

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**08_0018**

Area(ha): 0.71

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Provided: Available within 5 years**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Sewage works nearby, therefore mitigation measures maybe required. If the Urban Boundary 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:

Potential contamination 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 consultation has highlighted the serious flooding issues in this location. This, along with other considerations, makes the site not suitable for development.

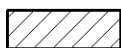
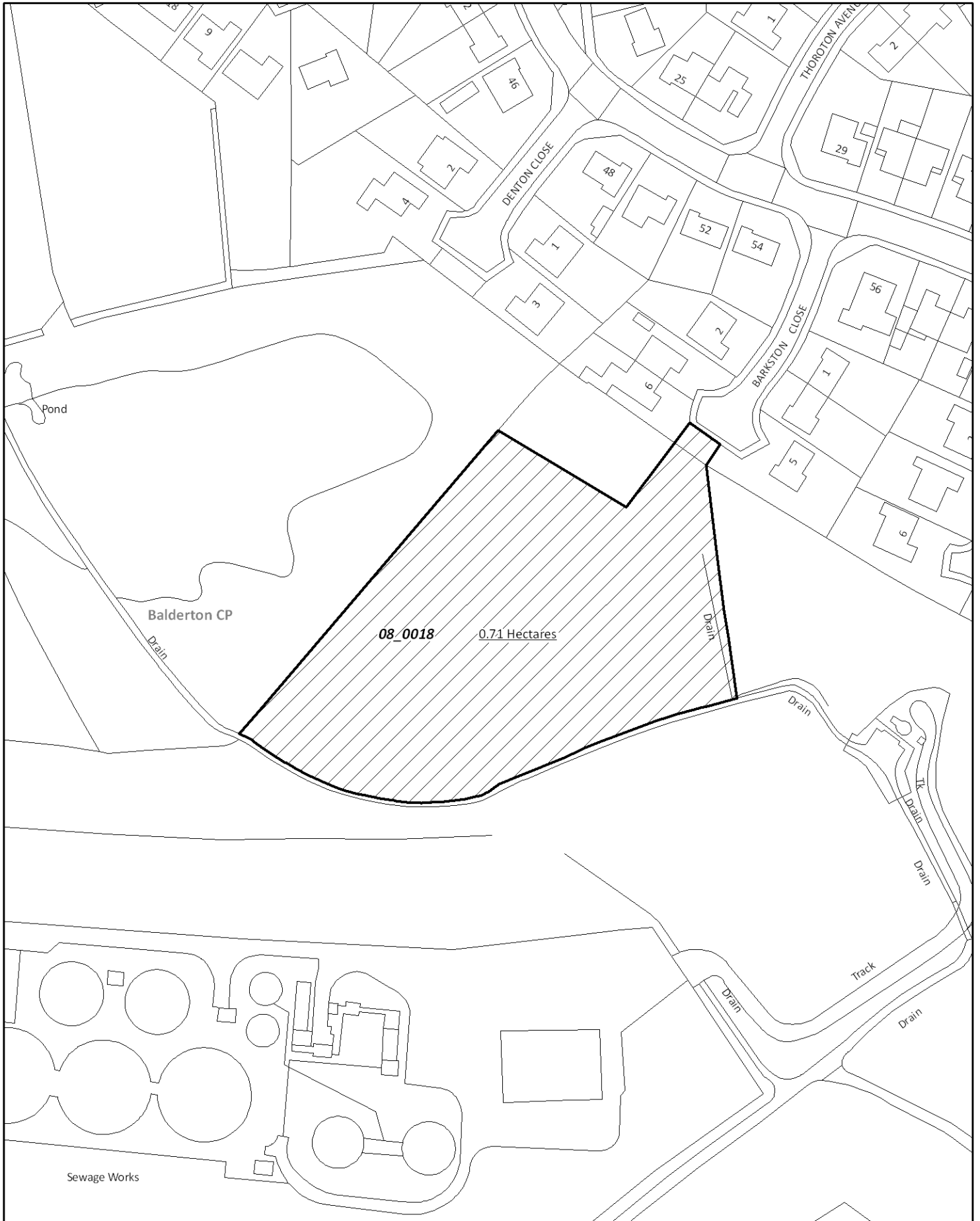
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside Adjoins settlement**Area Greenfield:** 0.71**Setting:** Countryside Adjoins settlement**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside * Majority of site is outside of Main Built Up Area of Newark & Balderton. Within Mature Landscape Area**Other:** NE1 Development in the Countryside; NE8 Mature Landscape Area**Conflicting Issues** Yes Adjacent Urban Boundary.**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3773m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 186m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Insufficient info to give advice. Access from end of cul-de-sac assuming no ransom strip between the site and adopted public highway. See 0022 and 0102.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** 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**Site within a flood zone?:** In Floodzone 1 Issues of serious pluvial flooding in this location**Identified in SFRA:** Yes**SFRA Comments:** Suitable for all forms of development**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Drainage ditches. 1m Flood bank adjacent housing.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Provided: Available within 5 years**Achievability 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:****Additional Comments:** Adjacent to SHLAA sites 08_0022, 08_0102 and 08_0437.

Site may have partially flooded in the past. 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_0018 - 6 Barkstone Close, Balderton, Balderton

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

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Site Ref: Land to south of Manners Road, Balderton**08_0022**

Area(ha): 0.64

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown interest in the site. Available within 5 years

Achievability Conclusion:**Achievability Comments:****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 Use Location The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Mixed**Area Greenfield:** 0.64**Setting:** Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Abuts urban boundary**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Adjacent Urban Boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3860m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 97m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Insufficient info to give advice. Access gained from the end of a cul-de-sac assuming no ransom strip between the site and adopted public highway. See 0018 and 0102.**Topography Constraints:** No generally flat but with drainage ditches and banking along eastern boundary**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land to south of Manners Road, Balderton**08_0022**

Area(ha): 0.64

Parish: BALDERTON

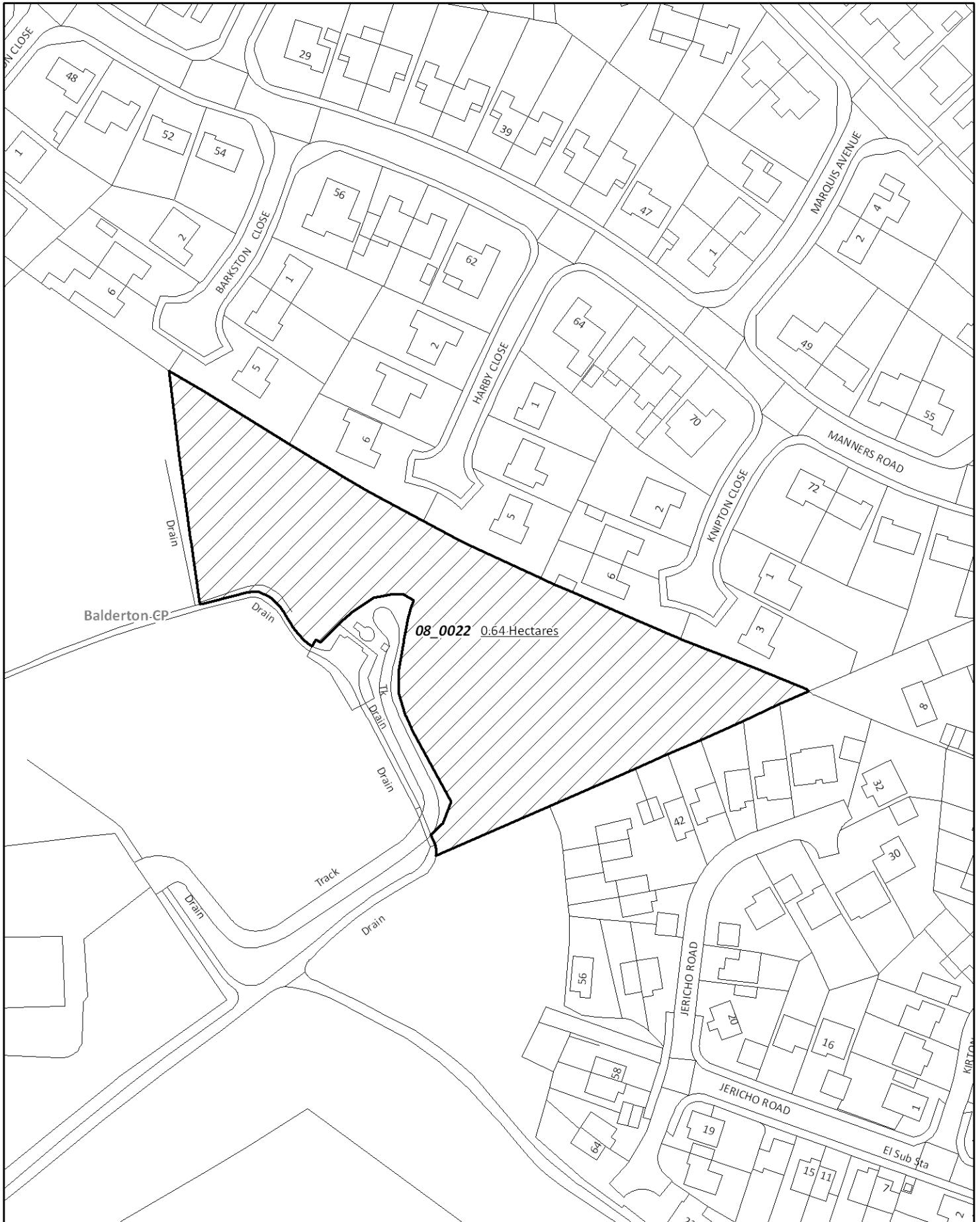
Proposed Yield :**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** none**Neighbour Issues:** Sewage works to west**Site within a flood zone?:**

In Floodzone 1 Issues of serious pluvial flooding in this location

Identified in SFRA: Yes**SFRA Comments:** Suitable for all forms of development.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Watercourses to south and west. Trees and bushes within site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer has shown interest in the site. Available within 5 years**Achievability 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:** Adjacent to SHLAA sites 08_0018, 08_0102 and 08_0437.

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

Date: 08/03/2010

Scale: 1:1,250

Site Ref: Land of Bowbridge Lane**08_0067**

Area(ha): 2.36

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion

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:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues on the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Importance to Nature Conservation. Possible highways mitigation works may be required. The majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement. 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_0318.

Overall Final Conclusion:

Potential contamination issues on the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Importance to Nature Conservation. Possible highways mitigation works may be required. The majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement. 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_0318.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** MixedAgricultural industrial and residential**Area Greenfield:** 2.36**Setting:** Other Mixed area of industrial type uses surrounded by countryside and residential**Area PDL:****Current Use:** Scrub LandVacant Land**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Employment**Other:** E8 Belvior Iron Works, E2 Belvior Iron Works**Conflicting Issues** Yes Employment**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3211m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 758m**Physical Constraints The site is not suitable**

Site Ref: Land of Bowbridge Lane**08_0067**

Area(ha): 2.36

Parish: BALDERTON

Proposed Yield :

Highway Engineers Comments: Visibilit and on site highway layout to be provided to standard. Traffic Assessment required. Site is isolated from the urban area of Newark and has poor pedestrian linkage to the town. If the site is acceptable then off site highway improvements would be required in order 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 contamination

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

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** none

Neighbour Issues: potential for conflict with neighbouring uses

Site within a flood zone?: In zone 3 Vast majority of the site is covered by Flood zone 2 and 3

Identified in SFRA: Yes

SFRA Comments: This portion of the land south of Newark site is affected by flooding by the nearby Middle Beck

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** No**Natural Features:** No

Impact on existing Recreational Use: Yes Potential to impact on nearby sustrans route

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes SINC abuts site to the east. 5/208 - Balderton Dismantled Railway South

Tree Preservation Order: No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:**

Availability Comments: Information Provided: Developer has shown interest in the site. 80 dwellings detailed in submission. Site available for development within 5 years.

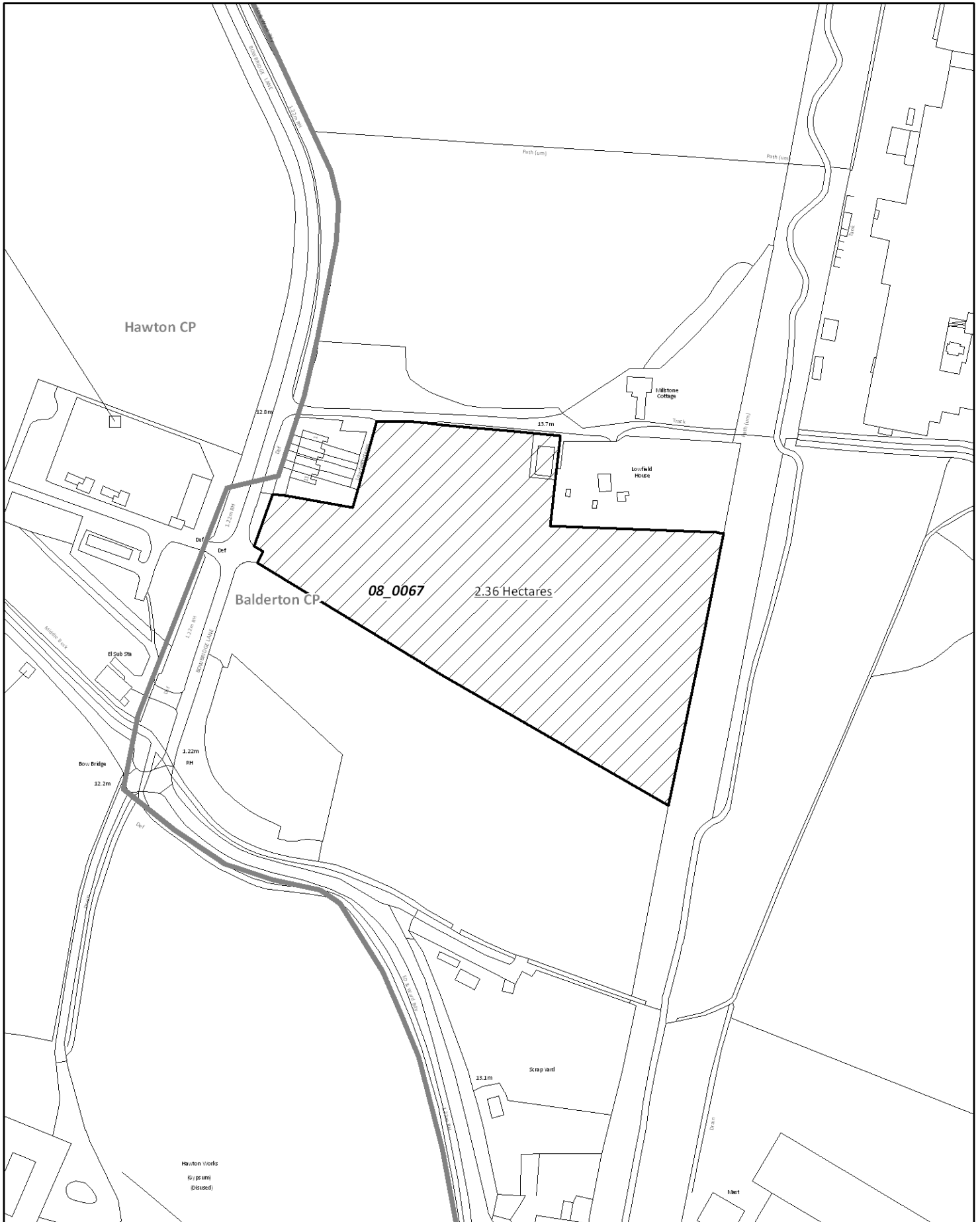
Achievability Comments:

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: 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



**08_0067 - Land Of Bowbridge Road,
Balderton**

Date: 08/03/2010

Scale: 1:2,500

Site Ref: The Homestead, Barnby Road**08_0088**

Area(ha): 0.45

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****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.****Overall Final Conclusion:****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 Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixedvillage/countryside**Area Greenfield:** 0.45**Setting:** Countryside**Area PDL:****Current Use:** PaddockAgriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Open break/Green Wedge Site is part of the Clay Lane/east of Newark urban extension submission**Other:** FS4 Clay Lane Green Wedge, R13 Clay Lane Recreation, outside main urban area**Conflicting Issues** Yes Green Wedge**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3068m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 673m**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 and Traffic Statement required. Small site located on a 60 mph road with no footways therefore a highway safety issue. Any development on this site would be required to provide a linking footway to Balderton along Bullpitt Lane in addition to providing a satisfactory detail of access.**Topography Constraints:** No flat land**Access to Utilities?** Yes but not mains sewerage **Contaminated Land?:** No

Site Ref: The Homestead, Barnby Road

08_0088

Area(ha): 0.45

Parish: BALDERTON

Proposed Yield :

Contamination Category: 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 zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: As part of the wider growth point submission Yes (subject to steering development away from flood zone 3)
Land North of Maltkin Lane, Newark
Suitable for Development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes Potential impact given Local Plan policy R13 designation

Listed Bldg / Local Interest Bldg: No

Protected Species/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

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.

Achievability Comments:

Ownership Constraints: No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

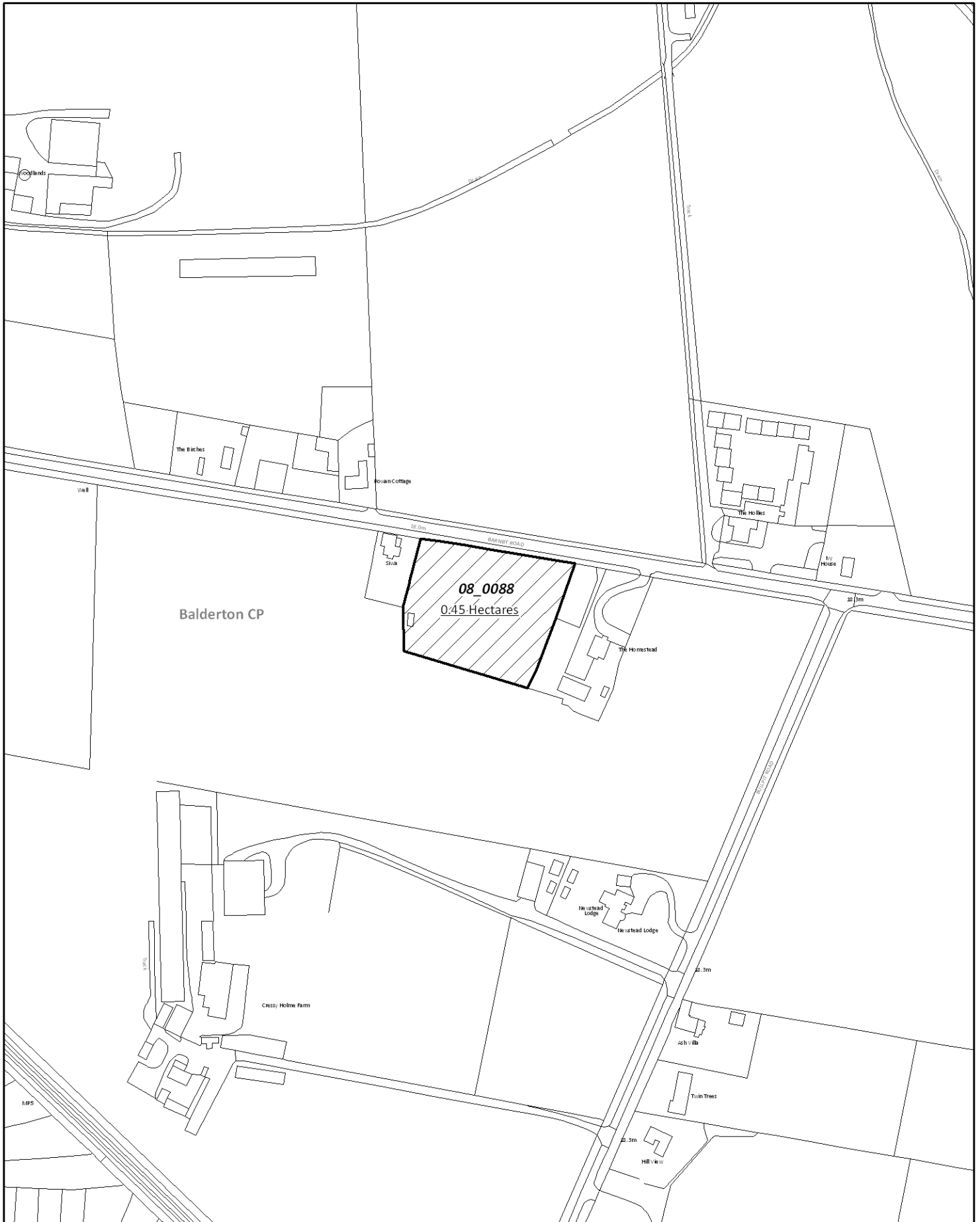
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Is a relatively small site within a much larger development proposal for land east of Newark (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 off Denton Close**08_0102**

Area(ha): 1.62

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information supplied: A developer has shown interest in the site.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the adjacent sewage works and to the adjacent Site of Interest for Nature Conservation. Although the presence of Trees with Preservation Orders could prevent part of the site from being developed, some areas 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. As the site is in multiple ownership, the timescale for development has been placed in the 5 to 10 year category.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the adjacent sewage works and to the adjacent Site of Interest for Nature Conservation. The presence of Trees with Preservation Orders could prevent part of the site from being developed. 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 Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/agricultural**Area Greenfield:** 1.62**Setting:** Countryside**Area PDL:****Current Use:** Sheep GrazingVacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Dev in Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Urban boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3747m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 304m to nearest**Physical Constraints The site is not suitable**

Site Ref: Land off Denton Close**08_0102**

Area(ha): 1.62

Parish: BALDERTON

Proposed Yield :

Highway Engineers Comments: On site highway layout to be to standard. Traffic Statement required. Small site off cul-de-sac. Being off a cul-de-sac this would restrict the number of dwellings permitted.

Topography Constraints: No Flat land

Access to Utilities? Yes

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)
Grade 3/Urban

Site Apparatus: None

Neighbour Issues: Sewage works to south

Identified in SFRA: Yes

Site within a flood zone?:

In Floodzone 1 Issues of serious pluvial flooding in this location

SFRA Comments: Site 21. Yes suitable for development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Drainage ditches on south side

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Tree Preservation Order: Yes

Protected Species/Habitats: Yes SINC adj to western boundary. Abuts 2/803 - Lowfield Lane Grasslands, Balderton. Indirect impacts might occur.

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: A developer has shown interest in the site.

Achievability Comments:

Ownership Constraints: owner constraints 6-10 years
Land is in Multiple Ownership

Ownership Comments: Land is in Multiple Ownership

Legal Issues: No

Legal Comments:

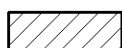
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: The 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



Site Ref: Land off Bowbridge Lane**08_0177b** Area(ha): 1.68

Parish: BALDERTON

Proposed Yield : 47

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 47.

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 it could be developed within 5 - 10 years.

Overall Final Conclusion:

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/Greenfield:** Greenfield**Area Character:** MixedAgriculture, residential, industrial**Area Greenfield:** 1.68**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
2445m distance to nearest**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:****GreenSpaceStrategy Comments:****Physical Constraints** The site is suitable

Highway Engineers Comments: On site layout and visibility 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

Site Ref: Land off Bowbridge Lane**08_0177b** Area(ha): 1.68

Parish: BALDERTON

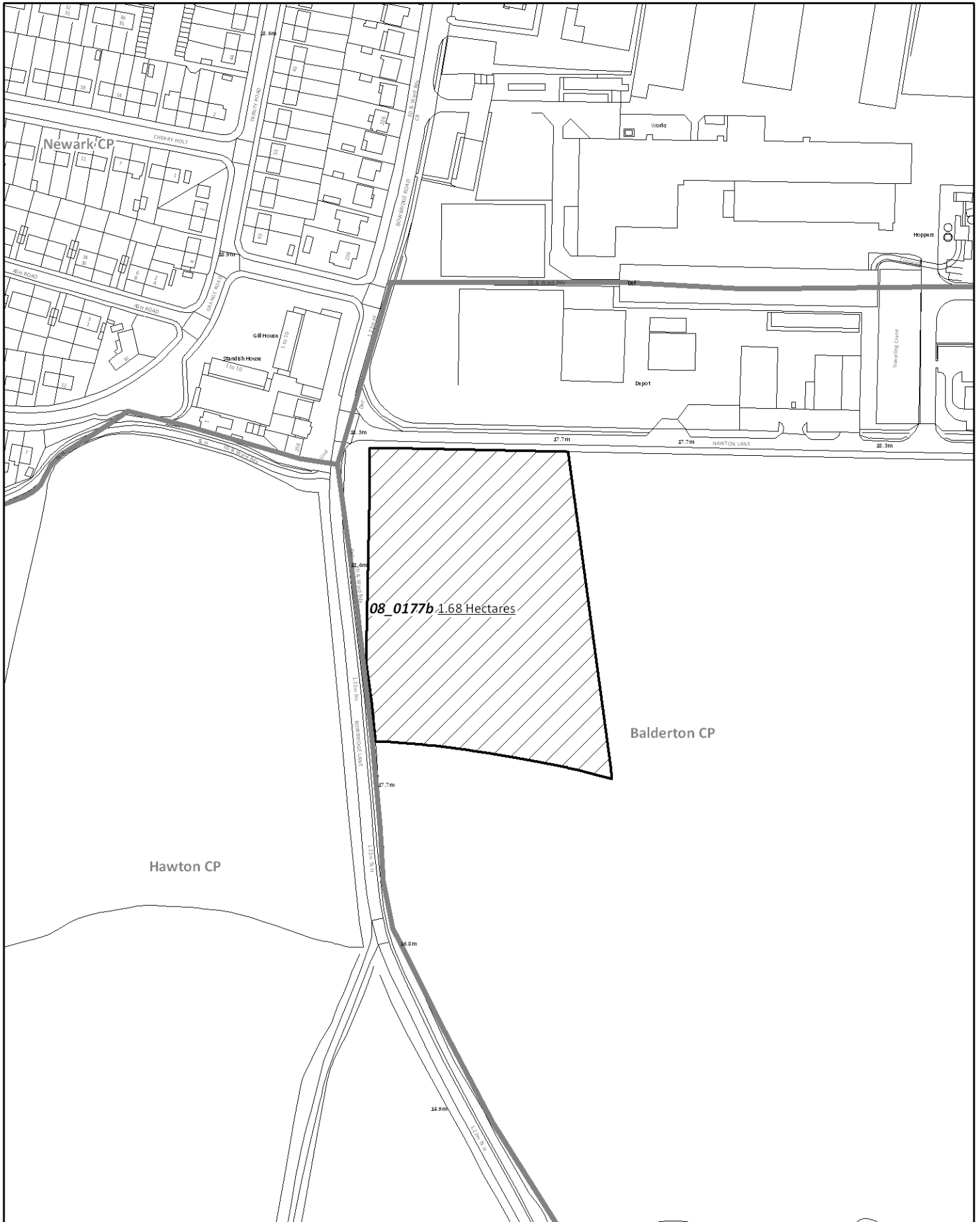
Proposed Yield : 47

Topography Constraints: No**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good) and Grade 3**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** Yes**Site within a flood zone?:**

In Floodzone 1 Possible pluvial flooding may be an issue

SFRA Comments: This site is within the wider Land South of Newark site - this part is in Floodzone 1 and is appropriate for all forms of development.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 47.**Ownership Constraints** owner constraints 6-10 years
Currently held under an agricultural tenancy agreement**Ownership Comments:** Currently held under an agricultural tenancy agreement**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 47.**Additional Comments:** Abuts SHLAA site 08_0294 and is part of wider SHLAA site 08_0318. Residential or employment proposed.

Strategic Housing Land Availability Assessment 2010



08_0177b - Land Off Bowbridge Lane, Balderton

Date: 08/03/2010

Scale: 1:2,500

Site Ref: Mead Way, Lowfield Lane**08_0188****Area(ha): 0.48****Parish: BALDERTON****Proposed Yield : 19****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

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.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph with no on-site POS but POS commuted sum. Number of dwellings 19.

Overall Draft Conclusion:**If the Urban Boundary designation is changed through the Development Plan 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 Development Plan process, this site could be considered suitable in all other respects. 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/Greenfield:** Greenfield**Area Character:** Mixedresidential / open space**Area Greenfield:** 0.48**Setting:** Countryside On fringe of urban area**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Areas**Conflicting Issues** Yes Urban boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre

Newark Town Centre 3556m

Proximity**Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 111m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be to standard. Site is located on an existing residential access road and therefore likely to be acceptable.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Mead Way, Lowfield Lane**08_0188**

Area(ha): 0.48

Parish: BALDERTON

Proposed Yield : 19

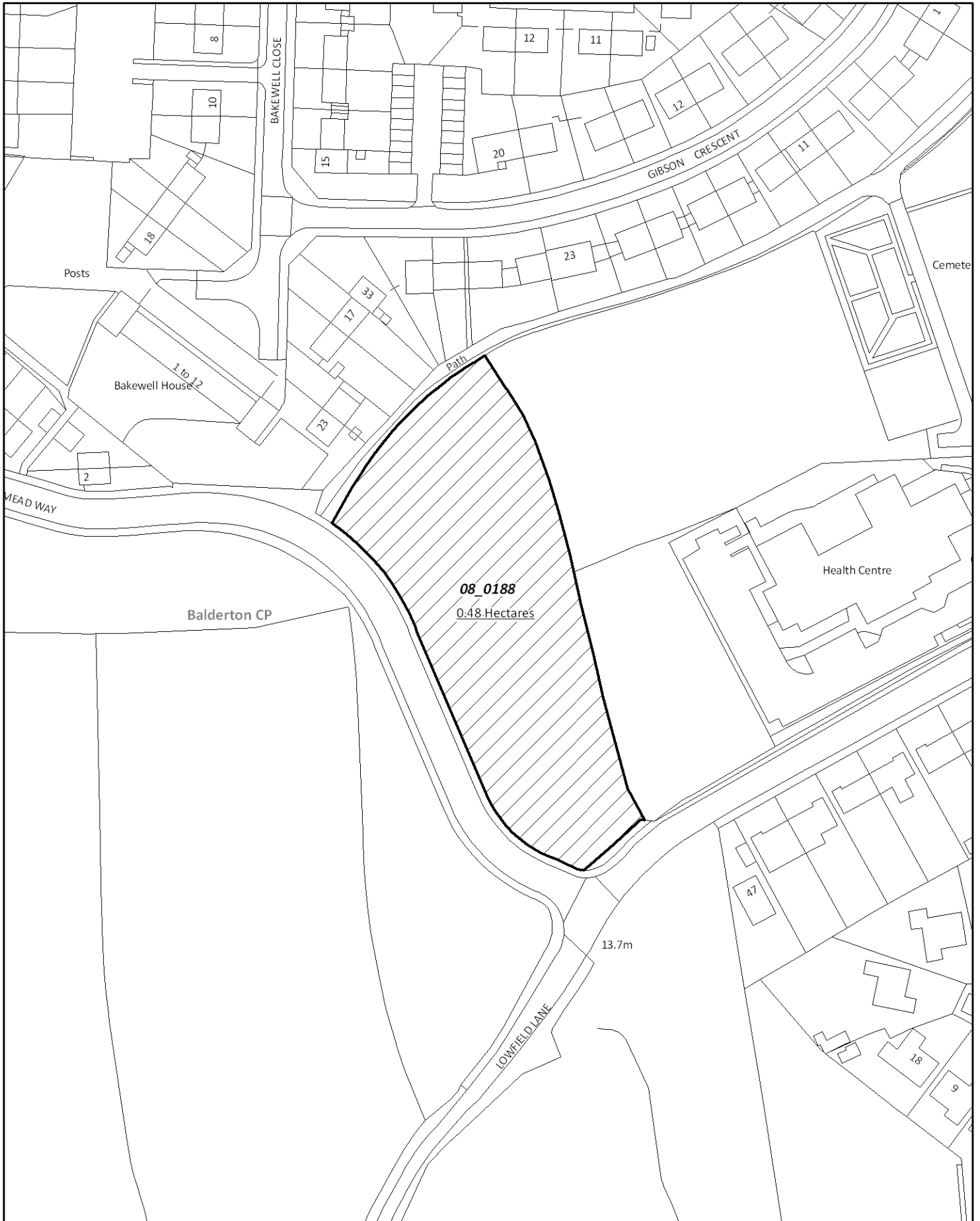
Agricultural Land Quality: Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** Proposed community centre on south part of site**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** The entire is located in Zone 1 and should be suitable for all forms of development. The floodplain of Sodbridge Drain is in close proximity to the eastern boundary of the site

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No Grassland**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable

Availability and Achievability**Availability 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.**Achievability Comments:** Viable - Assessed at 40dph with no on-site POS but POS commuted sum. Number of dwellings 19.**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:** Viable - Assessed at 40dph with no on-site POS but POS commuted sum. Number of dwellings 19.

Additional Comments: Application 08/01986/FUL for new community centre approved on south part of site. Submission form states that Salvation Army interested in part of the site for a new Citadel. SHLAA site 08_0189 to south west of site.

Strategic Housing Land Availability Assessment 2010



**08_0188 - Mead Way, Lowfield Lane,
Balderton**

Date: 08/03/2010

Scale: 1:1,250

Site Ref: Mead Way, Lowfield Lane**08_0189****Area(ha): 0.28****Parish: BALDERTON****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Developer has shown an interest in the site. Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****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:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.28**Setting:** Countryside**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Areas**Conflicting Issues** No Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3604m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 153m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be to standard. Infill site could be accessed from Mead Way subject to conditions**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** The entire is located in Zone 1 and should be suitable for all forms of development. The floodplain of Sodbridge Drain is in close 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 suitable

Impact on views: No

Natural Features: No Overgrown grass

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No SINC located to the south of the site

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has shown an interest in the site. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

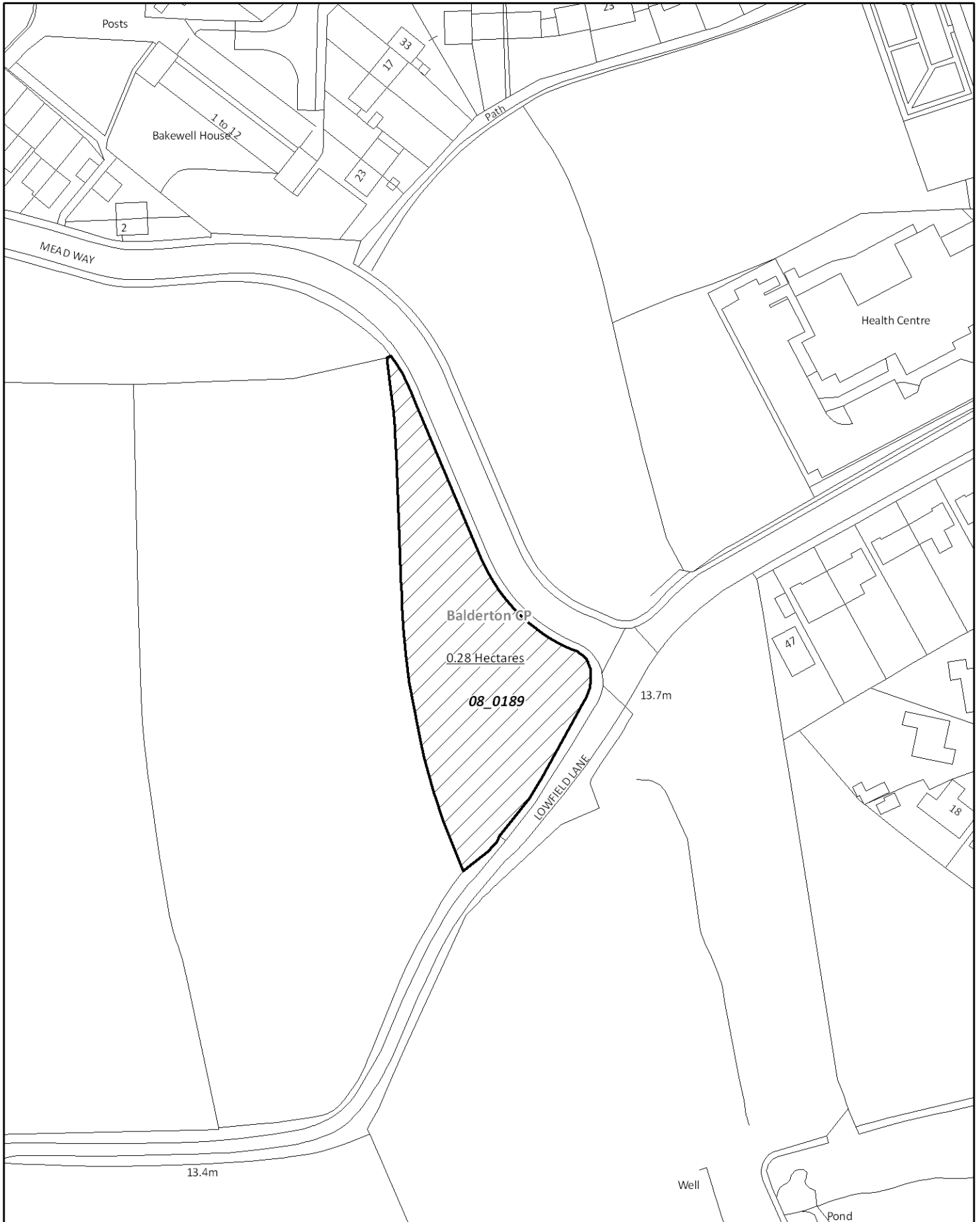
Timescale: No other constraints 0-5 years

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



**08_0189 - Mead Way, Lowfield Lane,
Balderton**

Date: 08/03/2010

Scale: 1:1,250

Site Ref: Lowfield Lane**08_0190**

Area(ha): 1.61

Parish: BALDERTON

Proposed Yield :**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 1.61**Setting:** Countryside**Area PDL:****Current Use:** Horse grazingOther**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 is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3828m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 177m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be to standard. Off site highway works required. Traffic assessment required. The size of this site would require a full Traffic Assessment. It is unlikely that the highway infrastructure that culminates at a single junction onto London Rd could cope with a fully developed site of this size (poss 600 + dwellings)**Topography Constraints:** No Slight slope to west**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** Electricity sub-station adjacent to site to north east**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes

Site Ref: Lowfield Lane

08_0190

Area(ha): 1.61

Parish: BALDERTON

Proposed Yield :

SFRA Comments: The entire is located in Zone 1 and should be suitable for all forms of development. The floodplain of Sodbridge Drain is in close proximity to the eastern boundary of the site

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No Possible right of way to north and south, west

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No SINC to south of site

Tree Preservation Order: No

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.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

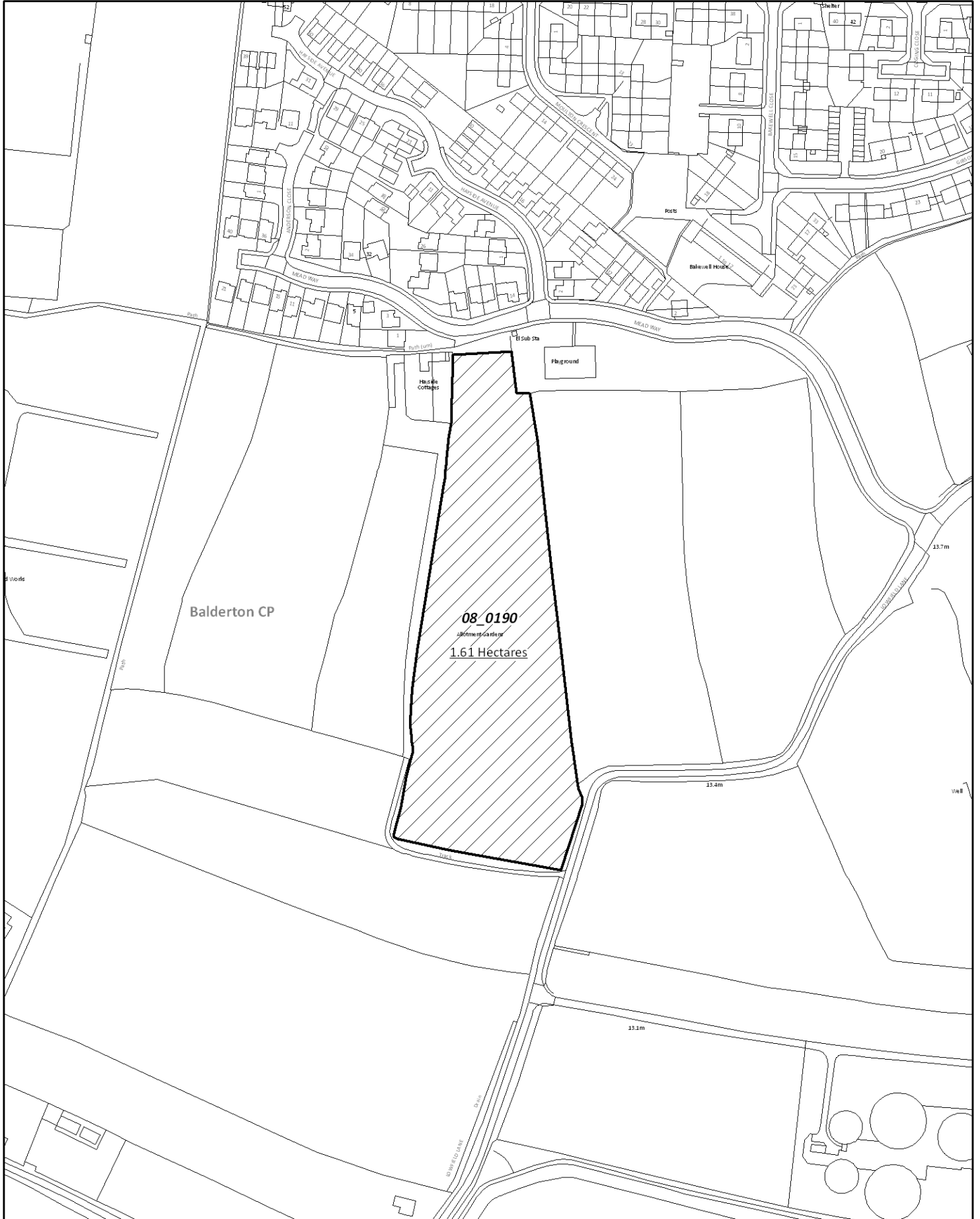
Timescale: No other constraints 0-5 years

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 Stafford Avenue**08_0263**

Area(ha): 0.39

Parish: BALDERTON

Proposed Yield :**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Conclusion:****Achievability 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 boundary**PDL/Greenfield:** Combination**Area Character:** Mixed residential/open space**Area Greenfield:****Setting:** Urban**Area PDL:****Current Use:** playground Open Land**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Open Space**Other:** R2 Existing Open Space, H12 main urban area of Newark/Balderton**Conflicting Issues** Yes Existing Open Space**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3112m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 1m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Does not show a connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No flat**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Not Applicable urban**Site Apparatus:** Playground equipment on part of site**Neighbour Issues:** none**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No

Site Ref: Land off Stafford Avenue**08_0263**

Area(ha): 0.39

Parish: BALDERTON

Proposed Yield :

**Impact on existing
Recreational Use:**Yes open space and
playground**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:**

The site is not suitable

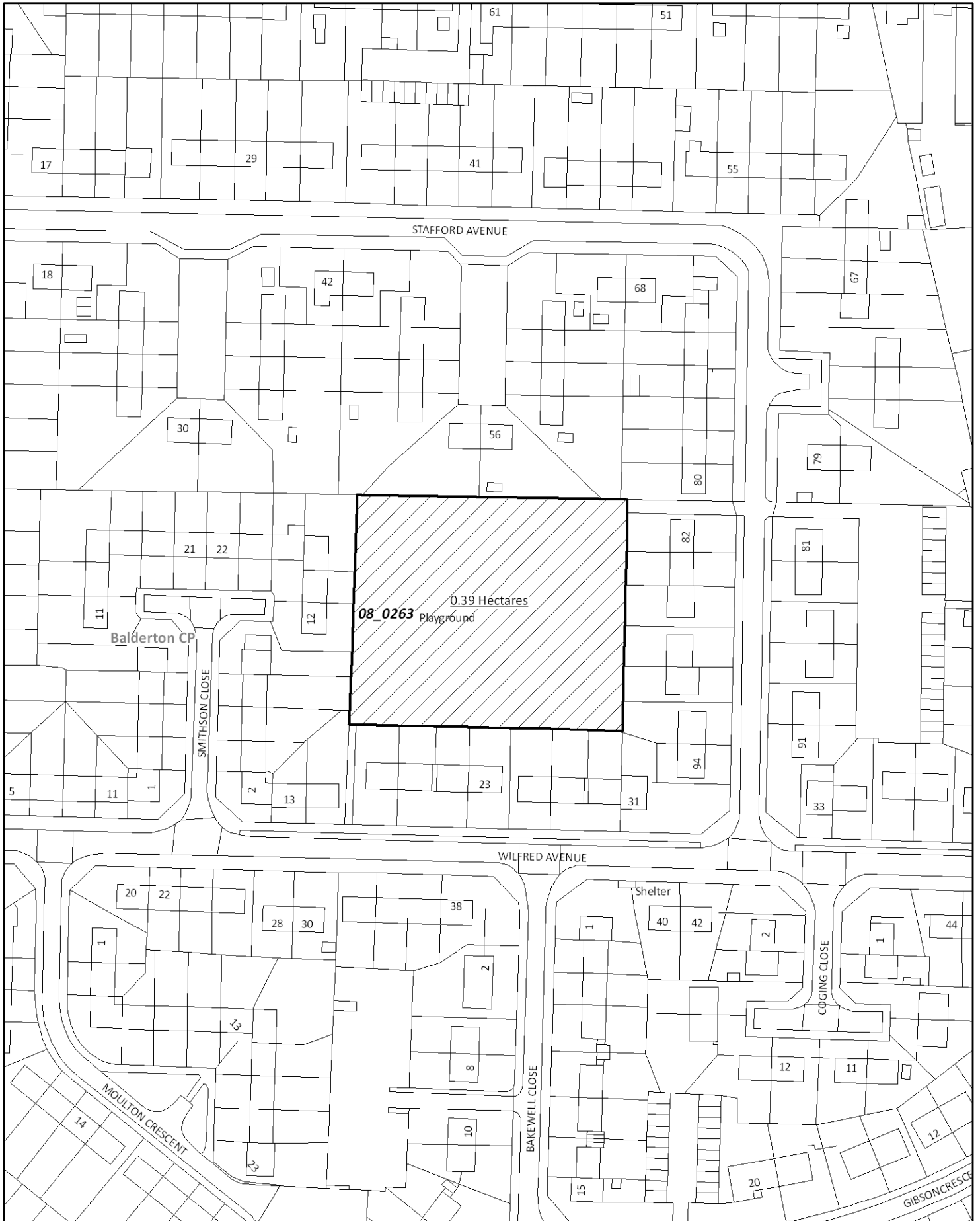
Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:**

Information Supplied: Available within 5-10 years.

Achievability 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_0263 - Land Off Stafford Avenue,
Balderton**

Date: 08/03/2010

Scale: 1:1,250

Site Ref: Land at The Hollies, Barnby Road**08_0267**

Area(ha): 0.74

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within all the timescales specified on the Site Submission Form.**Achievability Conclusion:****Achievability 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 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 Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Countryside**Area PDL:** 0.74**Current Use:** Special SchoolOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open break/Green Wedge The Local Plan shows the site as a site with planning permission**Other:** FS4 Clay Lane Green Wedge, R13 Clay Lane, Newark**Conflicting Issues** Yes Clay Lane Green Wedge**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2999m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 735m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Site is remote from a safe pedestrian connection. Off site works would be required to provide a footway into Balderton.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** 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)**Site Apparatus:** Buildings on site, pylons close to site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Within Flood Zone 1 suitable for development**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Available within all the timescales specified on the Site Submission Form.**Achievability 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 08_0299.

Strategic Housing Land Availability Assessment 2010



08_0267 - Land At The Hollies, Barnby Road, Balderton

Date: 08/03/2010

Scale: 1:2,500

Site Ref: Land South of Hawton Lane**08_0294****Area(ha): 16.92****Parish: BALDERTON****Proposed Yield : 576****Suitability Conclusion**

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 all timescales. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph 15% site area reduction with 14% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 576.

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.****Overall Final 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 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/Greenfield:** Greenfield**Area Character:** CountrysideUrban**Area Greenfield:** 16.92**Setting:** Countryside Urban**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2692m**Proximity Transport Node:** Over 1km from a major public transport 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

Proposed Yield : 576

Assessment required. A development on this site would have an affect on the mini roundabout at the Bowbridge Rd junction and the priority junction at London Rd. This would need to be assessed by way of a TA.

Topography Constraints: No Flat land

Access to Utilities? Yes**Contaminated Land?:** Yes

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

Agricultural Land Quality: Grade 2 (Very good) / Grade 3

Site Apparatus: None**Neighbour Issues:** None

Site within a flood zone?:

In zone 3 Small part of site (east) in Zones 2&3

Identified in SFRA: Yes

SFRA Comments: Flood zones 1,2,3 appropriate for development subject to steering development away from Zone 3

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No**Natural Features:** No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Adjacent to SINC 5/332. Potential Protected species habitat. 5/208 - Balderton Dismantled Railway South.

Tree Preservation Order: No**Conservation Area:** No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information Supplied: Developer has shown interest in the site. Available within all timescales. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 40dph 15% site area reduction with 14% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 576.

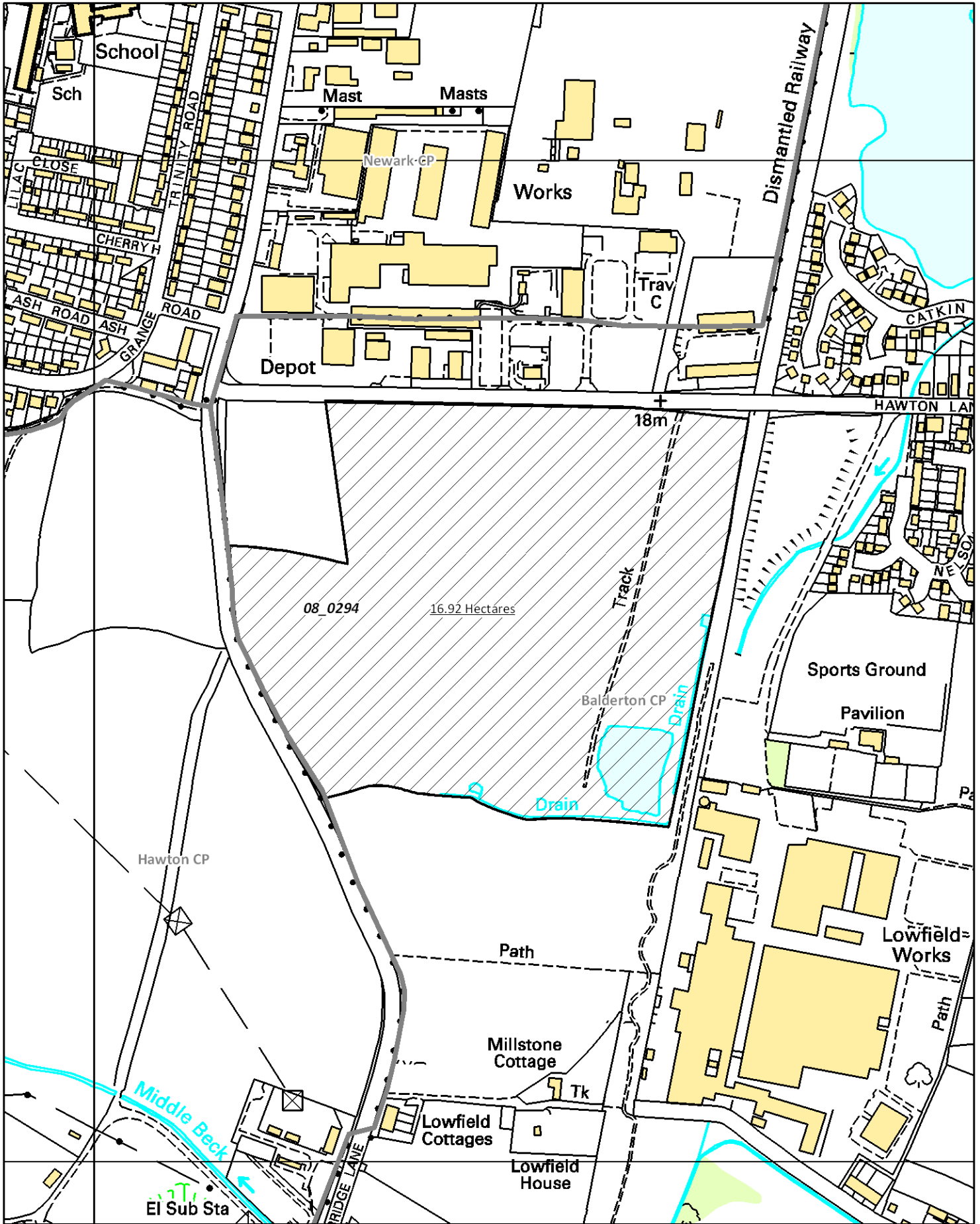
Ownership Constraints No ownership constraints 0-5 years

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: Viable - Assessed at 40dph 15% site area reduction with 14% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 576.

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

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Site Ref: Main Street, Balderton**08_0432**

Area(ha): 0.55

Parish: BALDERTON

Proposed Yield : 27

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

This site has an extant planning permission . There is no current evidence to indicate that this site will not come forward.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 49 dph with no on-site POS but POS commuted sum. No of dwellings 27.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Railway adjacent to the site. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. This site has an extant planning permission. There is no evidence to suggest that this site will not come forward. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Railway adjacent to the site. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. This site has an extant planning permission. There is no evidence to suggest that this site will not come forward. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** ResidentialEdge of main urban boundary**Area Greenfield:****Setting:** Urban**Area PDL:** 0.55**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Main built up area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4095m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**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, Balderton**08_0432**

Area(ha): 0.55

Parish: BALDERTON

Proposed Yield : 27

works required. The site has permission for residential development, off site highway works have been agreed.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: East Coast Main Line to East of Site

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Protected Species/Habitats: No SINC on opposite of the rail line to the east

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/achievable for housing

Availability Comments: This site has an extant planning permission . There is no current evidence to indicate that this site will not come forward.

Achievability Comments: Viable - Assessed at 49 dph with no on-site POS but POS commuted sum. No of dwellings 27.

Ownership Constraints: No ownership constraints 0-5 years

Ownership Comments:

Legal Issues:

Legal Comments:

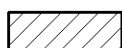
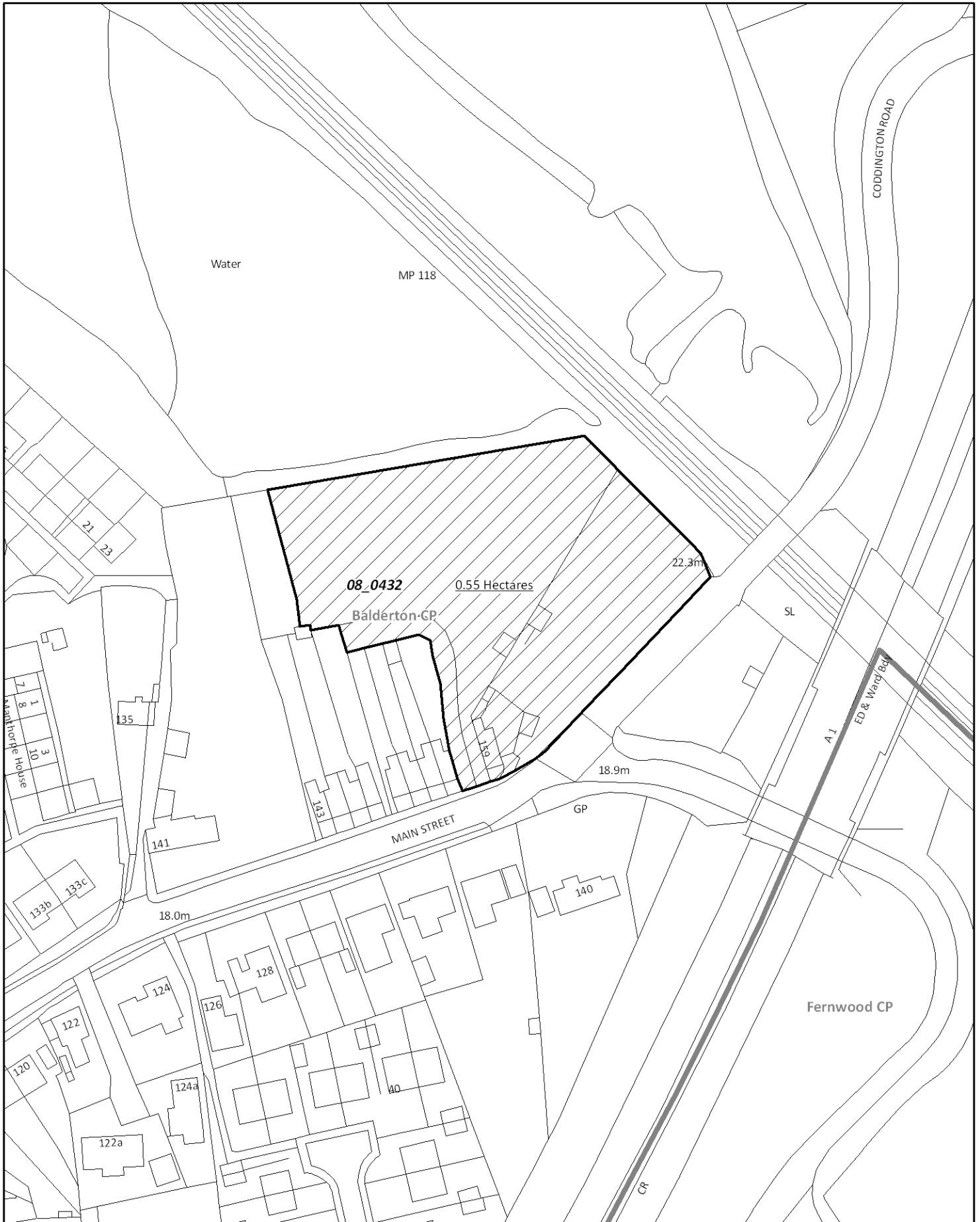
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 49 dph with no on-site POS but POS commuted sum. No of dwellings 27.

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

Strategic Housing Land Availability Assessment 2010



**08_0432 - Main Street, Balderton,
Balderton**

Date: 08/03/2010

Scale: 1:1,250

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Site Ref: Land South of Barnby Road**08_0433**

Area(ha): 3.38

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****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 boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedUrban and rural**Area Greenfield:****Setting:** Other Urban and rural**Area PDL:** 3.38**Current Use:** PaddockOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Landscape Designation**Other:** NE8 Mature Landscape Area, FS3 Land between Newark and Balderton, H12**Conflicting Issues** Yes Open Breaks**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2110m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 187m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility to be provided to standard. Traffic Assessment required. There is no apparent means of access to this site and is therefore unsatisfactory. May linked to 0633 for access. Glebe Park would be unsuitable to access an intensive development.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** None

Site Ref: Land South of Barnby Road**08_0433**

Area(ha): 3.38

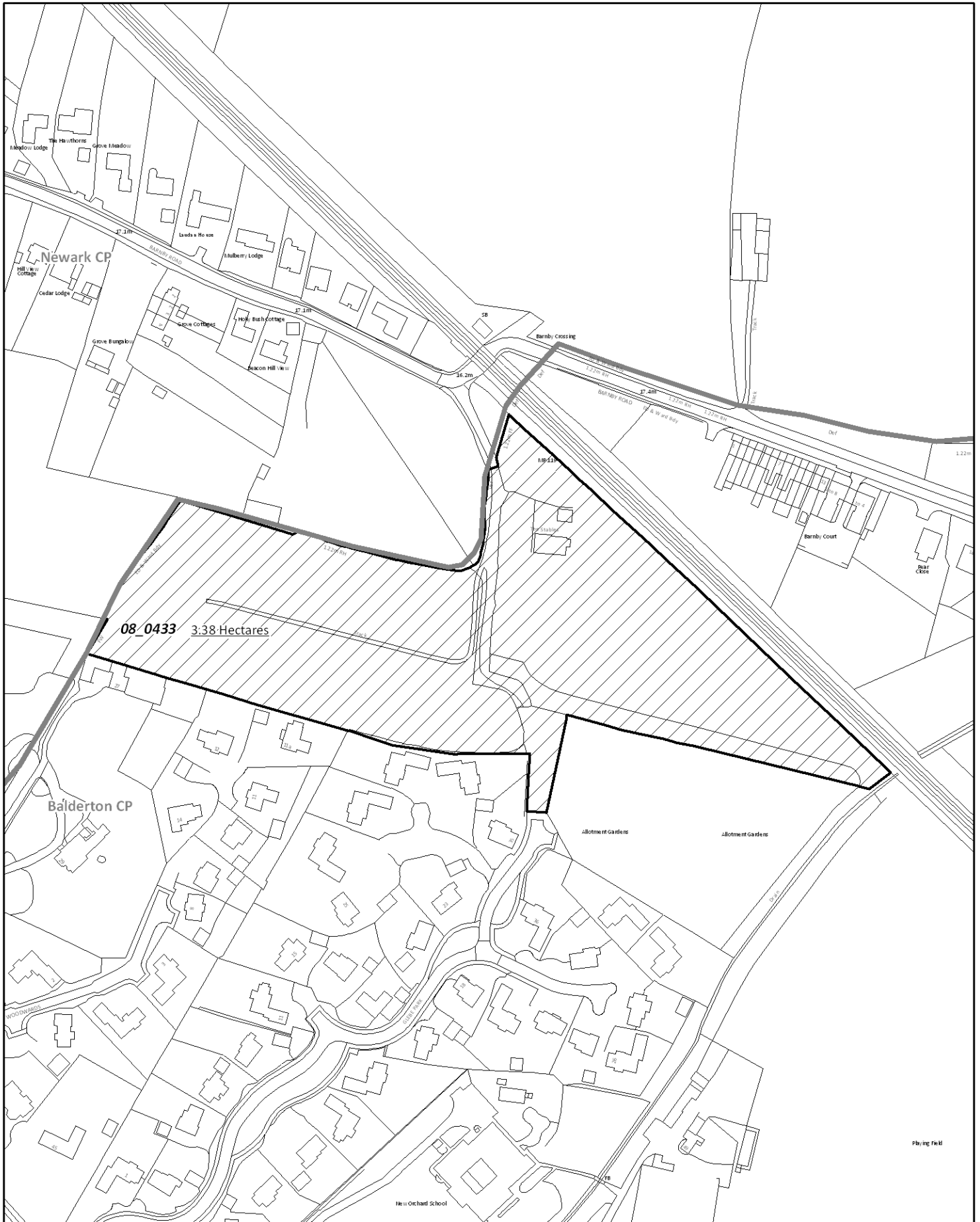
Parish: BALDERTON

Proposed Yield :**Neighbour Issues:** East Coast Main Line to the east of the site**Site within a flood zone?:**

In zone 3 Approx 85% in Zone 3 inc potential access

Identified in SFRA: No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees in middle of the plot**Impact on existing Recreational Use:** Yes Allotments in southern half**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Application in 1995 for bungalow was approved but subsequent refusals for other dwellings SHLAA Site 08_0633 adjoins the site, SHLAA Site 08_0299 on the opposite side of the railway.

Strategic Housing Land Availability Assessment 2010



08_0433 - Land South Of Barnby Road, Balderton

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

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Site Ref: Flowserve, Hawton Lane**08_0434****Area(ha): 18.49****Parish: BALDERTON****Proposed Yield : 210****Suitability Conclusion**

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 not come forward.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability 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 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 both Available and Achievable.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Combination**Area Character:** Mixed Employment, sports facilities and residential**Area Greenfield:** 9.33**Setting:** Other Employment, sports facilities and residential**Area PDL:** 9.16**Current Use:** Employment and sports facilities Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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 suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:**

Site Ref: Flowserve, Hawton Lane**08_0434** Area(ha): 18.49 Parish: BALDERTON**Proposed Yield :** 210**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3476m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 181m**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. This site has previously been considered for residential and industrial development. The means of access and emergency access has been agreed for a limited development**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Approx 50% in flood Zone 3 including access.**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**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/Habitats:** Yes Coincides with SINC to 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.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** There is nothing to indicate that this site will not come forward.**Achievability Comments:** Planning permission has been granted for 210 dwellings.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:**

Site Ref: Flowserve, Hawton Lane

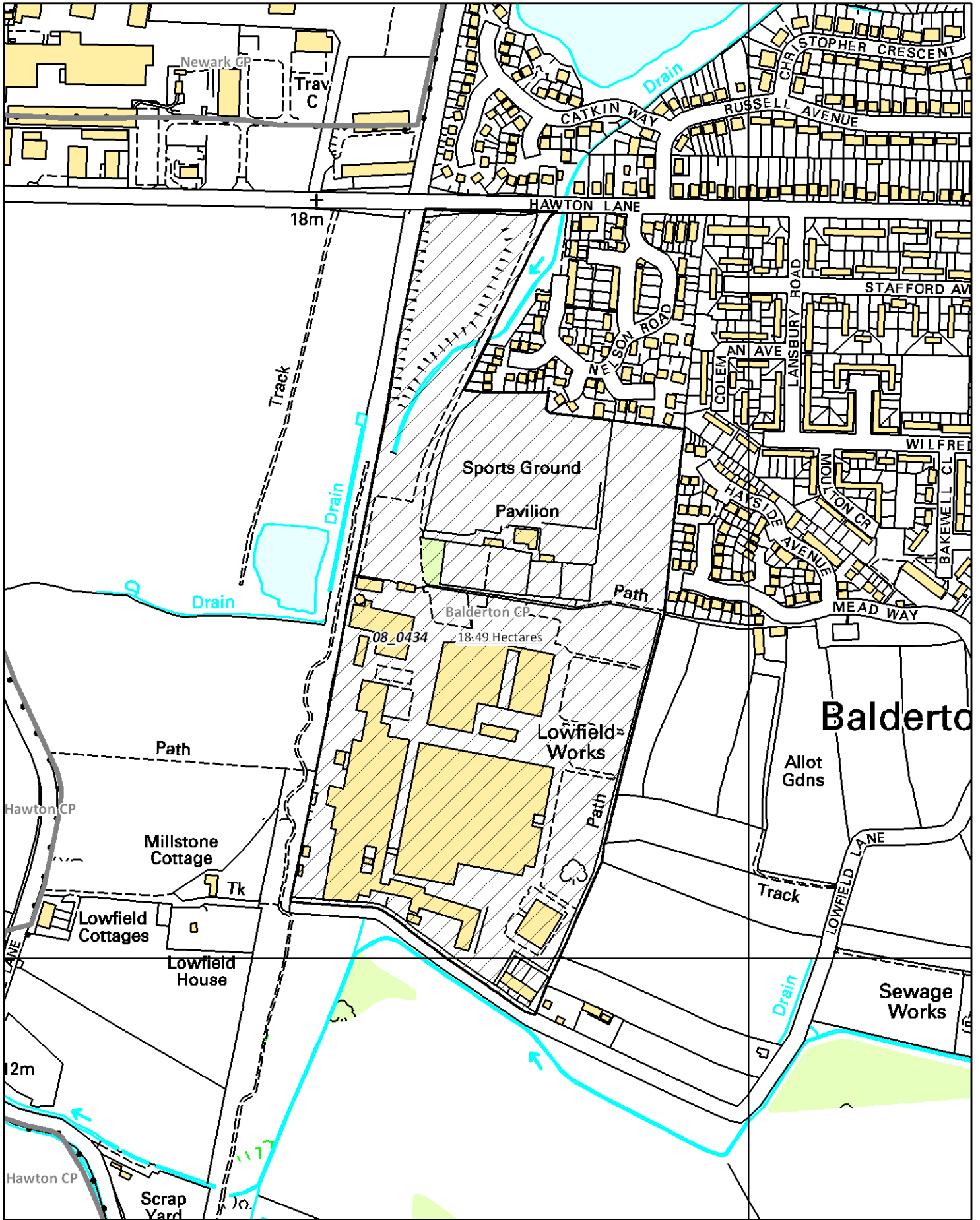
08_0434 Area(ha): 18.49 Parish: BALDERTON

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.

Strategic Housing Land Availability Assessment 2010



08_0434 - Flowserve, Hawton Lane, Balderton

Date: 08/03/2010

Scale: 1:5,000

Site Ref: West of Lowfield Lane**08_0435**

Area(ha): 8.31

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints in the form of a Site of Interest for Nature Conservation which covers a central and western portion of the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access to those parts of the site not covered by a Site of Interest for Nature Conservation. See Sites 08_0434, 08_0438, 08_0437 and 08_0190.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints in the form of a Site of Interest for Nature Conservation which covers a central and western portion of the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access to those parts of the site not covered by a Site of Interest for Nature Conservation. See Sites 08_0434, 08_0438, 08_0437 and 08_0190.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, residential and employment**Area Greenfield:****Setting:** Other Countryside, residential and employment**Area PDL:** 8.31**Current Use:** Paddock/Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Urban boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3650m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 359m**Physical Constraints The site is not suitable**

Site Ref: West of Lowfield Lane**08_0435**

Area(ha): 8.31

Parish: BALDERTON

Proposed Yield :

Highway Engineers Comments: This site has access from Lowfield Ln. Lowfield Ln in the vicinity of this site is exactly that, a lane, which is narrow with no footways and is therefore unsatisfactory.

Topography No Constraints:

Access to Utilities? Unknown **Contaminated Land?:** Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate) Urban

Site Apparatus: None

Neighbour Issues: Factory to west (SHLAA Site 08_0434)

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: The entire site is located in Zone 1 and should be suitable for all forms of development.

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes Right of way runs 135/14/1 and Balderton Footpath 14, run through the centre of the site, footpath 135/11/2 is adjacent to the north of the site. Balderton FP14

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes SINC on Part of Site, Coincides 2/804 - Balderton Works Meadow (i), 5/2129 - Balderton Works Meadow (ii). Direct impacts can be expected.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

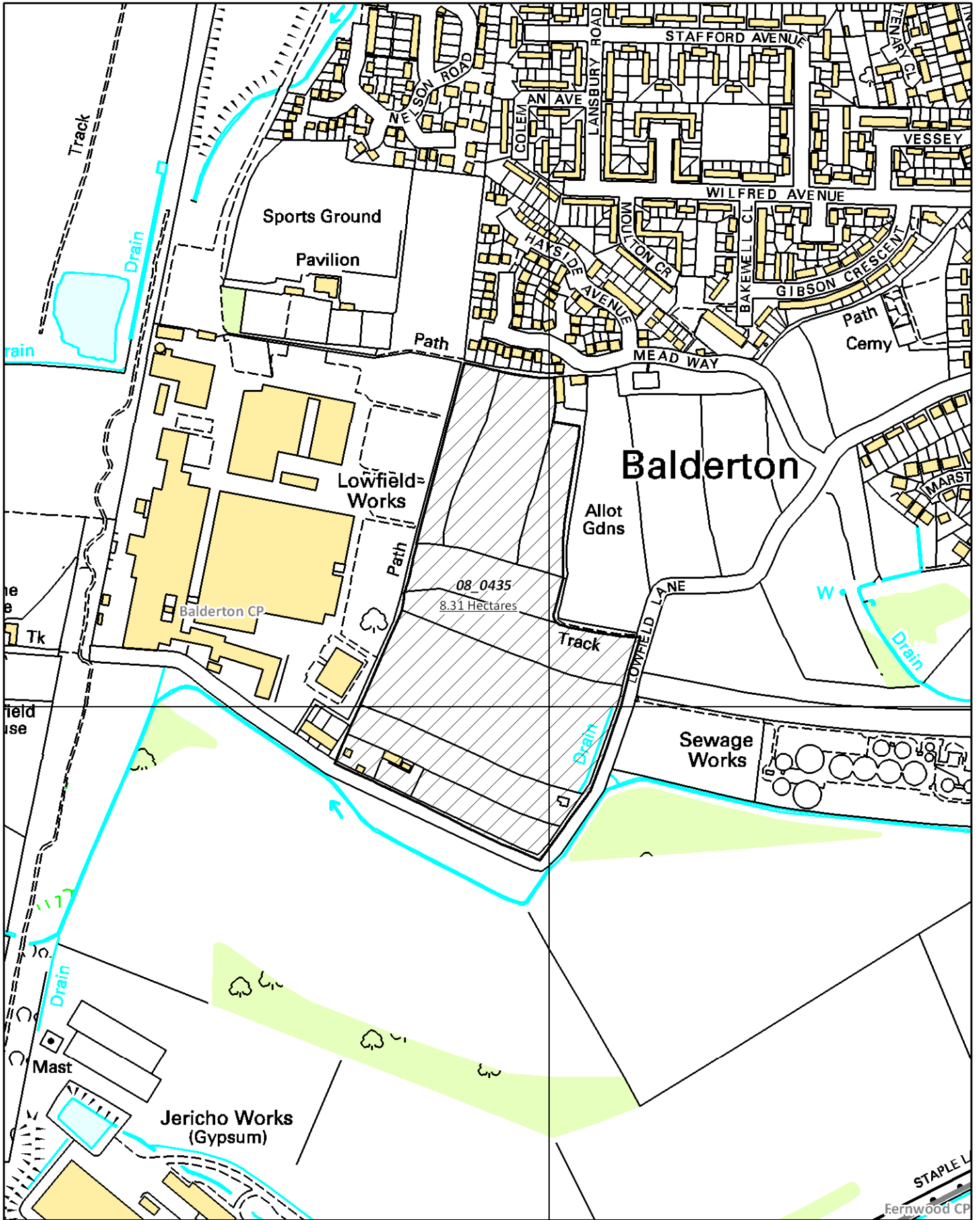
Timescale:

Availability Other Issues:

Viability Comments:

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



08_0435 - West Of Lowfield Lane, Balderton

Date: 08/03/2010

Scale: 1:5,000

Site Ref: North of Lowfield Lane**08_0436**

Area(ha): 2.48

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****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:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, residential**Area Greenfield:** 2.48**Setting:** Other Countryside, residential**Area PDL:****Current Use:** Paddock/Other**Proposed Use:****Policy** The site is not suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3688m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 129m**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 required to prove case.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** None

Site Ref: North of Lowfield Lane**08_0436**

Area(ha): 2.48

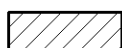
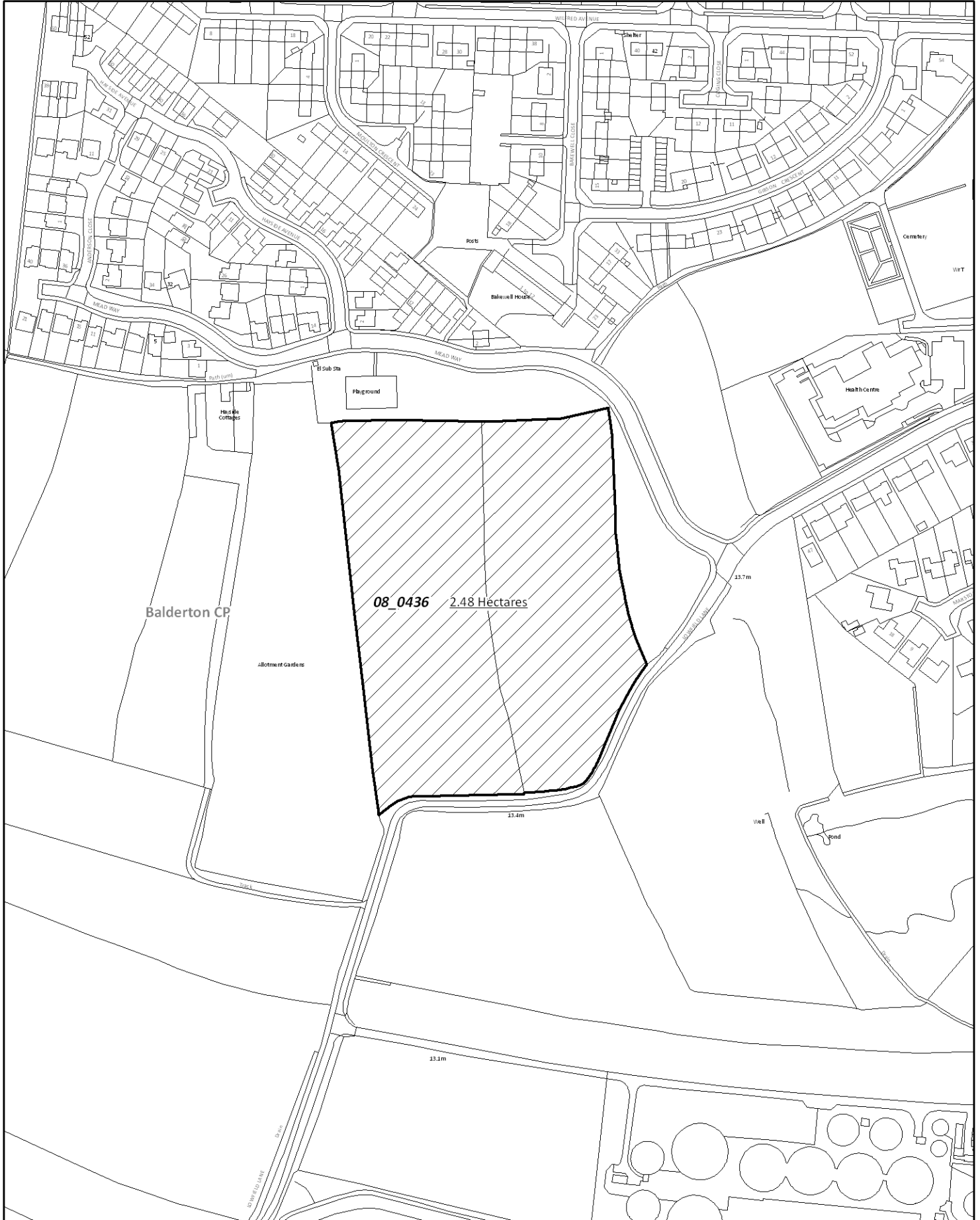
Parish: BALDERTON

Proposed Yield :**Neighbour Issues:** None**Site within a flood zone?:**

In Floodzone 1

Identified in SFRA: Yes**SFRA Comments:** The entire site is located in Zone 1 and should be suitable for all forms of development.**Impact on Landscape Biodiversity The site is suitable****Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** SHLAA Sites 08_0190, 08-0437, 08_0189 adjoin the site
Parish Council comments: Low lying land which regularly has flooding problems.

Strategic Housing Land Availability Assessment 2010



**08_0436 - North Of Lowfield Lane,
Balderton**

Date: 08/03/2010

Scale: 1:2,500

Site Ref: East of Lowfield Lane**08_0437**

Area(ha): 6.23

Parish: BALDERTON

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and 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.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and 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.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 6.23**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Landscape Designation**Other:** NE8 Mature Landscape Area; NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3797m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 374m**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 case.

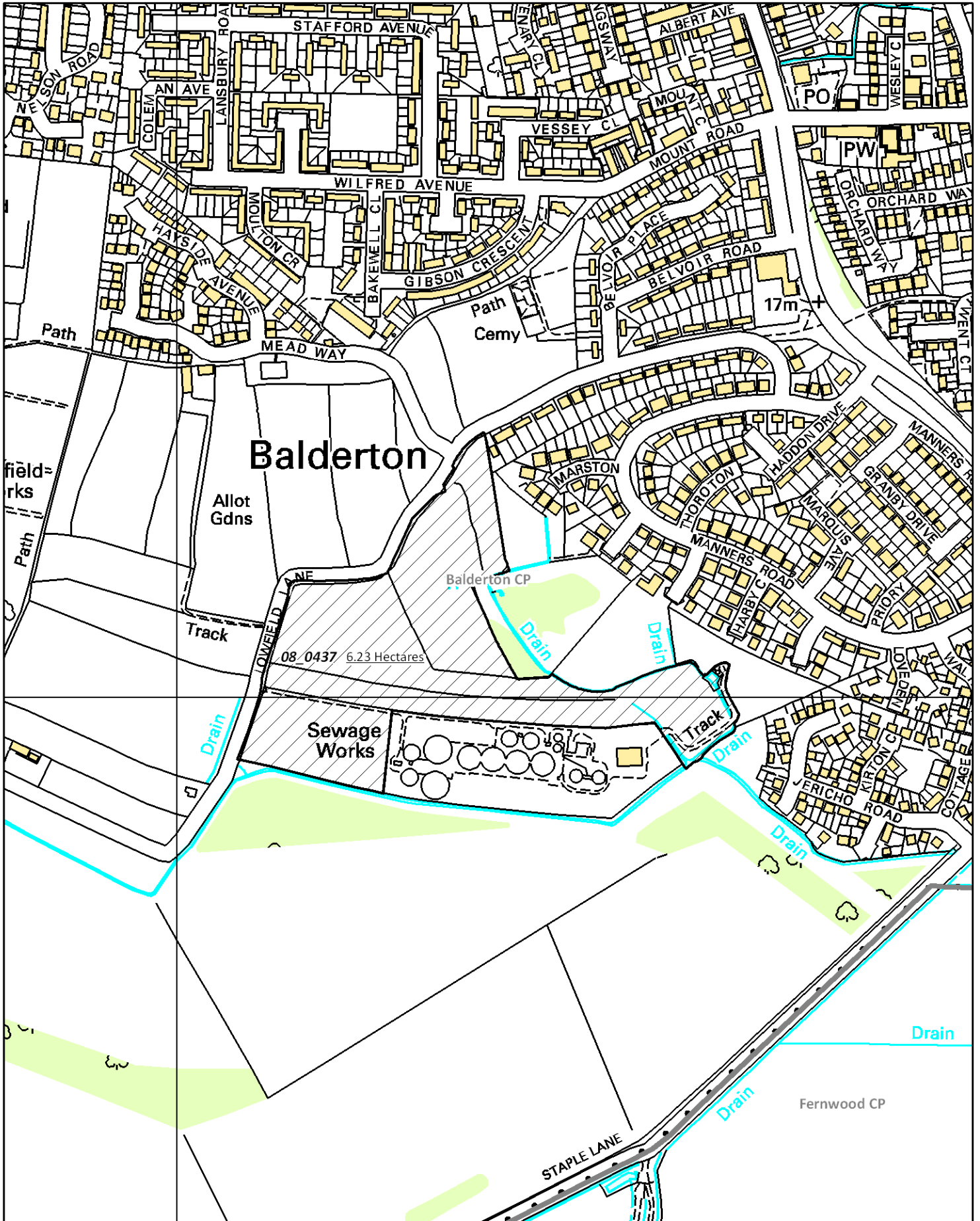
Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)
Grade 3 / Urban**Site Apparatus:****Neighbour Issues:** Sewage Works to South; flood bank to South**Site within a flood zone?:**

In Floodzone 1

Identified in SFRA: Yes**SFRA Comments:** The entire site is located in Zone 1 and should be suitable for all forms of development. Sodbridge Drain flows in close proximity to the west of the site. The site may be at risk from the effects of flooding due to climate change.**Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Coincides with 2/803 - Lowfield Lane Grasslands, Balderton. Direct impacts can be expected.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****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.

Strategic Housing Land Availability Assessment 2010



**08_0437 - East Of Lowfield Lane,
Balderton**

Date: 08/03/2010

Scale: 1:5,000

Site Ref: South of Lowfield Lane**08_0438**

Area(ha): 49.13

Parish: BALDERTON

Proposed Yield : 1375

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph 20% site area reduction further 10% site area to make up 30% on site POS area, partially accomodated in site reduction area. Site broken down into 5 phases of 275 units giving a total yield of 1375 units.

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. Any possible development would need to mitigate against any detrimental impact on a Site of Interest for Nature Conservation in the north west corner of the site. Although flooding constraints could prevent a small part of the site from being developed, most areas 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 10- 15 years.

Overall Final 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. Any possible development would need to mitigate against any detrimental impact on a Site of Interest for Nature Conservation in the north west corner of the site. Although flooding constraints could prevent a small part of the site from being developed, most areas 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 10- 15 years.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 49.13**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4033m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 679m

Site Ref: South of Lowfield Lane**08_0438** Area(ha): 49.13 Parish: BALDERTON**Proposed Yield : 1375****Physical Constraints** The site may be suitable**Highway Engineers Comments:** Insufficient information to give advice. Traffic assessment required. Extensive site that would need a full TA in order to assess. There is a poor junction from Staple Lane onto London Road.**Topography Constraints:** No **Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** 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 to W & S; Haz Buff to E**Site within a flood zone?:** In zone 3 a very small portion of the North-west corner the rest of the site is in Flood Zone 1**Identified in SFRA:** Yes**SFRA Comments:** Site comprises part of SFRA Site 11 - North-west corner lies in Zone 3**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**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 Balderton BW18 (North-west boundary of site)**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat. Coincides with 2/637 - Lowfield Grassland, Balderton, 5/208 - Balderton Dismantled Railway South. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 20% site area reduction further 10% site area to make up 30% on site POS area, partially accomodated in site reduction area. Site broken down into 5 phases of 275 units giving a total yield of 1375 units.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:** **Legal Comments:****Timescale:** **Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 20% site area reduction further 10% site area to make up 30% on site POS area, partially accomodated in site reduction area. Site broken down into 5 phases of 275 units giving a total yield of 1375 units.**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.

Site Ref: South of Lowfield Lane

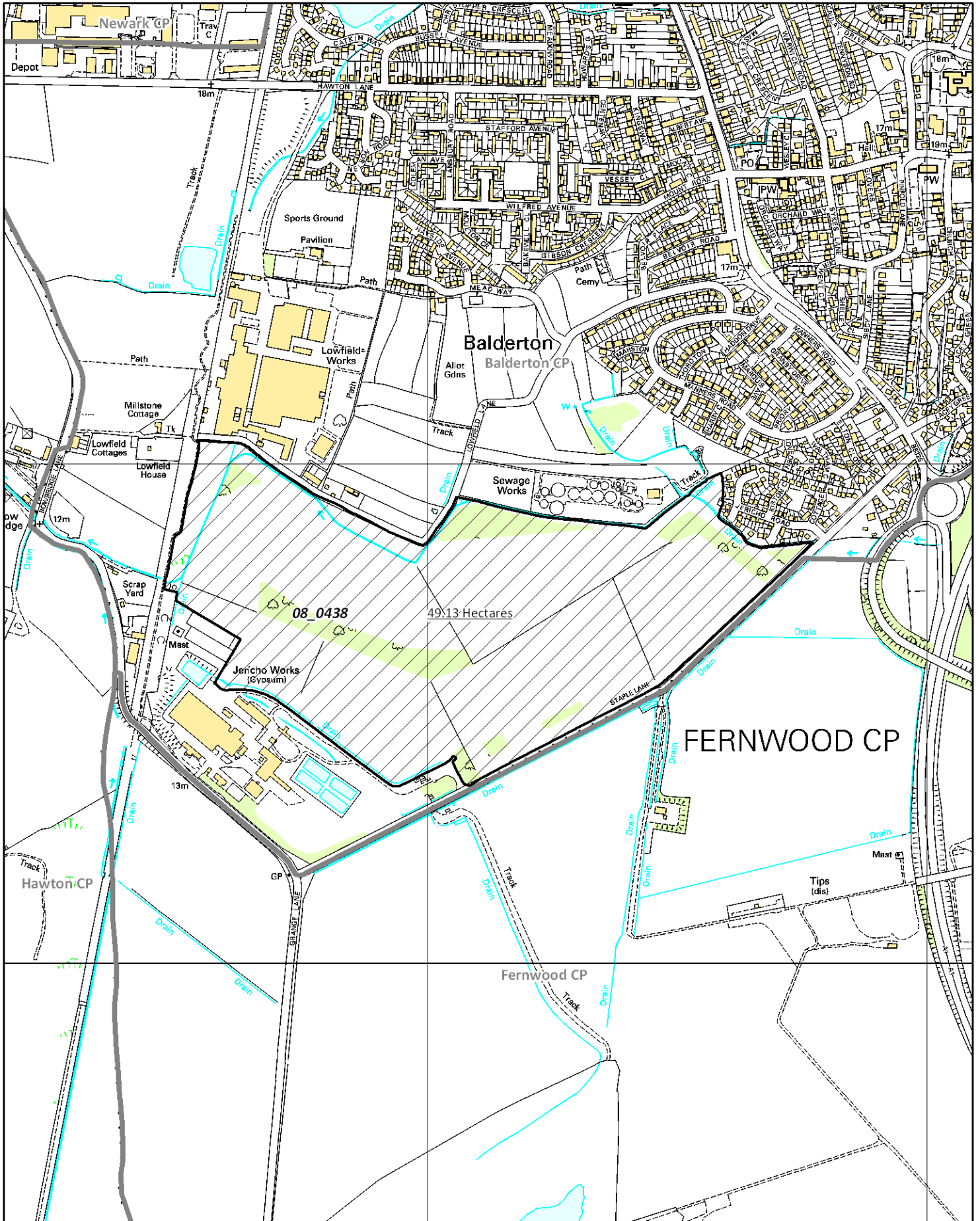
08_0438 Area(ha): 49.13 Parish: BALDERTON

Proposed Yield : 1375

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



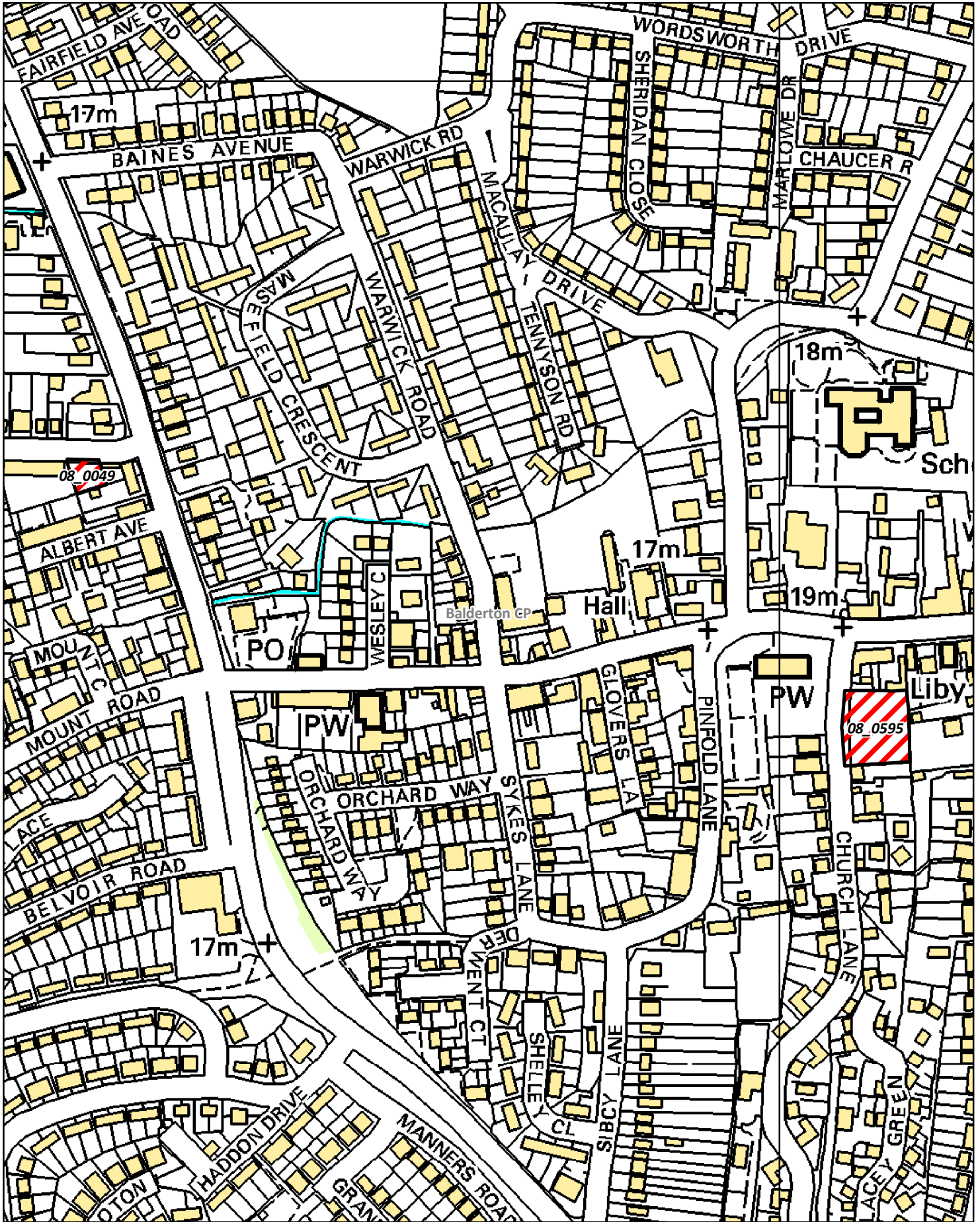
**08_0438 - South Of Lowfield Lane,
Balderton**

Date:	08/03/2010
Scale:	1:10,000

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