	
Suitability Conculsion Availability Conclusions		e is not suitable				
Availability Comments:	Informa	ation provided: Si	te available wit	hin 5 years.		
Achievability Conclusion						
Achievabilty Comments:						
Overall Draft Conclusion	develo potent develo	Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger				
Overall Final Conclusior	n: Possik develo potent develo	site, which may be considered suitable for development. See Site 08_0299. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 08_0299.				
Character Land Use Loc						
Location: Seperated from	n urban/village	boundary	PDL/Greenf	ield: Greenfie	ld	
Area Character: Mixedvi	illage/countrysic	de	Area Green	field:	0.45	
Setting: Countryside			Area PDL:			
Current Use: PaddockA	griculture		Proposed U	se:		
-	Lane/east of Ne				en Wedge, R13 Clay main urban area	Lane
Access to Services T	he site may be	e suitable				
Within 800m or 10 mins	walking		Within 3	0 mins travel b	y public transport	
Primary school: No E	Bus stop:	Yes	Seconda	ary school: Ye	es Retail Area:	Yes
-	Cash /lachine/PO:	No		Education: Ye		Yes
Store of Local Importance	e:		Superma	arket: Yes	Employment:	Yes
2	km from a town k Town Centre∶		roximity ransport Node		om a major public trar	nsport
GreenSpaceStandards:	Within 800m of	publicly accessit	le green space)		
GreenSpaceStrategy Co	mments: 673r	m				
Physical Constraints	The site may b	e suitable				
Highway Engineers Com	works footwa require	and Traffic State	ment required. ghway safety is king footway to	Small site locate sue. Any develo Balderton alon	standard. Off site higv ed on a 60 mph road opment on this site wo g Bullpit Lane in addi	with no ould be
Topography No flat lan Constraints:	d Acce	ess to Utilities?	Yes but not mains sewerage	Contaminated	I Land?: No	

Site Ref: The Homestead, Barnby Road	
08_0088 Area(ha): 0.45 Parish: BALDERTO	DN Proposed Yield :
Contamination Ca	ategory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality: Grade 3 (Good-moderate)	Site Apparatus: pylons along northern boundary
Neighbour Issues: None	Site within a flood In Floodzone 1
Identified in SFRA: Yes	zone?:
SFRA Comments: As part of the wider growth point su from flood zone 3) Land North of Maltkin Lane, Newark Suitable for Development	ubmissionYes (subject to steering development away
Impact on Landscape Biodiversity The site may be	e suitable
Impact on views: No	Natural Features: No
Impact on existingYesPotentiall impact giverRecreational Use:Local Plan policy R13designation	ⁿ Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Yes Potential Protected	Tree Preservation Order: No
Habitats: species habitat.	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
-	
Achievability Conclusion:	l: Site available within 5 years.
Achievability Conclusion: Availability Comments: Information provided	: Site available within 5 years.
Achievability Conclusion:	
Achievability Conclusion: Availability Comments: Information provided Achievabilty Comments: Ownership Constraints No ownership constraints 0-5 years	
Achievability Conclusion: Availability Comments: Information provided: Achievabilty Comments: Ownership Constraints No ownership constraints 0-5	5 Ownership Comments:

(SHLAA site 08_0299)

Strategic Housing Land Availability Assessment 2010







08_0088 - The Homestead, Barnby Road, Balderton

Date:	08/03/2010
Scale:	1:2,500

Site Ref:	Land of	f Denton C	ose				
08_0102	Area(ha)	: 1.62 Pa i	ish: BALDERTON		Proposed	Yield :	
Suitability Co	onculsion	The	e site is not suitable				
Availability C	Conclusio	ns:					
Availability Comments: Information supplied: A		ormation supplied: A d	eveloper has shown i	nterest in th	e site.		
Achievability							
Achievabilty Comments:							
Overall Final		and mit to t pre fro Urb pro mit mu to f	n: Potential contamination issues in the locality would need to be inver- and mitigated if necessary. Any possible development would need mitigate against any detrimental impact from the adjacent sewage w to the adjacent Site of Interest for Nature Conservation. Although t presence of Trees with Preservation Orders could prevent part of th from being developed, some areas could accommodate developme Urban Boundary designation is changed through the Development process, this site could be considered suitable subject to appropria mitigation works. The site is both Available and Achievable. As the multiple ownership, the timescale for development has been placed to 10 year category.			t would need to cent sewage work n. Although the vent part of the si te development. I Development Plan t to appropriate evable. As the site	te If the If sin
		aga adj Pre Infe floe the	I mitigated if necess ainst any detrimental acent Site of Interest servation Orders co ormation provided as oding issues in this I site not suitable for	impact from the ad t for Nature Conserv uld prevent part of t s part of the consult ocation. This, along	acent sew ation. The he site fror ation has h	age works and to presence of Tree n being developed ighlighted the ser	the s with d. rious
Location: In			site may be suitable	PDL/Greenfield: (Greenfield		
		gc dResidential/a	oricultural	Area Greenfield:	breenneid	1.62	
Setting: Co			gnoanarai	Area PDL:		1.02	
•	-	GrazingVacant	Land	Proposed Use:			
Policy The AllocatedSite	-	be suitable ryside		Other: NE1 Dev in Landscape		e, NE8 Mature	
Conflicting Is	ssues Ye	s Outside Ur	oan boundary				
Access to Se	ervices	The site is s	uitable				
Within 800m	or 10 min	s walking		Within 30 mins	travel by p	ublic transport	
Primary scho	ool: No	Bus stop:	Yes	Secondary sch	ool: Yes	Retail Area:	Yes
GP/ Health	No	Cash Machine/PO	Yes	Further Educat	i on: Yes	Hospital:	Yes
Centre:			-	Supermarket:	Yes	Employment:	Yes

Proximity to	Over 1km from a town centre	Proximity	Over 1km from a major public transport
Town centre:	Newark Town Centre 3747m	Transport Node:	node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 304m to nearest

Site Ref:	Site Ref: Land off Denton Close			
08_0102	Area(ha): 1.62	Parish: BALDERTON	Pro	oposed Yield :
Highway En	gineers Commo			Statement required. Small site estrict the number of dwellings
Topography		Access to Utilities?	Yes Contamina	ated Land?: Maybe
Constraints:		Contamination Categ	ory: B-Potentially conta identified in close p	minative usage has been proximity to the site
Agricultural	Land Quality:	Grade 3 (Good-moderate) Grade 3/Urban	Site Apparatus: Non	e
Neighbour I	Neighbour Issues: Sewage works to south Site within a flood In Floodzone 1 Is		In Floodzone 1 Issues of	
Identified in SFRA: Yes			zone?:	serious pluvial flooding in this location

SFRA Comments: Site 21. Yes suitable for development

Impact on Landsca	pe Biodiversity The site may be	suitable		
Impact on views: No		Natural Features: Yes Drainage ditches on south siide		
mpact on existing Recreational Use:NoProtectedSpecies/ labitats:YesSINC adj to western boundary. Abuts 2/803 - Lowfield Lane Grasslands, Balderton. Indirect impacts might occur.		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: Yes Conservation Area: No		
Suitability Conclusion: The site is not suitable				
Availability and	Achievability			
Availability Conclusions:				
Achievability Conc	lusion:			
Availability Comments: Information supplied: A developer has shown interest in the site.				
Achievabilty Comm	ients:			
Ownership Constra	ints owner constraints 6-10 years Land is in Multiple Ownership	Ownership Comments: Land is in Multiple Ownership		
Legal Issues: No		Legal Comments:		
Timescale: No othe	er constraints 0-5 years	Availability Other Issues: No other constraints 0-5 year		
Viability Comments:				

Additional Comments: The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future. Environment Agency Flood Bank within the site.

Strategic Housing Land Availability Assessment 2010







08_0102 - Land Off Denton Close, Balderton

Date:	08/03/2010
Scale:	1:1,250

Site Ref: Land off Bowbridge Lane				
08_0177b Area(ha): 1.68	Parish: BALDERTON	Proposed Yield : 47		
Suitability Conculsion	The site may be suitable			
Availability Conclusions:	The site could be available in 5 - 10 y	years time		
Availability Comments:				
Achievability Conclusion:	The site is economically viable/achei	vable for housing		
Achievabilty Comments:	Viable - Assessed at 30 DPH with 6% of dwellings 47.	% on-site POS and POS commuted sum. No.		
Overall Draft Conclusion:	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. 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 Achievable and it is considered that			
Overall Final Conclusion:	 appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. 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 Achievable and it is considered that it could be developed within 5 - 10 years. 			
Character Land Use Location	The site may be suitable			
Location: In urban fringe	PDL/Gree	nfield: Greenfield		
Area Character: MixedAgricult	ure, residential, industrial Area Gree	enfield: 1.68		

Area PDL:

Proposed Use:

Other: NE1 Development in the Countryside

Secondary school: Yes

Further Education: Yes

node

Supermarket:

Within 30 mins travel by public transport

Yes

Yes

Yes

Yes

Retail Area:

Employment:

Hospital:

Over 1km from a major public transport

Setting: Countryside

Current Use: Agriculture

Policy The site may be suitable

AllocatedSite: Countryside

Conflicting Issues Yes Outside Urban boundary

Access to Services The site is suitable

Within 800m or 10 mins walkingPrimary school:YesBus stop:YesGP/ HealthNoCashNo

Centre: Machine/PO:

Store of Local Importance: Yes

Proximity toOver 1km from a town centreTown centre:2445m distance to nearest

GreenSpaceStandards:

GreenSpaceStrategy Comments:

Physical Constraints The site is suitable

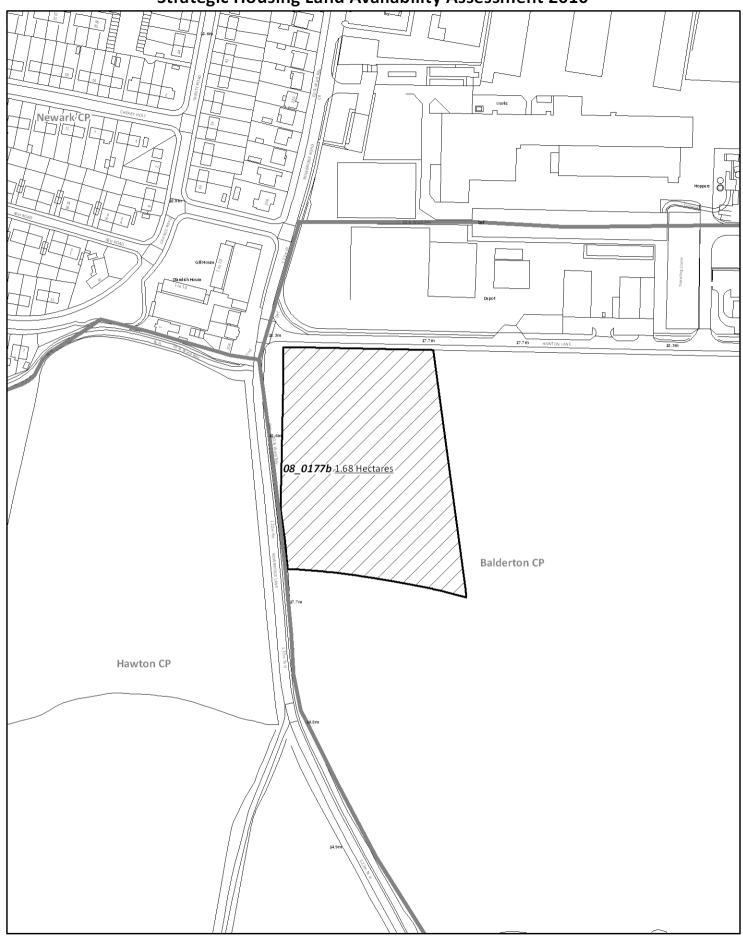
Highway Engineers Comments: On site layout and visability to be provided to standard. An adequate access may be achievable but may require amendment/ enlargement to the existing mini roundabout which would be highlighted in the TA. Off site highway works are expected

Proximity

Transport Node:

	ridge Lane		
08_0177b Area(ha): 1.68	Parish: BALDERTON	Pro	posed Yield : 47
Topography No Constraints:	Access to Utilities?	Yes Contamina	ted Land?: Maybe
	Contamination Cateo	gory: B-Potentially contar identified in close p	ninative usage has been roximity to the site
Agricultural Land Quality: Grad Grad		Site Apparatus: None	9
Neighbour Issues: None			
dentified in SFRA: Yes		Site within a flood zone?:	In Floodzone 1 Possible pluvial flooding may be an issue
SFRA Comments: This site is w appropriate for	ithin the wider Land Soutl or all forms of developme		is in Floodzone 1 and is
mpact on Landscape Biodiver	sity The site is suitable	9	
mpact on views: No		Natural Features: No	
mpact on existing No Recreational Use:		Listed Bldg / Local Inte	-
ProtectedSpecies/ No		Tree Preservation Orde	
Habitats:		Conservation Area: N	0
Suitability Conclusion:	he site may be suitable		
Availability and Achievabi	lity		
Availability Conclusions:	The site could be availa	able in 5 - 10 years time	
Achievability Conclusion:	The site is economical	lly viable/acheivable for h	ousing
Availability Comments:			
Achievabilty Comments:	Viable - Assessed at 30 of dwellings 47.	DPH with 6% on-site POS	and POS commuted sum. No.
	tly held under an ural tenancy	Ownership Comments: C a	Currently held under an gricultural tenancy agreement
Legal Issues: No	I	Legal Comments:	
Fimescale: No other constraints	0-5 years	Availability Other Issues:	No other constraints 0-5 years
Viability Comments: Viable - As 47.	ssessed at 30 DPH with 6	% on-site POS and POS of	ommuted sum. No. of dwellings
		s part of wider SHLAA site (

Strategic Housing Land Availability Assessment 2010







Date:	08/03/2010
Scale:	1:2,500

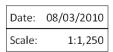
Site Ref: Mead Way, Lo	owfield Lane					
08_0188 Area(ha): 0.48	Parish: BALDERTON	1	Proposed Y	ield :	19	
Suitability Conculsion	The site may be suitable					
Availability Conclusions:	The site could be availa	able in 5 - 10 years time				
Availability Comments:		Developer has shown an i er, as the site currently ha				
Achievability Conclusion:	The site is economicall	y viable/acheivable for ho	ousing			
Achievabilty Comments:	Viable - Assessed at 40 Number of dwellings 19	0dph with no on-site POS 9.	but POS c	ommuted	sum.	
Overall Draft Conclusion:	process, this site cou	If the Urban Boundary designation is changed through the Development Plar process, this site could be considered suitable in all other respects. The site is both Available and Achievable.				
Overall Final Conclusion: If the Urban Boundary designation is changed through the Developrocess, this site could be considered suitable in all other respectively.				ects. The	site	
	is Achievable and it is years.	s considered that it cou	ld be devel	oped wit	:hin 5 - 10)
Character Land Use Location	The site may be suitabl	e				
Location: In urban fringe		PDL/Greenfield: Gr	reenfield			
Area Character: Mixedresider	ntial / open space	Area Greenfield:		0.48		
Setting: Countryside On fring	ge of urban area	Area PDL:				
Current Use: Open Land		Proposed Use:				
Delieur The eite man he evit						
Policy The site may be suit	adle		mont in the	Country		
AllocatedSite: Countryside		Other: NE1 Develop Mature Lands			side, NEO	
Conflicting Issues Yes Urba	n boundary					
Access to Services The si	te is suitable					
Within 800m or 10 mins walki	ng	Within 30 mins t	ravel by pu	blic tran	sport	
Primary school: Yes Bus st	_	Secondary scho		Retail A	•	Yes
GP/Health No Cash	Yes	Further Educatio		Hospita		Yes
	ne/PO:	Supermarket:	Yes	Employ		Yes
Store of Local Importance:		oupermarket.	165	Employ	inent.	100
····,···,		Proximity Over Transport Node: node	1km from a	major pu	blic transp	oort
GreenSpaceStandards: Withi	n 400m of publicly accessi	ible green space				
GreenSpaceStrategy Comme	nts: 111m					
	ite is suitable					
Physical Constraints The s						
Physical Constraints The s Highway Engineers Comment		ghway layout to be to sta cess road and therefore li				
-		cess road and therefore li		cceptable	Э.	

Site Ref: Mead Way, Lo	wfield Lane			
08_0188 Area(ha): 0.48	Parish: BALDERTON	Proposed Yield : 19		
Agricultural Land Quality: No Neighbour Issues: Propos	t Applicable Urban	Site Apparatus: None		
	part of site	Site within a flood In Floodzone 1 zone?:		
		nould be suitable for all forms of development. The se proximity to the eastern boundary of the site		
Impact on Landscape Biodive	rsity The site is suitabl	e		
Impact on views: No		Natural Features: No Grassland		
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No		
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No		
Suitability Conclusion:	The site may be suitable			
Availability and Achievab	ility			
vailability Conclusions: The site could be available in 5 - 10 years time				
Achievability Conclusion:	The site is economically viable/acheivable for housing			
Availability Comments:	Information provided: Developer has shown an interest in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.			
Achievabilty Comments:	Viable - Assessed at 40 Number of dwellings 19	Odph with no on-site POS but POS commuted sum.		
Ownership Constraints No ow years	mership constraints 0-5	Ownership Comments:		
Legal Issues: No		Legal Comments:		
Timescale: No other constraint	s 0-5 years	Availability Other Issues: No other constraints 0-5 years		
Viability Comments: Viable - Assessed at 40dph with no on-site POS but POS commuted sum. Number of dwellings 19.				
Submis		w community centre approved on south part of site. ation Army interested in part of the site for a new Citadel. est of site.		

12 ∞ 11 BAKEWELL CLOSE Π 10 22 F CRESCENT 3 20 GIBSON 15 30 23 Cemete Posts ઝુ \$ Bakewell House ŵ 2 MEAD WAY Health Centre 08_0188 0:48 Hectares Balderton CP 41 13.7m -OMTEO LANK 18 9







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08_0188 - Mead Way, Lowfield Lane,

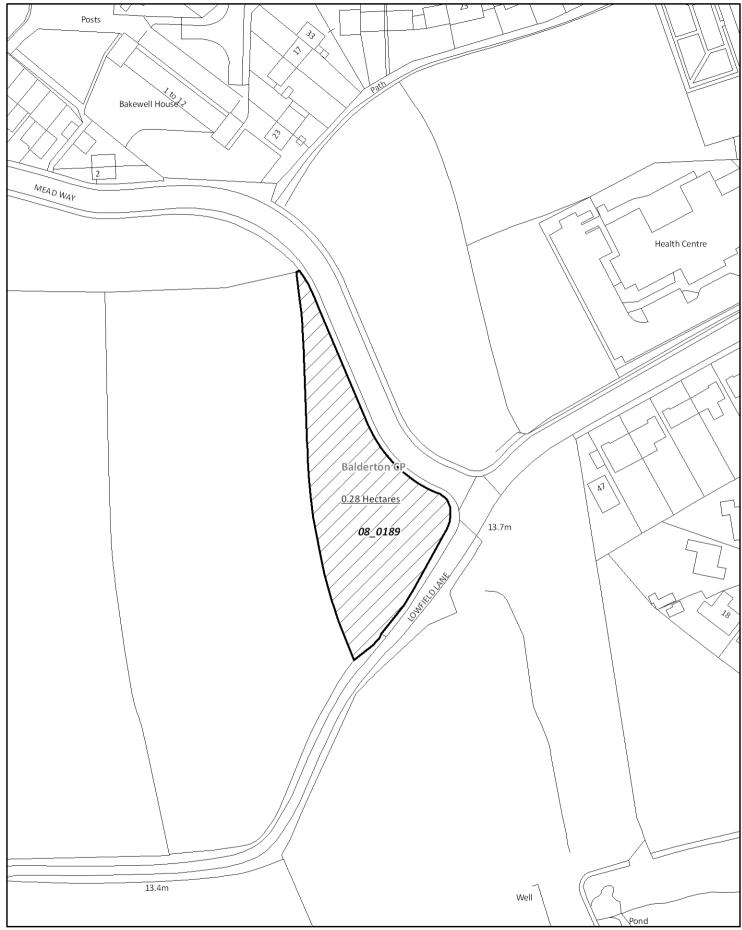
Balderton

Site Ref: Mead Way, L	owfield Lane		
08_0189 Area(ha): 0.28	Parish: BALDERTON	N Proposed Yield :	
Suitability Conculsion	The site is not suitable	e	
Availability Conclusions:			
Availability Comments:	Information provided: within 5 years.	Developer has shown an interest in the site. Site available	
Achievability Conclusion:			
Achievabilty Comments:			
Overall Draft Conclusion:	Not presently suitab	le due to level of separation from existing settlement.	
Overall Final Conclusion:	Not presently suitable due to level of separation from existing settlement.		
Character Land Use Location	n The site is not suitable	9	
Location: Seperated from urb	oan/village boundary	PDL/Greenfield: Greenfield	
Area Character: Countryside	;	Area Greenfield: 0.28	
Setting: Countryside		Area PDL:	
Current Use: Open Land		Proposed Use:	
AllocatedSite: Countryside Conflicting Issues No Deve	elopment in the Countrysid	Other: NE1 Development in the Countryside, NE8 Mature Landscape Areas	
Access to Services The s	site is suitable		
Within 800m or 10 mins walk	king	Within 30 mins travel by public transport	
Primary school: No Bus s	stop: Yes	Secondary school: Yes Retail Area: Yes	
GP/ Health No Cash Centre: Mach	Yes iine/PO:	Further Education:YesHospital:YesSupermarket:YesEmployment:Yes	
Store of Local Importance:			
5	rom a town centre wn Centre 3604m	ProximityOver 1km from a major public transportTransport Node:node	
GreenSpaceStandards: With	nin 400m of publicly acces	sible green space	
GreenSpaceStrategy Comme	ents: 153m		
Physical Constraints The	site is suitable		
Highway Engineers Commer	nts: Visibility and on site h from Mead Way subje	nighway layout to be to standard. Infill site could be accessed ect to conditions	
Topography No Flat land	Access to Utilities	? Yes Contaminated Land?: No	
Constraints:	Contamination Cat	egory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas	
Agricultural Land Quality: N	lot Applicable Urban	Site Apparatus: None	
Neighbour Issues: None	¢	Site within a flood In Floodzone 1	
Identified in SFRA: Yes		zone?:	
		should be suitable for all forms of development. The lose proximity to the eastern boundary of the site	

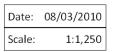
Site Ref: Mead Way, Lowfield Lane	
08_0189 Area(ha): 0.28 Parish: BALDERTON	Proposed Yield :
Impact on Landscape Biodiversity The site is suitabl	e
Impact on views: No	Natural Features: No Overgrown grass
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/NoSINC located to theHabitats:south of the site	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments: Information provided: D within 5 years.	eveloper has shown an interest in the site. Site available
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:	

Additional Comments: Across the road from SHLAA submission 08_0188. Abuts SHLAA site 08_0436.

Strategic Housing Land Availability Assessment 2010







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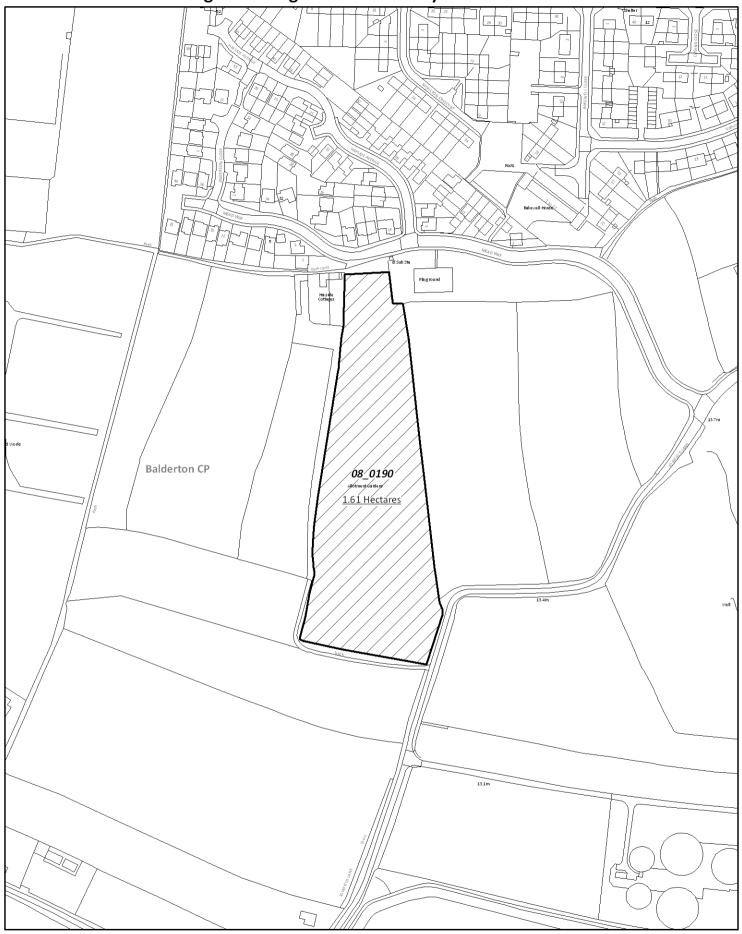
08_0189 - Mead Way, Lowfield Lane,

Balderton

Site Ref: Lowfield Lane					
08_0190 Area(ha): 1.61	Parish: BALDERTON		Proposed \	Yield :	
Suitability Conculsion Availability Conclusions:	The site is not suitable				
Availability Comments: Achievability Conclusion:	Information provided: Site	e available within 5 yea	ars.		
Achievabilty Comments:					
Overall Draft Conclusion:	Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.		able		
Overall Final Conclusion:	Possible highways mition due to level of separation			Not presently suit	able
Character Land Use Location	The site is not suitable				
Location: Seperated from urbar	/village boundary	PDL/Greenfield:	Greenfield		
Area Character: Countryside		Area Greenfield:		1.61	
Setting: Countryside		Area PDL:			
Current Use: Horse grazingOth	er	Proposed Use:			
Policy The site is not suitable AllocatedSite: Countryside Other: NE1 Development in the Countryside, NE8 Mature Landscape Area Conflicting Issues Yes Development in the Countryside					
Access to Services The site	e is suitable				
Within 800m or 10 mins walking	g	Within 30 mins	travel by pu	blic transport	
Primary school: No Bus sto	p: Yes	Secondary scho	ool: Yes	Retail Area:	Yes
GP/ Health No Cash Centre: Machine	Yes e/PO:	Further Educati		Hospital: Employment:	Yes
Store of Local Importance:		Supermarket:	Yes	Employment.	Yes
		oximity Over Insport Node: node		major public trans	port
GreenSpaceStandards: Within	400m of publicly accessible	e green space			
GreenSpaceStrategy Comment	s: 177m				
Physical Constraints The site	e may be suitable				
Highway Engineers Comments	: Visibility and on site high required. Traffic assess Traffic Assessment. It is a single junction onto Lor (poss 600 + dwellings)	nent required. The si unlikely that the highv	ze of this site vay infrastrue	e would require a fu cture that culminate	ull es at
Topography No Slight slope to	Access to Utilities? Y	es Conta r	ninated Lan	d?: No	
Constraints: west	Contamination Catego	ory: C-Potentially co identified at the		usage is yet to be unding areas	
Agricultural Land Quality: Gra Urb		Site Apparatus: E		o-station adjacent to	o site
Neighbour Issues: None					
Identified in SFRA: Yes		Site within a flood zone?:	In Flo	odzone 1	

Site Ref: Lowfield Lane		
08_0190 Area(ha): 1.61 Parish: BALDERTON	N Proposed Yield :	
SFRA Comments: The entire is located in Zone 1 and s floodplain of Sodbridge Drain is in cl	should be suitable for all forms of development. The ose proximity to the eastern boundary of the site	
Impact on Landscape Biodiversity The site is suital	ble	
Impact on views: No	Natural Features: No	
Impact on existingNoPossible right of way toRecreational Use:north and south, west	Listed Bldg / Local Interest Bldg: No	
ProtectedSpecies/ No SINC to south of site	Tree Preservation Order: No	
Habitats:	Conservation Area: No	
Suitability Conclusion: The site is not suitable		
Availability and Achievability		
Availability Conclusions:		
Achievability Conclusion:		
Availability Comments: Information provided: Site available within 5 years.		
Achievabilty Comments:		
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:	
Legal Issues: No	Legal Comments:	
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years	
Viability Comments:		
Additional Comments:		

Strategic Housing Land Availability Assessment 2010





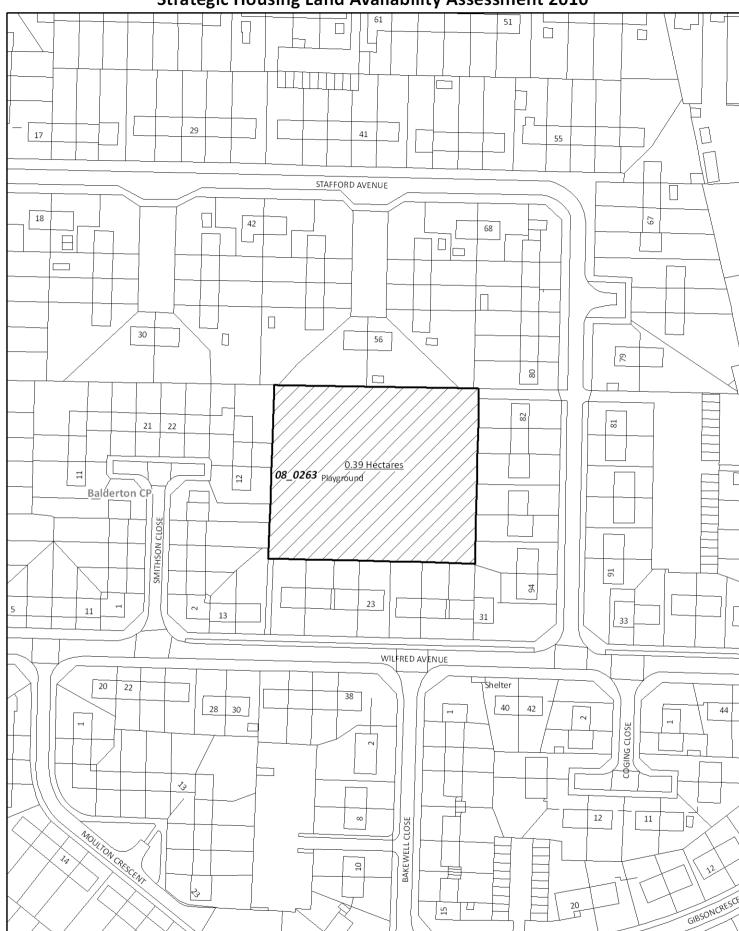


08_0190 - Lowfield Lane, Balderton

Date:	08/03/2010
Scale:	1:2,500

Site Ref: Land off Staff	ord Avenue		
08_0263 Area(ha): 0.39	Parish: BALDERTON	Proposed Yield :	
Suitability Conculsion Availability Conclusions:	The site is not suitable		
Availability Comments: Achievability Conclusion:	Information Supplied: Available within 5-10 years.		
Achievabilty Comments:			
Overall Draft Conclusion:	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		
Overall Final Conclusion:	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		
Character Land Use Location	The site is suitable		
Location: Within urban bound	ary	PDL/Greenfield: Combination	
Area Character: Mixedresider	ntial/open space	Area Greenfield:	
Setting: Urban		Area PDL:	
Current Use: playgroundOper	า Land	Proposed Use:	
Policy The site may be suit AllocatedSite: Open Space Conflicting Issues Yes Exist		Other: R2 Existing Open Space, H12 main urban area of Newark/Balderton	
Access to Services The si	te is suitable		
Within 800m or 10 mins walki	ng	Within 30 mins travel by public transport	
Primary school: Yes Bus s	top: Yes	Secondary school: Yes Retail Area: Yes	
GP/ Health No Cash Centre: Machi	Yes ne/PO:	Further Education:YesHospital:YesSupermarket:YesEmployment:Yes	
Store of Local Importance:			
		ProximityOver 1km from a major public transportFransport Node:node	
GreenSpaceStandards: Withi	n 400m of publicly accessi	ble green space	
GreenSpaceStrategy Comme	nts: 1m		
Physical Constraints The s	ite is not suitable		
Highway Engineers Commen	ts: Does not show a conne	ection to the public highway and is therefore unsatisfactory.	
Topography No flat	Access to Utilities?	No Contaminated Land?: No	
Constraints:	Contamination Cates	gory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas	
Agricultural Land Quality: No	ot Applicable urban	Site Apparatus: Playground equipment on part of site	
Neighbour Issues: none			
Identified in SFRA: No		Site within a flood In Floodzone 1 zone?:	
SFRA Comments:			
Impact on Landscape Biodiv	ersity The site may be s	uitable	
Impact on views: No		Natural Features: No	

Site Ref: Land off Stafford Avenue		
08_0263 Area(ha): 0.39 Parish: BALDERTON	N Proposed Yield :	
Impact on existingYes open space andRecreational Use:playground	Listed Bldg / Local Interest Bldg: No	
ProtectedSpecies/ No	Tree Preservation Order: No	
Habitats:	Conservation Area: No	
Suitability Conclusion: The site is not suitable		
Availability and Achievability Availability Conclusions: Achievability Conclusion: Availability Comments: Achievability Comments:	Available within 5-10 years.	
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:	
Legal Issues: No	Legal Comments:	
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years	
Viability Comments:		
Additional Comments:		



Strategic Housing Land Availability Assessment 2010



08_0263 - Land Off Stafford Avenue, Balderton

Date:	08/03/2010
Scale:	1:1,250

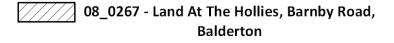
Site Ref: Land at The	Hollies, Barnby Road	ł
08_0267 Area(ha): 0.74	Parish: BALDERTON	N Proposed Yield :
Suitability Conculsion	The site is not suitable	9
Availability Conclusions:		
Availability Comments:	Information Supplied: Submission Form.	Available within all the timescales specified on the Site
Achievability Conclusion:		
Achievabilty Comments:	_	
Overall Draft Conclusion:	Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 08_0299.	
Overall Final Conclusion:	Possible off site hig	nways mitigation works may be required. Any possible
	development would	need to mitigate against any detrimental impact on the
	development in isola	species habitat. This site is not appropriate for ation. However, this site forms a small part of a larger onsidered suitable for development. See Site 08_0299.
Character Land Use Locatio	n The site is not suitable)
Location: Seperated from un	ban/village boundary	PDL/Greenfield: PDL
Area Character: Countryside	9	Area Greenfield:
Setting: Countryside		Area PDL: 0.74
Current Use: Special Schoo	lOther	Proposed Use:
Plan shows t planning per Conflicting Issues Yes Cla		Other: FS4 Clay Lane Green Wedge, R13 Clay Lane, Newark
Within 800m or 10 mins wall	-	Within 30 mins travel by public transport
	stop: No	Secondary school: Yes Retail Area: Yes
GP/Health No Cash		Further Education: No Hospital: No
•••••••••••••••••••••••••••••••••••••••	nine/PO:	
Store of Local Importance:		Supermarket: Yes Employment: Yes
Proximity to Town centre:Over 1km from a town centre Newark Town Centre 2999mProximity Transport Node:Over 1km from a major public transport node		
GreenSpaceStandards: With	nin 800m of publicly acces	sible green space
GreenSpaceStrategy Comm		
Physical Constraints The	site is suitable	
Highway Engineers Comme		nighway layout to be provided to standard. Site is remote n connection. Off site works would be required to provide a n.
Topography No Flat	Access to Utilities	? Yes Contaminated Land?: No
Constraints:	Contamination Cat	egory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land at The Hollies, Barnby Road		
08_0267 Area(ha): 0.74 Parish: BALDERTON	Proposed Yield :	
Agricultural Land Quality:Grade 3 (Good-moderate)Neighbour Issues:NoneIdentified in SFRA:YesSFRA Comments:Within Flood Zone 1 suitable for deve	Site Apparatus: Buildings on site, pylons close to site Site within a flood In Floodzone 1 zone?: elopment	
Impact on Landscape Biodiversity The site may be s	suitable	
Impact on views: No	Natural Features: Yes Trees	
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No	
ProtectedSpecies/ Habitats:YesPotential Protectedspecies habitat.	Conservation Area: No	
Suitability Conclusion: The site is not suitable		
Availability and Achievability		
Availability Conclusions:		
Achievability Conclusion:		
Availability Comments:Information Supplied: A Submission Form.	Available within all the timescales specified on the Site	
Achievabilty Comments:		
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:	
Legal Issues: No	Legal Comments:	
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years	
Viability Comments:		
Additional Comments: This site is within SHLAA Site 0	8_0299.	

Strategic Housing Land Availability Assessment 2010







Date:	08/03/2010
Scale:	1:2,500

Site Ref: Land South of Hawton Lane				
		TON Proposed Yield : 576		
08_0294 Area(ha): 16.92	Parisn: DALDER	ron Proposed field : 576		
Suitability Conculsion The site may be suitable				
Availability Conclusions:	The site could be available in 5 - 10 years time			
Availability Comments:		Information Supplied: Developer has shown interest in the site. Available within al timescales. However, as the site currently has policy constraints it has been put in		
Achievability Conclusion:	The site is econom	ically viable/acheivable for housing		
Achievabilty Comments:		at 40dph 15% site area reduction with 14% on-site POS n site area reduction and POS commuted sum. No. of dwellings		
Overall Draft Conclusion:	 Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Although flooding constraints could prevent part of the site from being developed, over 90% of the site could accommodate development. 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. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Although flooding constraints could prevent part of the site from being developed, over 90% of the site could accommodate development. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate from being developed, over 90% of the site could accommodate development. 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 Achievable and it is considered that it could be developed within 5 - 10 years. 			
Character Land Use Location	The site may be sui			
Location: In urban fringe PDL/Greenfield: Greenfield				
Area Character: Countryside	Urban	Area Greenfield: 16.92		
Setting: Countryside Urban		Area PDL:		
Current Use: Agriculture		Proposed Use:		
Policy The site may be suit	able			
AllocatedSite: Countryside		Other: NE1- Development in the Countryside		
Conflicting Issues Yes Outs	side Village Envelope			
Access to Services The s	ite is suitable			
Within 800m or 10 mins walk	ing	Within 30 mins travel by public transport		
Primary school: No Bus s	top: Yes	Secondary school: Yes Retail Area: Yes		
GP/ Health No Cash	Yes	Further Education: Yes Hospital: Yes		
Centre: Machi Store of Local Importance:	ine/PO:	Supermarket: Yes Employment: Yes		
	om a town centre vn Centre 2692m	ProximityOver 1km from a major public transportTransport Node:node		
GreenSpaceStandards: Within 800m of publicly accessible green space GreenSpaceStrategy Comments: 493m				

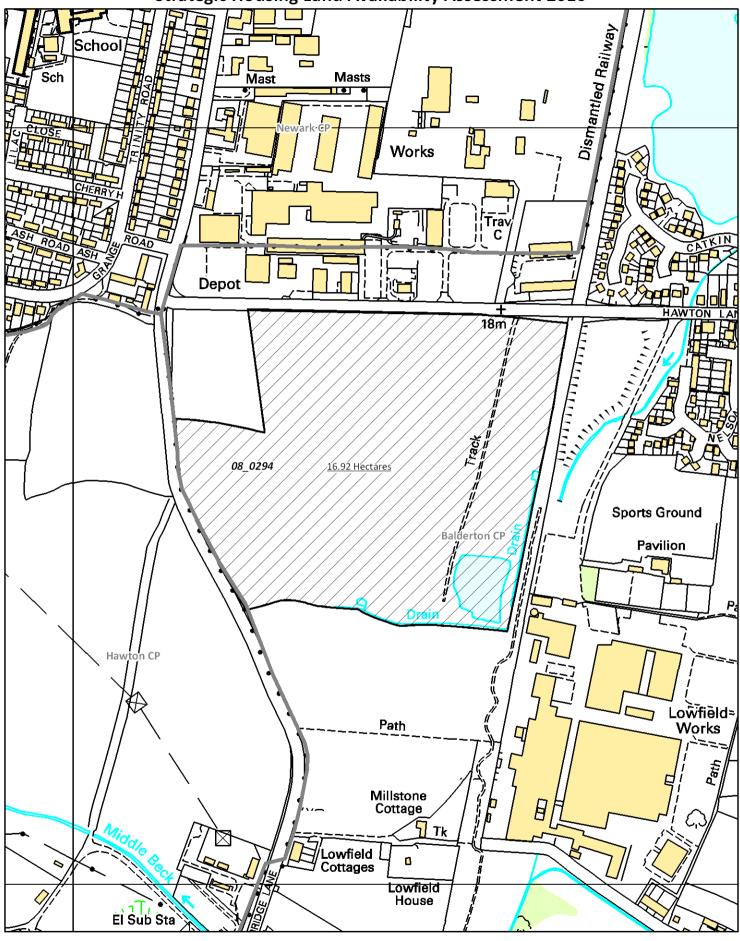
Physical Constraints The site may be suitable

Highway Engineers Comments: Visability and on site highway layout to be provided to standard. Traffic

Site Ref: Land South of	Hawton Lane		
08_0294 Area(ha): 16.92	Parish: BALDERTON	Pro	pposed Yield : 576
		idge Rd junction and the	would have an affect on the mini priority junction at London Rd.
Topography No Flat land	Access to Utilities?	es Contamina	ated Land?: Yes
Constraints:	Contamination Catego	ory: A-Potentially contar identified at the site	
Agricultural Land Quality: Gra	ade 2 (Very good) / Grade	Site Apparatus: None	e
Neighbour Issues: None			la sau o O Oracili a art of cito
Identified in SFRA: Yes		Site within a flood zone?:	In zone 3 Small part of site (east) in Zones 2&3
SFRA Comments: Flood zones 3	1,2,3 appropriate for devel	opment subject to steering	g development away from Zone
Impact on Landscape Biodive	rsity The site may be sui	table	
Impact on views: No		Natural Features: No	
Impact on existing No		Listed Bldg / Local Inte	erest Bldg: No
Recreational Use:		Tree Preservation Order: No	
species ha	cent to SINC ential Protected bitat. 5/208 - Dismantled Railway	Conservation Area: N	0
Suitability Conclusion:	The site may be suitable		
Availability and Achievab	ility		
Availability Conclusions:	The site could be availab	ole in 5 - 10 years time	
Achievability Conclusion:	The site is economically	/ viable/acheivable for h	ousing
Availability Comments:			st in the site. Available within all cy constraints it has been put in
Achievabilty Comments:	Viable - Assessed at 40d accomodated within site a 576.		n with 14% on-site POS commuted sum. No. of dwellings
Ownership Constraints No ow years	nership constraints 0-5 O	wnership Comments:	
Legal Issues: No	L	egal Comments:	
Timescale: No other constraint	s 0-5 years A	vailability Other Issues:	No other constraints 0-5 years
	ssessed at 40dph 15% site reduction and POS commut		on-site POS accomodated within 576.
Additional Comments: Site has	s also been submitted as pa	rt of 08_0318. It is adjace	ent to 08 0177b and 08 0434

Additional Comments: Site has also been submitted as part of 08_0318. It is adjacent to 08_0177b and 08_0434.

Strategic Housing Land Availability Assessment 2010





08_0294 - Land South Of Hawton Lane, Balderton

Date:	08/03/2010
Scale:	1:5,000

Site Ref: Main Street, E	Balderton	
08_0432 Area(ha): 0.55	Parish: BALDERTO	N Proposed Yield : 27
Suitability Conculsion	The site is suitable	
Availability Conclusions:	The site could be ava	ilable within 5 years
Availability Comments:	This site has an extar indicate that this site	nt planning permission . There is no current evidence to will not come forward.
Achievability Conclusion:	The site is economica	ally viable/acheivable for housing
Achievabilty Comments:	Viable - Assessed at dwellings 27.	49 dph with no on-site POS but POS commuted sum. No of
Overall Draft Conclusion:	mitigated if necessa against any detrime the site. Possible of site appears to be so mitigation. This site	tion issues at the site would need to be investigated and ary. Any possible development would need to mitigate intal impact from the East Coast Main Railway adjacent t if site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no that this site will not come forward. The site is both vable.
Overall Final Conclusion:	Potential contamina	tion issues at the site would need to be investigated and
	mitigated if necessa against any detrime the site. Possible of site appears to be so mitigation. This site	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both
Character Land Use Location	mitigated if necessa against any detriment the site. Possible of site appears to be sumitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both
	mitigated if necessa against any detrime the site. Possible of site appears to be so mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both
Location: Within urban bound	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both vable.
Location: Within urban bound Area Character: ResidentialE boundary	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both vable. PDL/Greenfield: PDL
Location: Within urban bound Area Character: ResidentialE	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield:
Location: Within urban bound Area Character: ResidentialE boundary Setting: Urban Current Use: Vacant Land	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield: Area PDL: 0.55
Location: Within urban bound Area Character: ResidentialE boundary Setting: Urban Current Use: Vacant Land Policy The site is suitable	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent t ff site highways mitigation works may be required. This uitable for development subject to appropriate has an extant planning permission. There is no t that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield: Area PDL: 0.55
Location: Within urban bound Area Character: ResidentialE boundary Setting: Urban Current Use: Vacant Land	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent to ff site highways mitigation works may be required. This uitable for development subject to appropriate thas an extant planning permission. There is no that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield: Area PDL: 0.55 Proposed Use:
Location: Within urban bound Area Character: ResidentialE boundary Setting: Urban Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated Conflicting Issues No	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent to ff site highways mitigation works may be required. This uitable for development subject to appropriate thas an extant planning permission. There is no that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield: Area PDL: 0.55 Proposed Use:
Location: Within urban bound Area Character: ResidentialE boundary Setting: Urban Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated Conflicting Issues No	mitigated if necessa against any detrime the site. Possible of site appears to be si mitigation. This site evidence to suggest Available and Achie ary Edge of main urban	ry. Any possible development would need to mitigate ntal impact from the East Coast Main Railway adjacent to ff site highways mitigation works may be required. This uitable for development subject to appropriate thas an extant planning permission. There is no that this site will not come forward. The site is both vable. PDL/Greenfield: PDL Area Greenfield: Area PDL: 0.55 Proposed Use:

Centre: Machine/PO: Store of Local Importance:

No

GP/ Health

Proximity toOver 1km from a town centreTown centre:Newark Town Centre 4095m

Cash

Proximity Over 1km from a Transport Node: node

Supermarket:

Further Education: Yes

Yes

Over 1km from a major public transport node

Hospital:

Employment:

Yes

Yes

GreenSpaceStandards: Within 400m of publicly accessible green space

No

GreenSpaceStrategy Comments: 172m

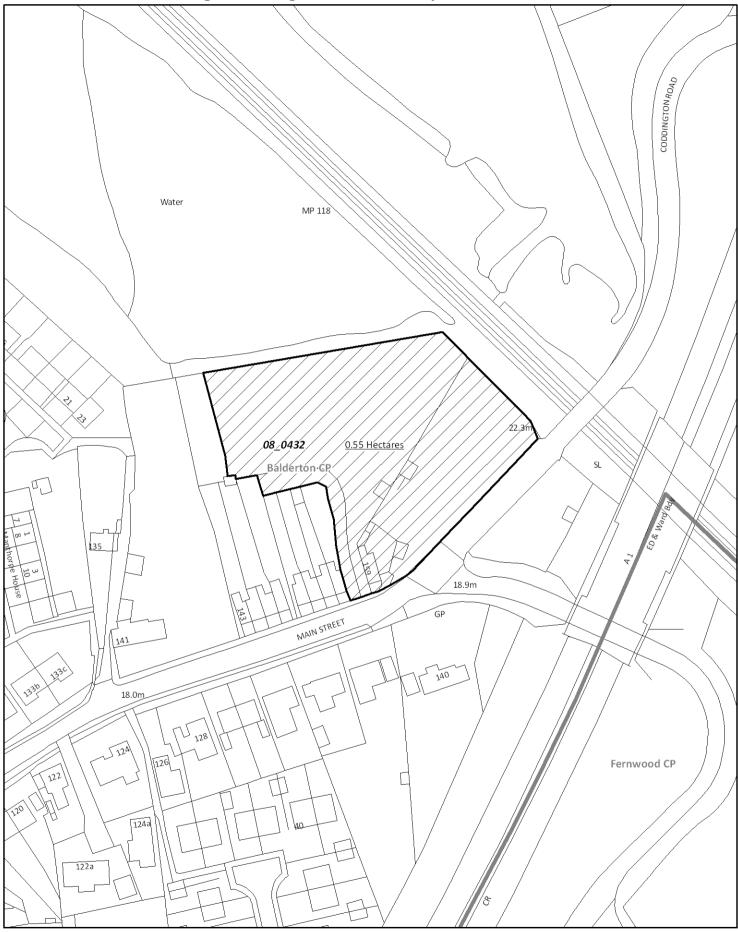
Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on-site highway layout to be provided to standard. Off-site highway

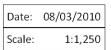
Site Ref: Main Street, B	Balderton	
08_0432 Area(ha): 0.55	Parish: BALDERTON	Proposed Yield : 27
	works required.The sit highway works have b	e has permission for residential development, off site een agreed.
Topography No	Access to Utilities?	Unknown Contaminated Land?: Yes
Constraints:	Contamination Cate	gory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Quality: G	rade 3 (Good-moderate)	Site Apparatus: None
Neighbour Issues: East Site	Coast Main Line to East of	
Identified in SFRA: No		20116 : .
SFRA Comments:		
Impact on Landscape Biodiv	ersity The site is suitab	le
Impact on views: No		Natural Features: No
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No SINC Habitats: rail line to	••	Tree Preservation Order: No Conservation Area: No
Suitability Conclusion:	The site is suitable	
Availability and Achieva	bility	
Availability Conclusions:	The site could be avai	lable within 5 years
Achievability Conclusion:	The site is economica	ally viable/acheivable for housing
Availability Comments:		planning permission . There is no current evidence to ill not come forward.
		9 dph with no on-site POS but POS commuted sum. No of
Achievabilty Comments:	Viable - Assessed at 49 dwellings 27. wnership constraints 0-5	9 dph with no on-site POS but POS commuted sum. No of Ownership Comments:
Achievabilty Comments: Ownership Constraints No o years	Viable - Assessed at 49 dwellings 27. wnership constraints 0-5	
Achievabilty Comments: Ownership Constraints No o	Viable - Assessed at 49 dwellings 27. wnership constraints 0-5	Ownership Comments:

Additional Comments: Appeal Decision for 23 allowed with room for 4 dwellings from previous permission indicate in appeal decision. SHLAA Site 08_0299 on opposite side of railway

Strategic Housing Land Availability Assessment 2010







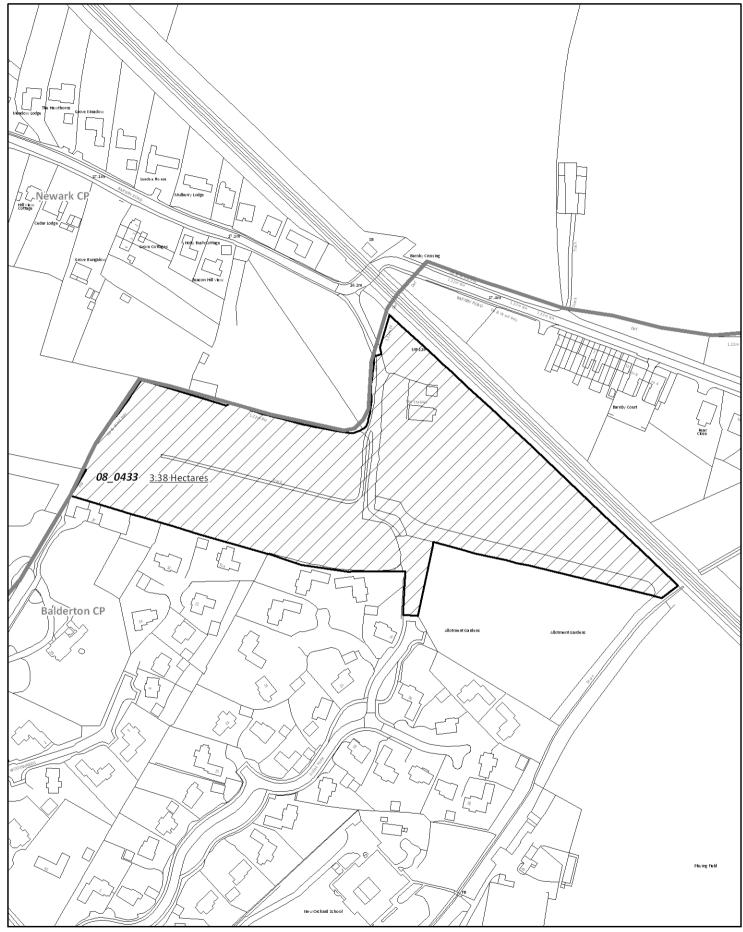
08_0432 - Main Street, Balderton,

Site Ref: Land South of	f Barnby Road			
08_0433 Area(ha): 3.38	Parish: BALDERTON	Proposed Yield :		
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable	9		
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.			
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.			
Character Land Use Location	The site is suitable			
Location: Within urban bounda	ary	PDL/Greenfield: Greenfield		
Area Character: MixedUrban		Area Greenfield:		
Setting: Other Urban and rur	al	Area PDL: 3.38		
Current Use: PaddockOther		Proposed Use:		
AllocatedSite: Landscape De Conflicting Issues Yes Oper	n Breaks	Other: NE8 Mature Landscape Area, FS3 Land between Newark and Balderton, H12		
	te is suitable	Within 20 min a tanget becauld be much lie tangen ant		
Within 800m or 10 mins walkin Primary school: Yes Bus st	-	Within 30 mins travel by public transport Secondary school: Yes Retail Area: Yes		
GP/Health No Cash	Yes	Further Education: Yes Hospital: Yes		
	ne/PO:	Supermarket: Yes Employment: Yes		
Store of Local Importance:				
····,···,		ProximityOver 1km from a major public transportTransport Node:node		
GreenSpaceStandards: Within	n 400m of publicly access	sible green space		
GreenSpaceStrategy Commer	nts: 187m			
·	ite is not suitable			
Physical Constraints The si	ite is not suitable			
-	ts: Visibility to be provide apparent means of ac	ed to standard. Traffic Assessment required. There is no ccess to this site and is therefore unsatisfactory. r access. Glebe Park would be unsuitable to access an it.		
Highway Engineers Comment	ts: Visibility to be provide apparent means of ac May linked to 0633 for	ccess to this site and is therefore unsatisfactory. r access. Glebe Park would be unsuitable to access an it.		
-	ts: Visibility to be provide apparent means of ac May linked to 0633 for intensive developmen	ccess to this site and is therefore unsatisfactory. r access. Glebe Park would be unsuitable to access an it. P Unknown Contaminated Land?: Yes		

Site Ref: Land South of Barnby Road	
08_0433 Area(ha): 3.38 Parish: BALDERTON	Proposed Yield :
Neighbour Issues: East Coast Main Line to the east of the site	Site within a flood In zone 3 Approx 85% in Zone 3 inc potential access
Identified in SFRA: No	
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitabl	e
Impact on views: No	Natural Features: Yes Trees in middle of the plot
Impact on existing Yes Allotments in southern ha	^{alf} Listed Bldg / Local Interest Bldg: No
Recreational Use: ProtectedSpecies/ No	Tree Preservation Order: Yes
Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:

railway.

Strategic Housing Land Availability Assessment 2010







Date:	08/03/2010
Scale:	1:2,500

Site Ref: Flowserve, Hav	wton Lane			
08 0434 Area(ha): 18.49	Parish: BALDERTON	Proposed Yield :	210	
Suitability Conculsion	The site is suitable			
Availability Conclusions:	The site could be available within 5 years			
Availability Comments:	There is nothing to indicate that this site will r	not come forward.		
Achievability Conclusion:	The site is economically viable/acheivable for housing			
Achievabilty Comments:	Planning permission has been granted for 210 dwellings.			
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, site lies within Environment Agency Flood Zone 3 where residential development should be resisted. However, a site specific Flood Risk Assessment has been submitted and agreed with the Environment Agency, which makes provision for a raised access into the site. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation both within and adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Recreation designation is changed through the Development Plan process, part of site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.			
Overall Final Conclusion:	Potential contamination issues at the site mitigated if necessary. Potential flooding Agency Flood Zone 3 where residential de However, a site specific Flood Risk Asses agreed with the Environment Agency, whi access into the site. Any possible develo against any detrimental impact on the Site Conservation both within and adjacent to could prevent part of the site from being of accommodate development. If the Recreat through the Development Plan process, p suitable subject to appropriate mitigation and Achievable.	issues, site lies with evelopment should b sment has been sub ch makes provision oment would need to s of Interest for Natu the site. Although c leveloped, some are tion designation is c art of site could be c	nin Environment e resisted. omitted and for a raised o mitigate ure onstraints as could changed onsidered	

Character Land Use Location The site is suitable					
Location: Within urban boundary	PDL/Greenfield: Combination				
Area Character: MixedEmployment, sports facilities and residential	Area Greenfield: 9.33				
Setting: Other Employment, sports facilities and residential	Area PDL: 9.16				
Current Use: Employment and sports facilitiesOther	Proposed Use:				
Policy The site may be suitable					
AllocatedSite: Open Space	Other: R2 Existing Open Space, H12 Built up area of Newark and Balderton				
Conflicting Issues Yes Existing Open Space					

Access to Services	The site is suit	table			
Within 800m or 10 mi	ns walking		Within 30 mins travel by p	ublic transport	
Primary school: No	Bus stop:	Yes	Secondary school: Yes	Retail Area:	Yes
GP/ Health No	Cash	Yes	Further Education: Yes	Hospital:	Yes
Centre:	Machine/PO:		Supermarket: Yes	Employment:	Yes
Store of Local Importa	ance:		1		

Site Ref: Flow	serve, Hawton Lane	
08_0434 Area(h	ha): 18.49 Parish: BALDERTON	Proposed Yield : 210
		oximity Over 1km from a major public transport ansport Node: node
GreenSpaceStanda	ards: Within 400m of publicly accessib	le green space
GreenSpaceStrateg	gy Comments: 181m	
Physical Constrain	ts The site may be suitable	
Highway Engineers	works required. Traffic a considered for residentia	nway layout to be provided to standard, Off site highway assessment required. This site has previously been al and industrial development. The means of access and been agreed for a limited development
Topography No	Access to Utilities?	Unknown Contaminated Land?: Yes
Constraints:	Contamination Categ	ory: A-Potentially contaminative usage has been identified at the site
Agricultural Land G	Quality: Grade 3 (Good-moderate) Urban	Site Apparatus: None
Neighbour Issues:	None	Site within a flood In zone 3 Approx 50% in
Identified in SFRA:	No	zone?: flood Zone 3 including access.
SFRA Comments:		
Impact on Landsca	pe Biodiversity The site may be su	itable
Impact on views:		Natural Features: No
Impact on existing Recreational Use:	Yes Sports facilities on the site, former railway to the east is now footpath / cycleway. Balderton FP11/Balderton FP11/Balderton FP13/Balderton FP13/Balderton FP14	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/	Yes Coincides with SINC to	Tree Preservation Order: Yes
Habitats:	north of Site, 2/804 - Balderton Works Meadow(i), 5/208 - Balderton Dismantled Railway South, 5/2129 - Balderton Works Meadow (ii), 5/332 - Balderton Scrubby Grassland.	Conservation Area: No
Suitability Conclus	ion: The site is suitable	
Availability and	Achievability	
Availability Conclus	sions: The site could be availa	ble within 5 years
Achievability Conc	Iusion: The site is economical	y viable/acheivable for housing
Availability Comme	ents: There is nothing to indica	ate that this site will not come forward.
Achievabilty Comm	nents: Planning permission has	been granted for 210 dwellings.
Ownership Constra	aints No ownership constraints 0-5 C years	Ownership Comments:
Legal Issues:	L	egal Comments:
Timescale:	4	Availability Other Issues:

Site Ref: Flowserve, Hawton Lane

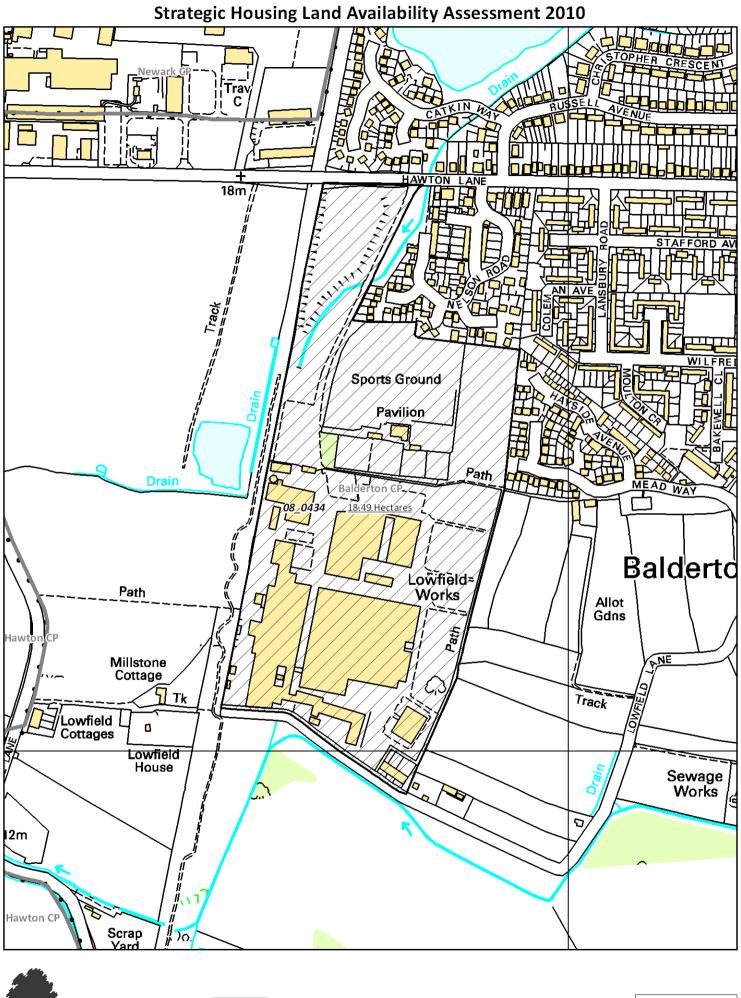
08_0434 Area(ha): 18.49 Parish: BALDERTON

Proposed Yield : 210

Viability Comments: Planning permission has been granted for 210 dwellings.

Additional Comments: Application for 210 dwellings and erection of new factory and relocation of sports facilities granted (07/01840/OUT) SHLAA Sites 08_0435, 08_0294, 08_0318, 08_0438 adjoin the site

Abuts Sinc 2/803 - Lowfield Lane Grasslands, Balderton. Indirect impacts might occur.



Э т		Ĵ
NEW SHEF	2WO	DD

Date: 08/03/2010 Scale: 1:5,000

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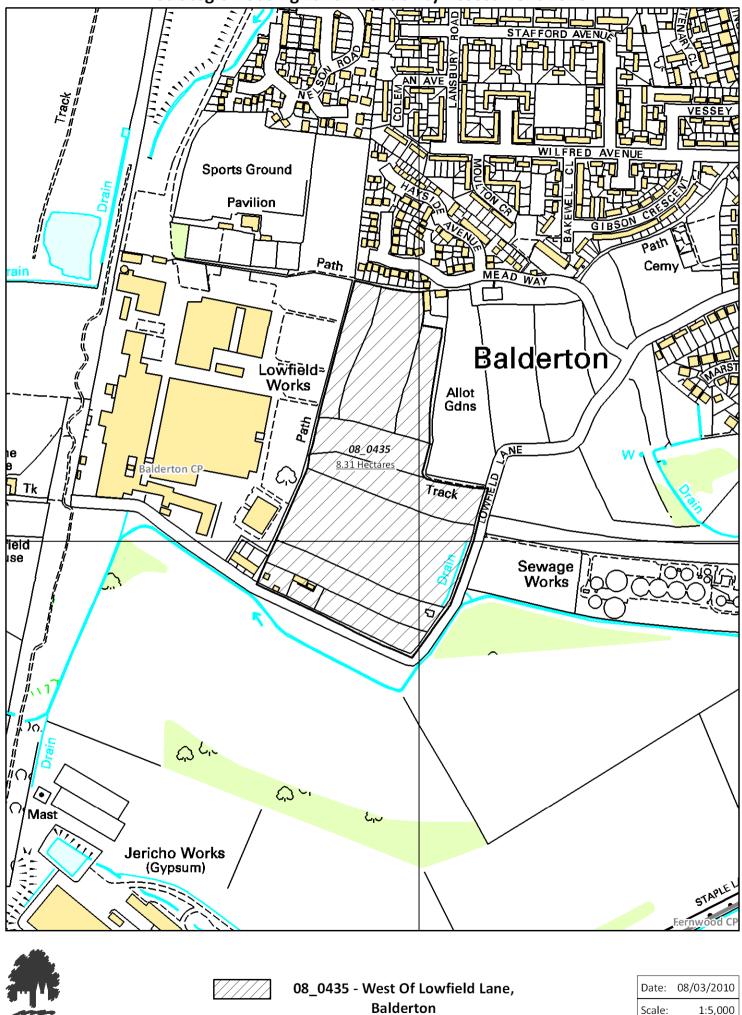
08_0434 - Flowserve, Hawton Lane,

Site Ref: West of Lowf	eld Lane	
08_0435 Area(ha): 8.31	Parish: BALDERTON	Proposed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments:	The site is not suitable	
Achievability Conclusion: Achievabilty Comments:		
Overall Draft Conclusion:	Potential contaminat	ion issues in the locality would need to be investigated
	and mitigated if nece the form of a Site of I and western portion This site is not appro adjacent to other SHI development and pro	ssary. Not suitable due to environmental constraints in interest for Nature Conservation which covers a central of the site. Highway access constraints in this location. opriate for development in isolation. However, the site is LAA sites, which may be considered suitable for ovide access to those parts of the site not covered by a ature Conservation. See Sites 08_0434, 08_0438,
Overall Final Conclusion:	and mitigated if nece the form of a Site of I and western portion This site is not appro adjacent to other SH development and pro	ion issues in the locality would need to be investigated assary. Not suitable due to environmental constraints in interest for Nature Conservation which covers a central of the site. Highway access constraints in this location. opriate for development in isolation. However, the site is LAA sites, which may be considered suitable for ovide access to those parts of the site not covered by a ature Conservation. See Sites 08_0434, 08_0438, 0.
Character Land Use Location	-	le PDL/Greenfield: Greenfield
Location: Village (outside but		
Area Character: MixedCountr employment	yside, residential and	Area Greenfield:
Setting: Other Countryside, employment	residential and	Area PDL: 8.31
Current Use: PaddockOther		Proposed Use:
Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs		Other: NE1 Development in the Countryside, NE8 Mature Landscape Area
	te is suitable	
Within 800m or 10 mins walki	•	Within 30 mins travel by public transport Secondary school: Yes Retail Area: Yes
Primary school: No Bus st GP/ Health No Cash	No	Further Education: Yes Hospital: Yes
	ne/PO:	Supermarket: Yes Employment: Yes
Store of Local Importance:		
2		ProximityOver 1km from a major public transportTransport Node:node
GreenSpaceStandards: Withi	n 400m of publicly access	sible green space
GreenSpaceStrategy Comme	nts: 359m	

Site Ref: W	est of Lowfie	Id Lane	
08_0435 Are	ea(ha): 8.31	Parish: BALDERTON	Proposed Yield :
Highway Engine	ers Comments	: This site has access fro Lowfield Ln in the vicini footways and is therefo	ity of this site is exactly that, a lane, which is narrow with no
Topography No Constraints:)	Access to Utilities?	Unknown Contaminated Land?: Maybe
Constraints.		Contamination Cate	gory: B-Potentially contaminative usage has been identified in close proximity to the site
Agricultural Lan	d Quality: Gra Urb	de 3 (Good-moderate) an	Site Apparatus: None
Neighbour Issue	es: Factory 08_043	to west (SHLAA Site 4)	Site within a flood In Floodzone 1
Identified in SFF	RA: Yes		zone?:
SFRA Comment	s: The entire sit	te is located in Zone 1 an	d should be suitable for all forms of development.
Impact on Lands	scape Biodiver	sity The site is not sui	table
Impact on views	s: No		Natural Features: No
Impact on existi Recreational Us	e: 135/1 Footp centre 135/1	Right of way runs 4/1 and Balderton ath 14, run through the of the site, footpath 1/2 is adjacent to the of the site. Balderton	Listed Bldg / Local Interest Bldg: No
ProtectedSpecie	NOS SINC	on Part of Site	Tree Preservation Order: No
Habitats:	Conincides Works Mea	2/804 - Balderton dow (i), 5/2129 - Vorks Meadow (ii).	Conservation Area: No
Suitability Conc	lusion: T	he site is not suitable	
Availability a	nd Achievabi	lity	
Availability Con	clusions:		
Achievability Co	onclusion:		
Availability Com	iments:		
Achievabilty Co	mments:		
Ownership Con	straints owner	constraints 11-15 years	Ownership Comments:
Legal Issues:			Legal Comments:
Timescale:			Availability Other Issues:
Viability Comme	ents:		
Additional Com	monte: Site adie	nine SHI AA sites 08 043	4 08 0438 08 0437 and 08 0190

Additional Comments: Site adjoins SHLAA sites 08_0434, 08_0438, 08_0437 and 08_0190 Parish Council comments: Low lying land which regularly has flooding problems.

Strategic Housing Land Availability Assessment 2010

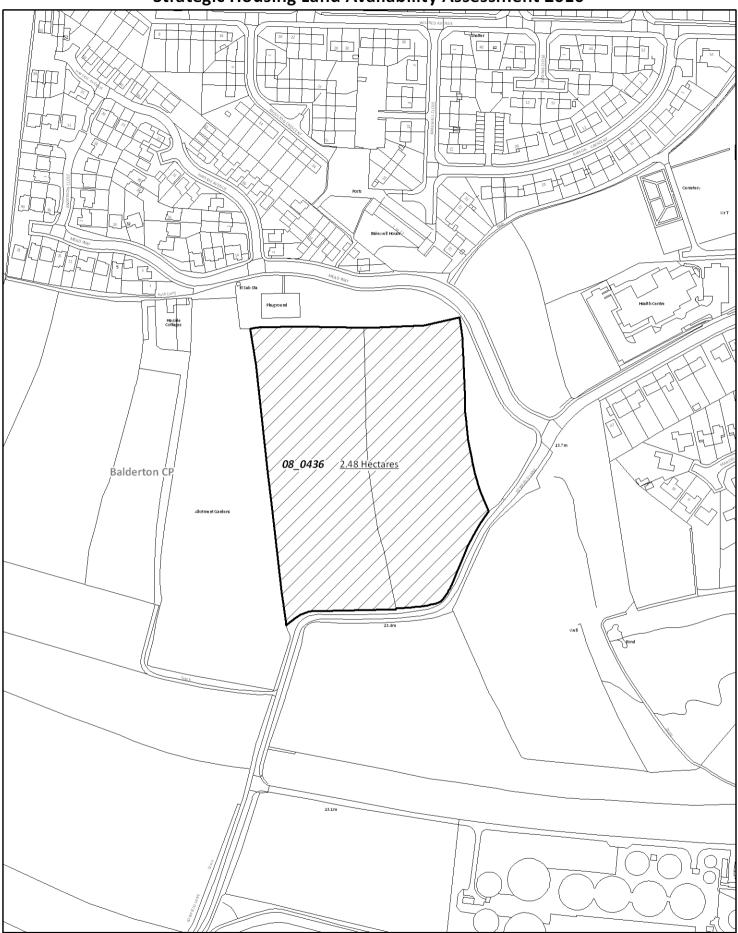


NFWARK &

SHERWOOD

Site Ref: North of Lowfi	eld Lane		
08_0436 Area(ha): 2.48	Parish: BALDERTON	Proposed	Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievabilty Comments:	The site is not suitable		
Overall Draft Conclusion:	Not presently suitable	due to level of separation from	existing settlement.
Overall Final Conclusion:	Not presently suitable	due to level of separation from	existing settlement.
Character Land Use Location	The site is not suitable		
Location: Seperated from urba	n/village boundary	PDL/Greenfield: Greenfield	
Area Character: MixedCountry		Area Greenfield:	2.48
Setting: Other Countryside, re	esidential	Area PDL:	
Current Use: PaddockOther		Proposed Use:	
Policy The site is not suitab AllocatedSite: Countryside Conflicting Issues Yes Devel		Other: NE1 Development in th Mature Landscape Area	
Access to Services The sit	e is suitable		
Within 800m or 10 mins walkir	ıg	Within 30 mins travel by p	ublic transport
Primary school: No Bus ste	op: Yes	Secondary school: Yes	Retail Area: Yes
GP/ Health No Cash Centre: Machir	Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:	ie/i U.	Supermarket: Yes	Employment: Yes
Proximity to Over 1km fro		roximity Over 1km from ransport Node: node	a major public transport
GreenSpaceStandards: Within GreenSpaceStrategy Commen		le green space	
Physical Constraints The si	te may be suitable		
Highway Engineers Comments	works required. Traffic site is narrow with no fo additional traffic. Off site highway works together with third party	hway layout to be provided to star assessment required. Lowfield La otways and is, therefore, unsuital would be required to improve the o land. However, Lowfield Lane ha is one access point onto the highv	ane in the vicinity of this ble for use by any existing highway as a limited capacity due
Topography No	Access to Utilities?	Unknown Contaminated La	nd?: No
Constraints:	Contamination Categ	ory: C-Potentially contaminative identified at the site or surr	
Agricultural Land Quality: Gra	ade 3 (Good-moderate) ban	Site Apparatus: None	

Site Ref: North of Lowfield Lane	
08_0436 Area(ha): 2.48 Parish: BALDERTON	Proposed Yield :
Neighbour Issues: None Identified in SFRA: Yes SFRA Comments: The entire site is located in Zone 1 and	Site within a flood In Floodzone 1 zone?: Ind should be suitable for all forms of development.
Impact on Landscape Biodiversity The site is suitabl Impact on views: No Impact on existing No	Natural Features: No
Impact on existing No Recreational Use: ProtectedSpecies/ No Habitats:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability Availability Conclusions: Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints owner constraints 11-15 years Legal Issues:	Ownership Comments: Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Additional Comments: SHLAA Sites 08_0190, 08-0437, Parish Council comments: Low ly	08_0189 adjoin the site /ing land which regularly has flooding problems.



Strategic Housing Land Availability Assessment 2010



Date: 08/03/2010 Scale: 1:2,500

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08_0436 - North Of Lowfield Lane,

Site Ref: East of Lov	vfield Lane	
08_0437 Area(ha): 6.2	3 Parish: BALDERT	ON Proposed Yield :
Suitability Conculsion	The site is not suital	ble
Availability Conclusions:		
Availability Comments:		
Achievability Conclusion:		
Achievabilty Comments:		
Overall Draft Conclusion:	mitigated if necess approximately 60% Conservation, the	nation issues at the site would need to be investigated and sary. Not suitable due to environmental constraints – % of the site is designated as a Site of Interest for Nature remainder of the site is either some distance from the where highway constraints apply or is subject to a Tree r.
Overall Final Conclusion: Potential contamination issues at the site would need to be investigated at mitigated if necessary. Not suitable due to environmental constraints – approximately 60% of the site is designated as a Site of Interest for Nature Conservation, the remainder of the site is either some distance from the Urban Boundary where highway constraints apply or is subject to a Tree Preservation Order.		
	ion The site may be suit	
Character Land Use Locat Location: In urban fringe		PDL/Greenfield: Greenfield
Location: In urban fringe Area Character: Countrys		PDL/Greenfield:GreenfieldArea Greenfield:6.23
Location: In urban fringe Area Character: Countrys Setting: Countryside		PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL:
Location: In urban fringe Area Character: Countrys		PDL/Greenfield:GreenfieldArea Greenfield:6.23
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture	ide	PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL:
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture	ide suitable	PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL:
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture Policy The site may be s	ide suitable Designation	PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL: Proposed Use: Other: NE8 Mature Landscape Area; NE1
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture Policy The site may be s AllocatedSite: Landscape Conflicting Issues Yes C	ide suitable Designation	PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL: Proposed Use: Other: NE8 Mature Landscape Area; NE1
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture Policy The site may be s AllocatedSite: Landscape Conflicting Issues Yes C Access to Services Th	ide suitable Designation Dutside Urban boundary e site is suitable	PDL/Greenfield: Greenfield Area Greenfield: 6.23 Area PDL: Proposed Use: Other: NE8 Mature Landscape Area; NE1
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture Policy The site may be s AllocatedSite: Landscape Conflicting Issues Yes C Access to Services Th Within 800m or 10 mins w	ide suitable Designation Dutside Urban boundary e site is suitable	PDL/Greenfield: Greenfield: Area Greenfield: 6.23 Area PDL: Froposed Use: Other: NE8 Mature Landscape Area; NE1 Development in the Countryside
Location: In urban fringe Area Character: Countrys Setting: Countryside Current Use: Agriculture Policy The site may be s AllocatedSite: Landscape Conflicting Issues Yes C Access to Services Th Within 800m or 10 mins w Primary school: No Bu GP/ Health No Ca	ide suitable e Designation Outside Urban boundary e site is suitable alking s stop: Yes	PDL/Greenfield: Greenfield: Area Greenfield: 6.23 Area PDL: Proposed Use: Other: NE8 Mature Landscape Area; NE1 Development in the Countryside Development in the Countryside Within 30 mins travel by public transport Secondary school: Yes Retail Area: Yes Further Education: Yes Hospital: Yes
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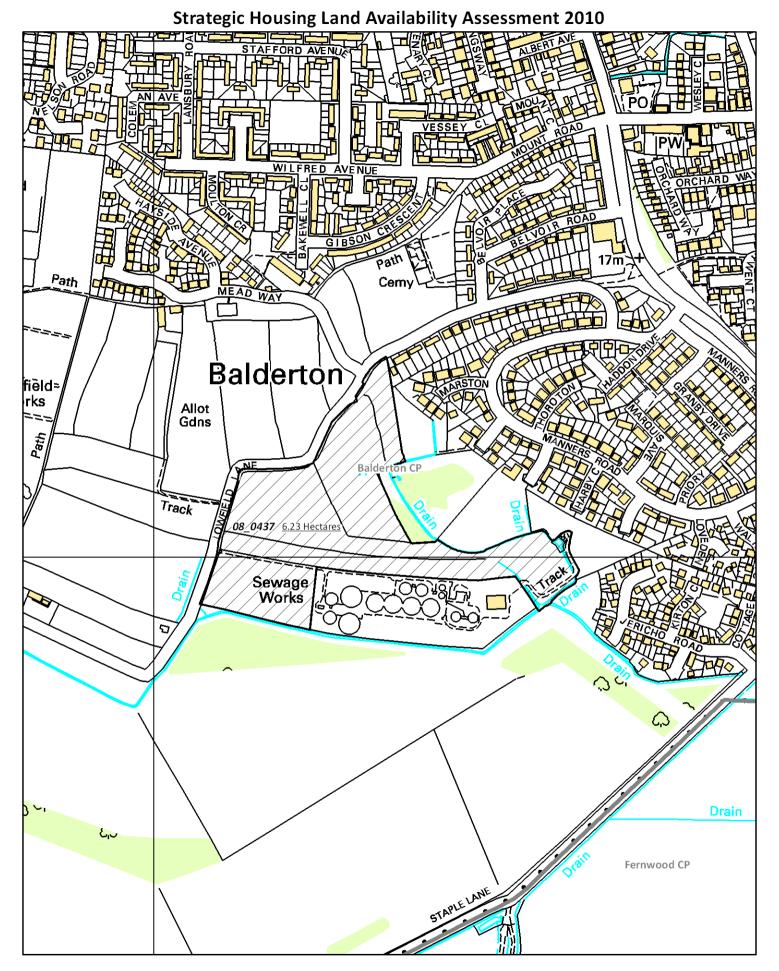
Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Lowfield Lane in the vicinity of this site is narrow with no footways and is, therefore, unsuitable for use by any additional traffic. Off site highway works would be required to improve the existing highway together with third party land. However, Lowfield Lane has a limited capacity due to the fact that it only has one access point onto the highway network. TA would

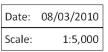
Site Ref: East of	Lowfield Lane	
08_0437 Area(ha):	6.23 Parish: BALDERTON	Proposed Yield :
	be required to prove c	ase.
Topography No	Access to Utilities?	
Constraints:	Contamination Cate	egory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Qual	lity: Grade 3 (Good-moderate) Grade 3 / Urban	Site Apparatus:
Neighbour Issues:	Sewage Works to South; flood bank to South	Site within a flood In Floodzone 1 zone?:
Identified in SFRA: Ye	2S	
suita flow	entire site is located in Zone 1 and able for all forms of development. is in close proximity to the west of be at risk from the effects of floor	. Sodbridge Drain f the site. The site
	Biodiversity The site is not su	
Impact on views: No		Natural Features: No
Impact on existing Recreational Use:	No	Listed Bldg / Local Interest Bldg: No
	s Conincides with 2/803 -	Tree Preservation Order: Yes
Ba	wfield Lane Grasslands, Iderton. Direct impacts can expected.	Conservation Area: No
Suitability Conclusion:	The site is not suitable	
Availability and Ac	hievability	
Availability Conclusion	ns:	
Achievability Conclusion	on:	
Availability Comments	:	
Achievabilty Comment	s:	
Ownership Constraints	s owner constraints 11-15 years	Ownership Comments:
Legal Issues:		Legal Comments:
Timescale:		Availability Other Issues:
Viability Comments:		
Additional Comments:	The site borders SHLAA Sites 0	8_0438 - and lies immediately opposite 08_0435 and

Additional Comments: The site borders SHLAA Sites 08_0438 - and lies immediately opposite 08_0435 and 08_0436.

Parish Council comments: Low lying land which regularly has flooding problems.







08_0437 - East Of Lowfield Lane,

Cite Defe	Couth of Louis		
Site Ref:			Proposed Viold • 4975
08_0438	Area(ha): 49.13	Parish: BALDERTON	N Proposed Yield : 1375
Suitability C	Conculsion	The site may be suitab	ble
Availability	Conclusions:	The site could be avail	lable in 10 - 15 years time
Availability	Comments:		
Achievabilit	y Conclusion:	The site is economical	lly viable/acheivable for housing
Achievabilt	y Comments:	up 30% on site POS a	40dph 20% site area reduction further 10% site area to make area, partially accomodated in site reduction area. Site broken ⁵ 275 units giving a total yield of 1375 units.
Overall Drat	t Conclusion:	mitigated if necessar required. Any possib detrimental impact o west corner of the sit part of the site from I development. If the U Development Plan pr appropriate mitigatio	tion issues at the site would need to be investigated and ry. Possible off site highways mitigation works may be ole development would need to mitigate against any on a Site of Interest for Nature Conservation in the north te. Although flooding constraints could prevent a small being developed, most areas could accommodate Jrban Boundary designation is changed through the rocess, this site could be considered suitable subject to on works. The site is Achievable and it is considered that d within 10- 15 years.
		required. Any possib detrimental impact of west corner of the sin part of the site from I development. If the U Development Plan pr appropriate mitigatio	ry. Possible off site highways mitigation works may be ble development would need to mitigate against any on a Site of Interest for Nature Conservation in the north ite. Although flooding constraints could prevent a small being developed, most areas could accommodate Jrban Boundary designation is changed through the rocess, this site could be considered suitable subject to on works. The site is Achievable and it is considered that d within 10- 15 years.
Character L	and Use Location	The site may be suitab	
Location: I	n urban fringe		PDL/Greenfield: Greenfield
	cter: Countryside		Area Greenfield: 49.13
Setting: Co	ountryside		Area PDL:
Current Use	: Agriculture		Proposed Use:
AllocatedSi	e site may be suita te: Countryside Issues Yes Outsi		Other: NE1 Development in the Countryside
Access to S	ervices The sit	e is suitable	
Within 800n	n or 10 mins walkir	g	Within 30 mins travel by public transport
Primary sch	ool: No Bus st	op: No	Secondary school: Yes Retail Area: Yes
GP/ Health	No Cash Machir	No	Further Education: Yes Hospital: Yes
Centre: Store of Loo	Machir al Importance:		Supermarket: Yes Employment: Yes
Proximity to Town centre	• Over 1km fro		ProximityOver 1km from a major public transportTransport Node:node
GreenSpace	Standards: Withir	800m of publicly access	sible green space

GreenSpaceStrategy Comments: 679m

Site Ref: South	of Lowfield Lane	
08_0438 Area(ha	a): 49.13 Parish: BALDERTC	Proposed Yield : 1375
Physical Constraints	s The site may be suitable	
-	-	on to give advice. Traffic accessment required. Extensive
Fighway Engineers		on to give advice. Traffic assessment required. Extensive a full TA in order to assess. There is a poor junction from andon Road.
Topography No Constraints:	Access to Utilities	s? Unknown Contaminated Land?: Yes
Constraints:	Contamination Ca	ategory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Qu	Jality: Grade 3 (Good-moderate) Grade 3 / Urban	Site Apparatus: power line crosses land nr Northern boundary; oil pipe to E
Neighbour Issues:	Sewage Works to N; EA bank W & S; Haz Buff to E	to Site within a flood In zone 3 a very small
Identified in SFRA:		zone?: portion of the North-west corner the rest of the site is in Flood Zone 1
SFRA Comments: S	ite comprises part of SFRA Site 1	1 - North-west corner lies in Zone 3
Impact on Landscap	e Biodiversity The site is suita	able
Impact on views: No	0	Natural Features: Yes There is a dyke running to the Northern boundary of the site. EA bank to West and South boundaries.
Impact on existing Recreational Use:	Yes R o W 135/18/1 Balde BW18 (North-west boundary site)	
Protostad Spasias/	Yes Potential Protected	Tree Preservation Order: No
Habitats:	species habitat. Coincides with 2/637 - Lowfield Grassland, Balderton, 5/208 - Balderton Dismantled Railway South. Direct impacts can be expected.	Conservation Area: No
Suitability Conclusion	on: The site may be suitable	e
Availability and A	Achievability	
Availability Conclus	ions: The site could be av	vailable in 10 - 15 years time
Achievability Conclu	ision: The site is econom	ically viable/acheivable for housing
Availability Commer	nts:	
Achievabilty Comme	up 30% on site POS	40dph 20% site area reduction further 10% site area to make area, partially accomodated in site reduction area. Site broken of 275 units giving a total yield of 1375 units.
Ownership Constrai	nts owner constraints 11-15 year	S Ownership Comments:
Legal Issues:		Legal Comments:
Timescale:		Availability Other Issues:
Viability Comments:		5 site area reduction further 10% site area to make up 30% on dated in site reduction area. Site broken down into 5 phases of 375 units.
Additional Comment		ds indicating that this site may have flooded in the past. It n some instances was caused by watercourse and drainage present a risk in the future.

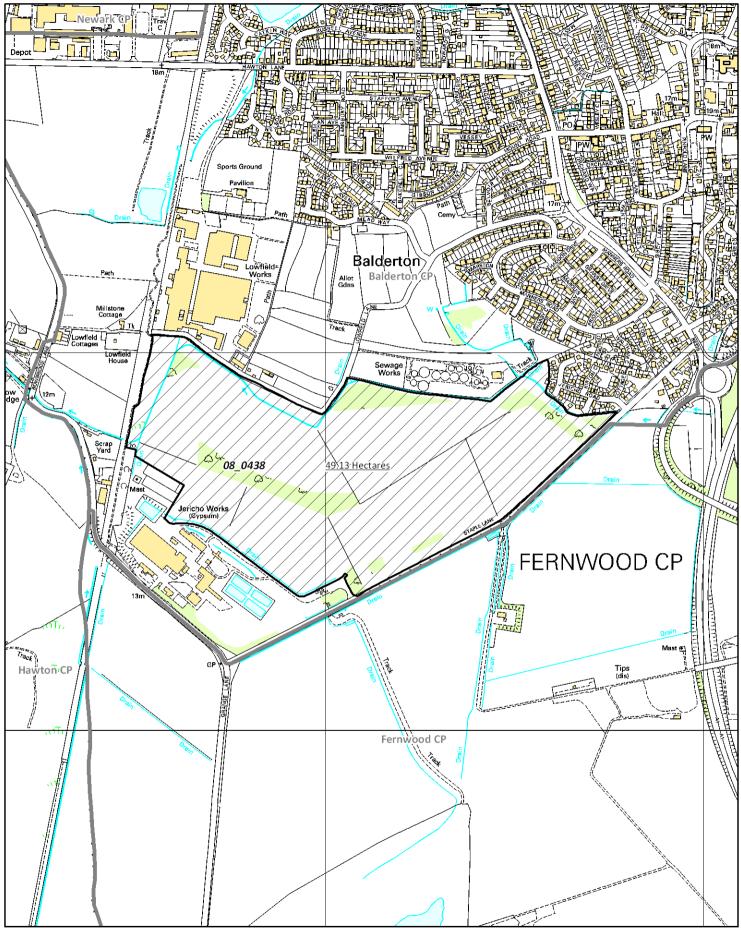
Site Ref: South of Lowfield Lane

08_0438 Area(ha): 49.13 Parish: BALDERTON

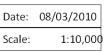
The site adjoins 08_{437} . 08_{0435} , 08_{0434} , 08_{0318} and 08_{0022} .

Parish Council comments: Low lying land which regularly has flooding problems.

Strategic Housing Land Availability Assessment 2010







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08_0438 - South Of Lowfield Lane, Balderton

BALDERTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0049	Rear of 196 London Road	Balderton	Site below 0.25ha. Not included in study.
08_0595	Church Lane	Balderton	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010







08_0049 - 08_0595, Balderton

Date:	05/05/2010	
Scale:	1:3,500	

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