

## **Bleasby Parish**

**5.25** Within Bleasby Parish, 16 sites have been through the full Assessment process. 16 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

**5.26** The following sites within the parish of Bleasby 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\_0037**
- **08\_0065A** (Site 08\_0159 is a duplicate is of 08\_0065A)
- **08\_0133**
- **08\_0164**
- **08\_0165**
- **08\_0315A**
- **08\_0518**
- **08\_0519**
- **08\_0520**
- **08\_0521**
- **08\_0522**
- **08\_0523**
- **08\_0524**
- **08\_0525**
- **08\_0600**

**5.27** 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. The exception to this, is site 08\_0601 which was not able to be assessed from the public realm.

- 08\_0065B- Land at Manor Farm, Station Road
- 08\_0315B- Land at Manor Farm, Station Road
- 08\_0388- The Acre, Main Road
- 08\_0601- Land South of Station Road

**5.28** However, the information provided will be used in developing the new detailed planning policies for this area.

**Site Ref: Land to rear of Carlins Field House, Bleasby****08\_0037****Area(ha): 0.83****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**

Information Supplied: Site 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. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Not suitable due to environmental constraints; TPO NO74 Group of trees within site could block a potential access to the site.

**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 highway constraints in this location. Not suitable due to environmental constraints; TPO NO74 Group of trees within site could block a potential access to the site.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.83**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 Adjacent village envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 5933m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 300m**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** Comments amended in response to consultation reply: The site as shown does not have any access to the public highway. If the access to Carlins Field is used, as indicated in the consultation response, there would still be an issue with regard to the provision of adequate and safe visibility onto Main Street.

**Topography Constraints:** No**Access to Utilities?** No**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref:** Land to rear of Carlins Field House, Bleasby

**08\_0037**

**Area(ha):** 0.83

**Parish:** BLEASBY

**Proposed Yield :**

**Agricultural Land Quality:** Grade 3 (Good-moderate)  
Part Grade 3/Part non urban

**Site Apparatus:** None

**Neighbour Issues:** None

**Identified in SFRA:** No

**Site within a flood zone?:** In zone 2

**SFRA Comments:**

**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:** No

**Tree Preservation Order:** Yes

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: 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 Land locked site, would need third party land in order to access the site.

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Adjacent to SHLAA site 08\_0601. Parish Council Comments: The area has trees which are subject to a Tree Preservation Order and is a wetland. This would create a backlands development. General PC Comments: The village is in a flood plain, open areas provide an important area to which water can drain and be absorbed. The addition of further housing on these places limits where water can go and endangers existing housing in respect of potential flooding. 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.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land Rear of Oak Tree Close****08\_0065A** Area(ha): 3.00

Parish: BLEASBY

**Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**Information Supplied: Developer has shown an interest and invested in the site.  
Site 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. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****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 highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside and Village**Area Greenfield:** 3**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 5768m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 367m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. There are two sites with this number, the first site off Station Rd may be straight forward subject to conditions. The site off Manor Close could result in an overlong cul-de-sac and may exceed the guidelines as to number of dwellings that could be served by a single point of access.**Topography Constraints:** Yes Slopes slightly to the west**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Land Rear of Oak Tree Close****08\_0065A** Area(ha): 3.00

Parish: BLEASBY

**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) Part  
Grade 2/Part Grade 3**Site Apparatus:** Pylons run through the site SW to NE**Neighbour Issues:** None**Site within a flood zone?:** In zone 2**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:** Yes Track runs along South  
East Boundary. Bleasby FP13**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: Developer has shown an interest and invested 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:** Submission 08\_0159 and 08\_0315 also cover this site.

The Parish Council identify the site as being in the flood plain and point to recent flooding of the area. Concerns are also raised RE development in the area affecting the open character of the parish and creating ribbon development between settlements (Bleasby, Goverton, Gibsmere, Hazelford, Rudsey and the Manor Farm area).

With regards to the site in particular the Parish Council highlight that there is a electricity pylon running through the site a point not included on the submission form.

There is also a relevant planning history to the site which went to appeal before being refused. The Parish Council wishes to draw attention to the Inspector's Report stated inter-alia "a development of the scale proposed would cause significant harm to the character of the village... Creating a suburban extension... Into an area of open countryside at odds with the pattern of development in the village". Other matters the Inspector referred to are loss of aspect of Goverton Hill and the impact of additional traffic at the Station Road/ Manor Close junction adding to congestion at school opening and closing times. In recent years the site has been used for a significant amount of unlicensed tipping, which has been reported to the Environment Agency. It is unknown whether a pollution assessment has taken place as a result of the tipping.



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

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**Site Ref: Gypsy Lane**

**08\_0133**

**Area(ha): 0.96**

**Parish: BLEASBY**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: 20-25 dwellings detailed in submission. Site available within 5 years.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** MixedCountryside, Village

**Area Greenfield:** 0.96

**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 Village Envelope

**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:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** No **Retail Area:** Yes

**Further Education:** No **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6657m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 230m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Does not appear to be a satisfactory access onto Gypsy Lane from the site. There is no pedestrian facility on Gypsy Lane. Third party land would likely be required to required to facilitate access, therefore as proposed is unsatisfactory.

**Topography Constraints:** No Flat land

**Access to Utilities?** Yes

**Contaminated Land?:** No

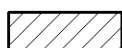
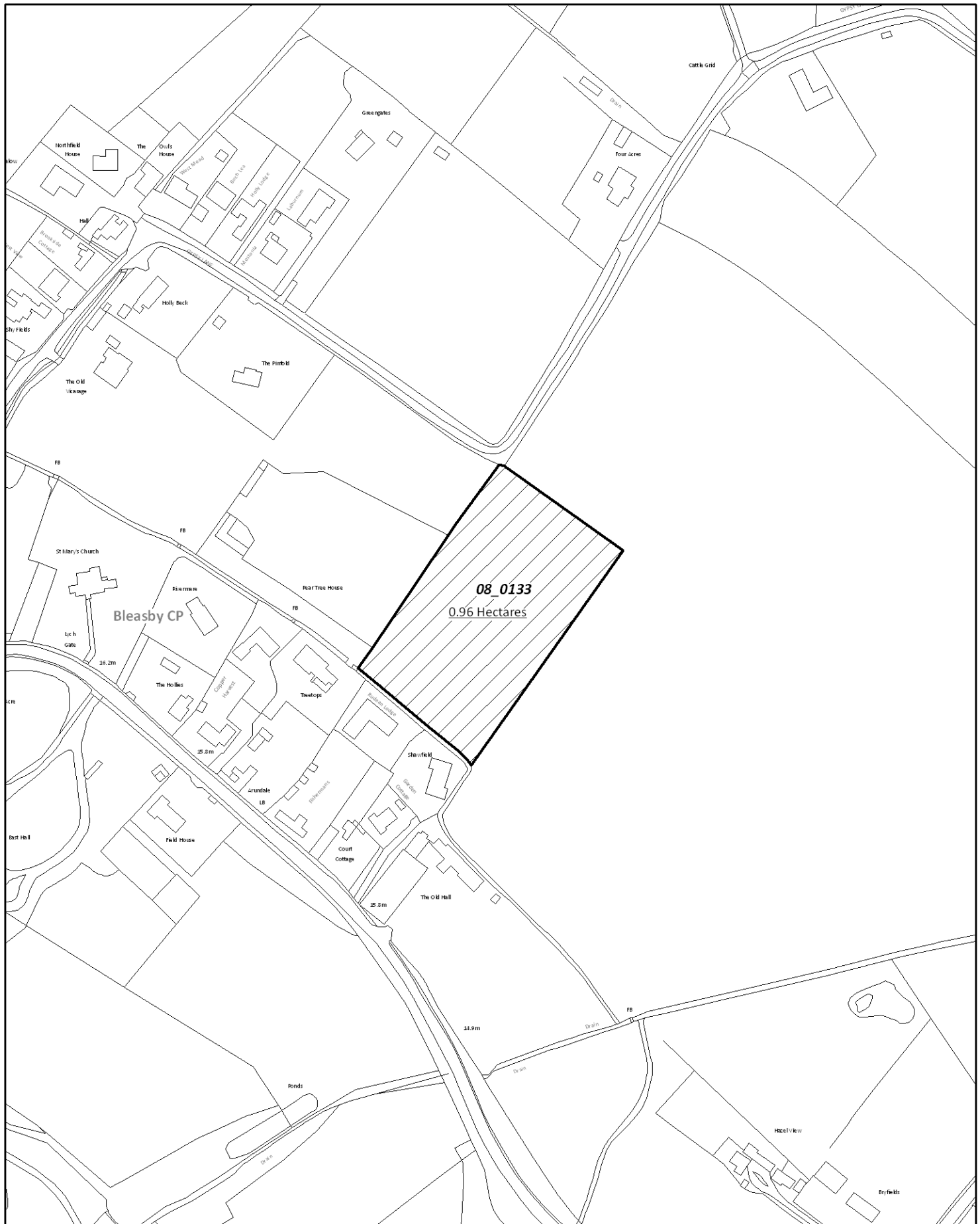
**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas



**Site Ref: Gypsy Lane****08\_0133****Area(ha):** 0.96**Parish:** BLEASBY**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Telephone wire adjacent**Neighbour Issues:** None**Site within a flood zone?:** In zone 3**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Owner refers to footpath running around the site. Bleasby FP15/Bleasby FP6/Bleasby FP6**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: 20-25 dwellings detailed in submission. 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\_0521 and 08\_0522 and 08\_0523.

Parish Council Comments: The land is adjacent to the conservation area and an important Grade 2 listed building (The Old Hall). Is also within the flood plain. General PC Comments: The village is in a flood plain, open areas provide an important area to which water can drain and be absorbed. The addition of further housing on these places limits where water can go and endangers existing housing in respect of potential flooding

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land Rear of Manor Close****08\_0159****Area(ha):** 3.02**Parish:** BLEASBY**Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**

Information Supplied: A developer has shown interest in this site. The respondent makes the following comments in relation to number / type of dwellings: Based on a Net Developable Area of 1.5 hectares, after allowance for structural landscaping, the Site has a capacity of 45+ dwellings. Available within 5 years and within 5 to 10 years.

**Achievability Conclusion:****Achievability Comments:****Overall Draft 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 highway constraints in this location. Possible off site highways mitigation works may be required. If the Village Envelope 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 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 highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 3.02**Setting:** Countryside Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable

**AllocatedSite:** Countryside Proposes access by knocking down property on Manor Close. This is the only part of the site within the Village Envelope.

**Other:** NE1 Development in the Countryside, H13 Area within Village Envelopes

**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5787m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 349m**Physical Constraints** The site is not suitable

**Site Ref: Land Rear of Manor Close****08\_0159****Area(ha):** 3.02**Parish:** BLEASBY**Proposed Yield :**

**Highway Engineers Comments:** Comments amended in response to consultation reply: The highway infrastructure to the site is of a restricted width and would be unsuitable for intensification of use by a comprehensive development.

**Topography Constraints:** No Northern part of site slopes gently down to West, Southern site flat

**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) Part Grade 2/Part Grade 3

**Site Apparatus:** Pylons running through northern site (SW-NE)

**Neighbour Issues:** None

**Identified in SFRA:** No

**Site within a flood zone?:** In zone 2

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** Yes Parish refers to Inspectors comments RE views of Goverton Hill

**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:** Information Supplied: A developer has shown interest in this site. The respondent makes the following comments in relation to number / type of dwellings: Based on a Net Developable Area of 1.5 hectares, after allowance for structural landscaping, the Site has a capacity of 45+ dwellings. Available within 5 years and within 5 to 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:** Submission 08\_0065 and 08\_0315 also cover this site.

The Parish Council identify the site as being in the flood plain and point to recent flooding of the area. Concerns are also raised RE development in the area affecting the open character of the parish and creating ribbon development between settlements (Bleasby, Goverton, Gibsmere, Hazelford, Rudsey and the Manor Farm area. With regards to the site in particular the Parish Council highlight that there is a electricity pylon running through the site a point not included on the submission form. There is also a relevant planning history to the site which went to appeal before being refused. The Parish Council wishes to draw attention to the Inspector's Report stated inter-alia "a development of the scale proposed would cause significant harm to the character of the village... Creating a suburban extension... Into an area of open countryside at odds with the pattern of development in the village". Other matters the Inspector referred to are loss of aspect of Goverton Hill and the impact of additional traffic at the Station Road/ Manor Close junction adding to congestion at school opening and closing

**Site Ref:** Land Rear of Manor Close

**08\_0159**

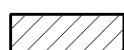
**Area(ha):** 3.02

**Parish:** BLEASBY

**Proposed Yield :**

times. In recent years the site has been used for a significant amount of unlicensed tipping, which has been reported to the Environment Agency. It is unknown whether a pollution assessment has taken place as a result of the tipping. General PC Comments: The village is in a flood plain, open areas provide an important area to which water can drain and be absorbed. The addition of further housing on these places limits where water can go and endangers existing housing in respect of potential flooding

# Strategic Housing Land Availability Assessment 2010



**08\_0159 - Land Rear Of Manor Close,  
Bleasby**

Date: 08/03/2010

Scale: 1:2,500

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**Site Ref: Gypsy Lane**

**08\_0164** Area(ha): 1.06

**Parish: BLEASBY**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Possible off site highways mitigation works may be required. If the Village Envelope 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:**

Flooding issues and possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** CountrysideVillage

**Area Greenfield:** 1.06

**Setting:** Countryside Village

**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:** No

**GP/ Health Centre:** No **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6353m

**Proximity Transport Node:** Within 1km of a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 272m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Visibility and on site highway layout required to standard. Off site highway works and a Traffic Statement required. Limited frontage to Gypsy Lane therefore visibility from the site may be an issue. Also there are no pedestrian facilities on Gypsy lane nearby.

**Topography Constraints:** No Slight slope down 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

**Site Ref: Gypsy Lane**

**08\_0164**

**Area(ha):** 1.06

**Parish:** BLEASBY

**Proposed Yield :**

**Agricultural Land Quality:** Grade 2 (Very good)

**Neighbour Issues:** None

**Site Apparatus:** Pylons running along South West edge of site and pylon post on North East side

**Identified in SFRA:** No

**Site within a flood zone?:** In zone 2 Detailed evidence of past flooding issues provided at Consultation stage.

**SFRA Comments:**

**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:** No

**Tree Preservation Order:** Yes

**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 this site. Available within all the timescales specified on the Site Submission Form.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 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

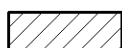
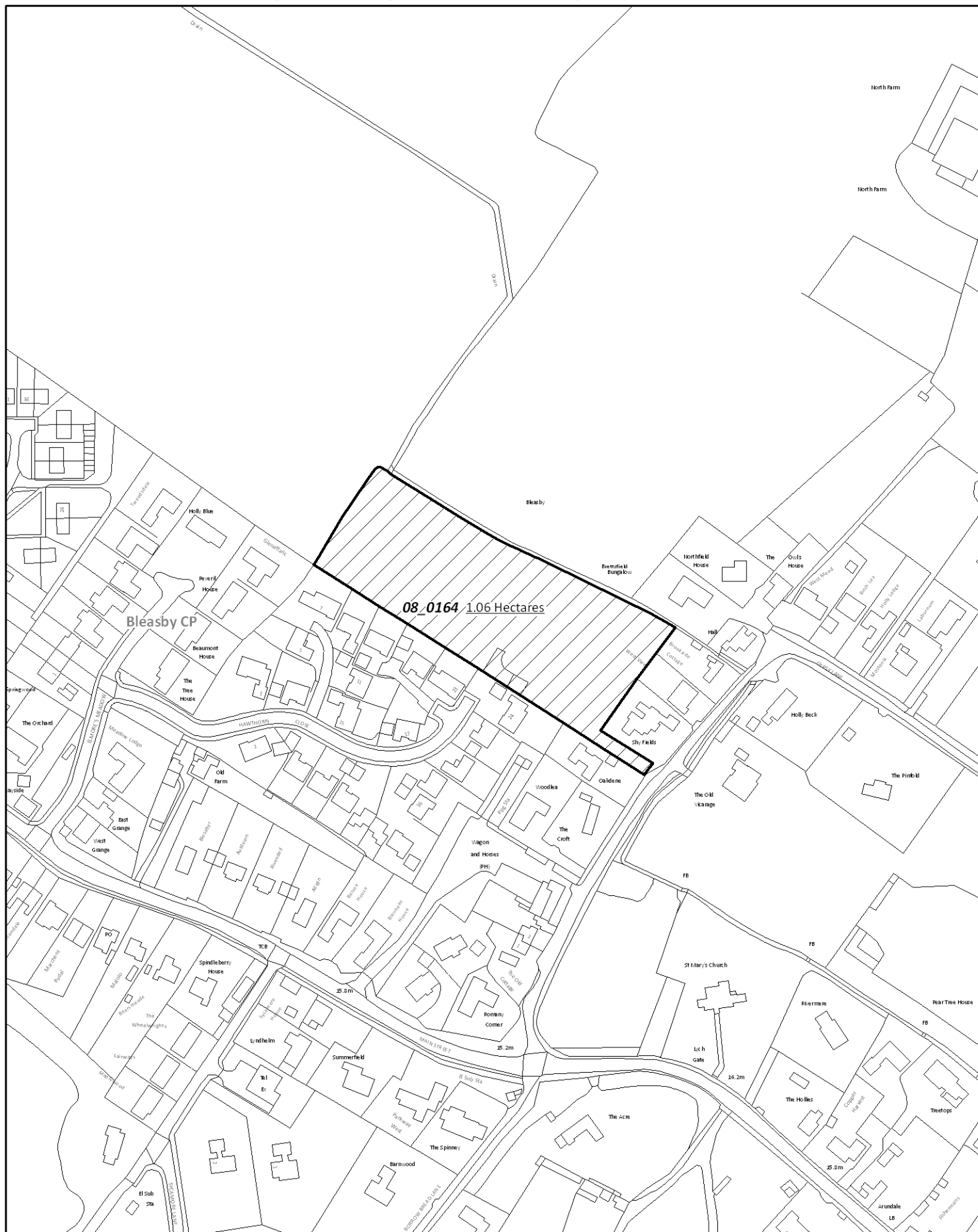
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Residential or Employment uses proposed. Adjacent to SHLAA sites: 08\_0518 and 08\_0519. PC Comments: This land has constant drainage problem associated with Hawthorne Close and regularly floods in part. Gypsy Lane is also prone to flooding. General PC Comments: The village is in a flood plain, open areas provide an important area to which water can drain and be absorbed. The addition of further housing on these places limits where water can go and endangers existing housing in respect of potential flooding



# Strategic Housing Land Availability Assessment 2010



**08\_0164 - Gypsy Lane, Bleasby,  
Bleasby**

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

**Site Ref: Gypsy Lane****08\_0165****Area(ha): 0.35****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

**Achievability Conclusion:****Achievability Comments:****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. 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. Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** ResidentialMain Open Area within settlement**Area Greenfield:** 0.35**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Areas, C1-C5, C12, C15-18 Conservation Areas, H13 Area within Village Envelopes**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6359m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 79m**Physical Constraints The site is not suitable**

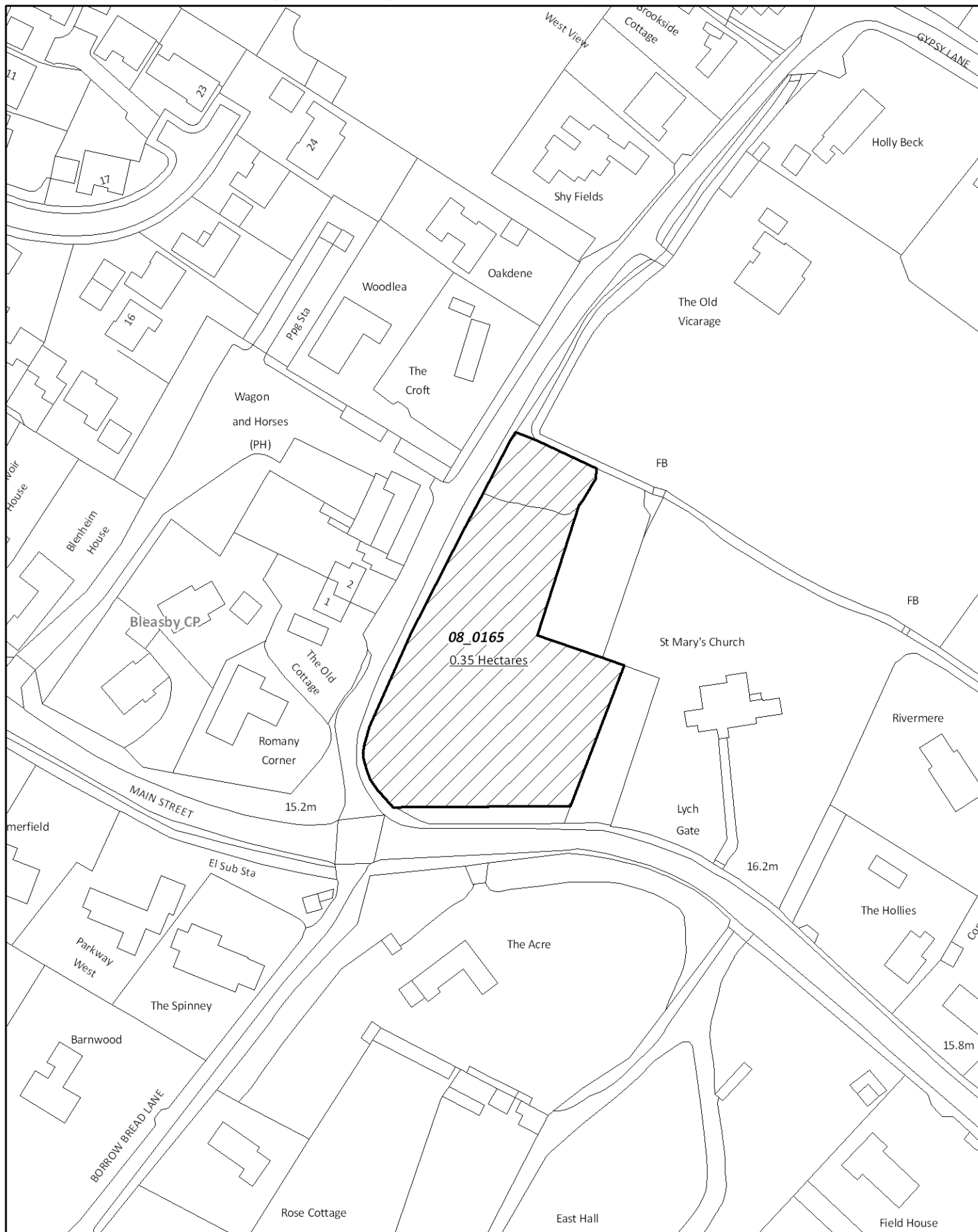
**Highway Engineers Comments:** Visibility and on site highway layout to be provided to required standard. Off site highways works required. Access to limited development could be taken from Gypsy Lane with some off site highway improvements. There should be no access onto Main St.

**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: Gypsy Lane****08\_0165****Area(ha): 0.35****Parish: BLEASBY****Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Neighbour Issues:** None**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Telephone wire South of site**Site within a flood zone?:** In zone 3 Also in Zone 2**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes Views of adjacent Church**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.**Achievability Comments:****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:****Additional Comments:** Residential or Employment uses proposed.

PC Comments: Site designated in Local Plan as Main Open Land and work is currently being done to change it to a village green- this is the focal point of the village and is an area of some significance locally. A site of archaeological interest the foundations of the Old Vicarage and its farm buildings dating from the 16th Century lie here. General PC Comments: The village is in a flood plain, open areas provide an important area to which water can drain and be absorbed. The addition of further housing on these places limits where water can go and endangers existing housing in respect of potential flooding.

# Strategic Housing Land Availability Assessment 2010



**08\_0165 - Gypsy Lane, Bleasby,  
Bleasby**

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

**Site Ref: Land to the rear of Orchard Close****08\_0315A** Area(ha): 0.95

Parish: BLEASBY

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. Possible highway constraints in this location. Potential flooding issues in the north west corner of the site - development would not appropriate on this portion of the site. If the Village Envelope 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 in the locality would need to be investigated and mitigated if necessary. Potential flooding issues in the north west corner of the site - development would not appropriate on this portion of the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, village**Area Greenfield:** 0.95**Setting:** Countryside village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 5861m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 278m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: The site now has no connection to the public highway and is therefore unsuitable on highways grounds.**Topography Constraints:** Yes Slight slope**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)**Site Apparatus:** Telephone wires running along

**Site Ref: Land to the rear of Orchard Close**

**08\_0315A** Area(ha): 0.95

Parish: BLEASBY

**Proposed Yield :**

Grade 2

southern boundary of site

**Neighbour Issues:** None

**Identified in SFRA:** No

**Site within a flood zone?:**

In zone 2 Part of NW corner of the site lies in Flood Zone 2

**SFRA Comments:**

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**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

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## **Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

**Timescale:** No other constraints 0-5 years

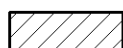
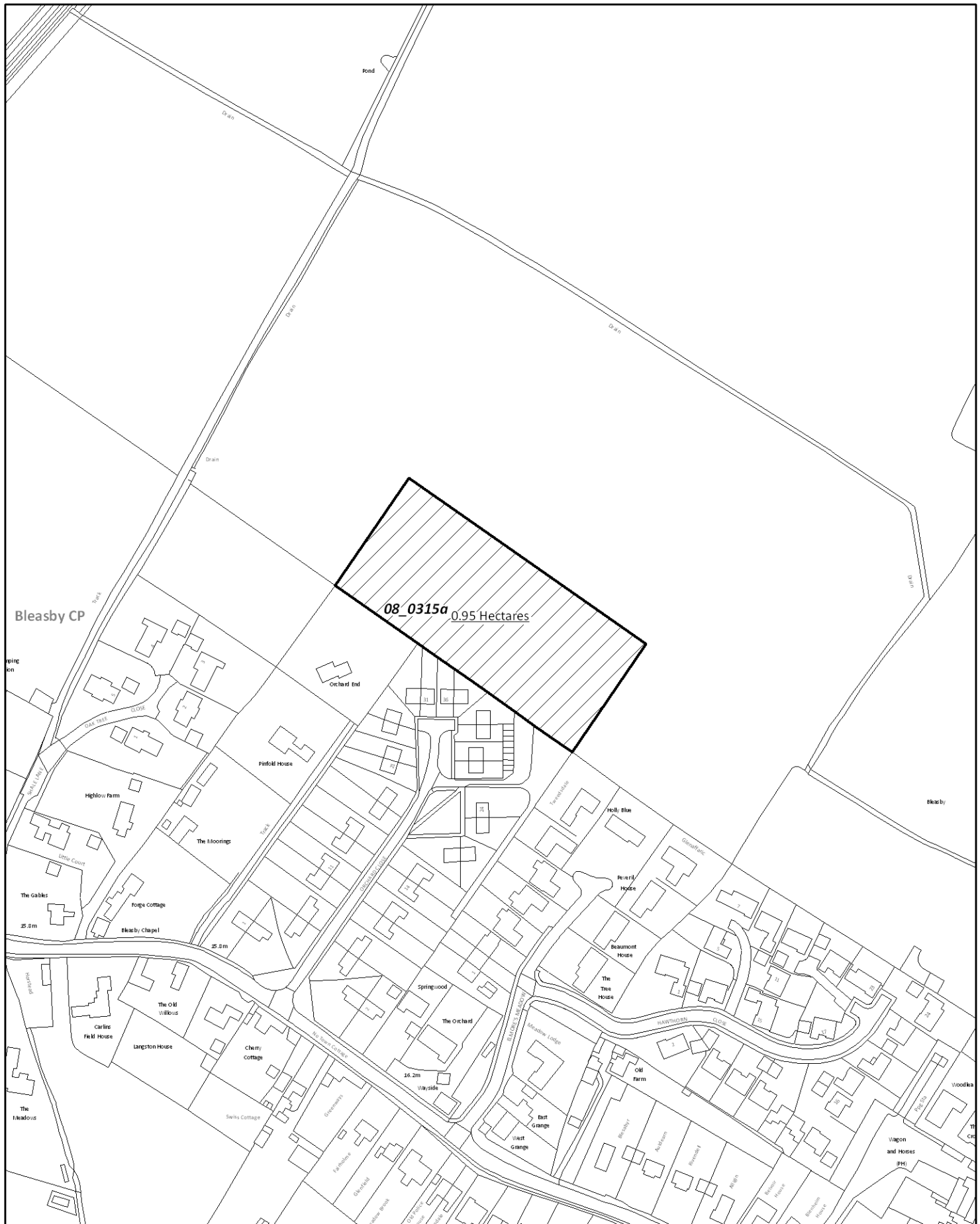
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** SHLAA site 08\_0518 surrounds the site on three sides.

# Strategic Housing Land Availability Assessment 2010



**08\_0315a - Land to the rear of Orchard Close,  
Bleasby**

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

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**Site Ref: Rear of Orchard House****08\_0518****Area(ha): 5.52****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside/Residential**Area Greenfield:** 5.52**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6194m**Proximity Transport Node:** Within 1km of a major public transport node**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 190m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory.**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 2 (Very good)**Neighbour Issues:** None**Site Apparatus:** Over head electricity cables run in a south easterly direction along the southern boundary**Identified in SFRA:** No**Site within a flood zone?:** In zone 2 80% in Flood Zone 2.



**Site Ref: Rear of Orchard House****08\_0518****Area(ha): 5.52****Parish: BLEASBY****Proposed Yield :****SFRA Comments:**

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**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing  
Recreational Use:**Yes Public Right of Way  
166/9/3 Bleasby FP 9 runs  
adjacent eastern boundary  
Public Right of Way 166/3/1  
Bleasby FP13 western boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ No  
Habitats:****Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

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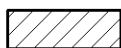
**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Parish Council Comments: Access to a large scale development on this land would be a major problem, particularly in view of the recent permission given for development of the only possible access. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

Internal Drainage Board consultation area.  
Adjacent SHLAA Sites 08\_0315a, 08\_0164, 08\_519.

The map displays a large, irregularly shaped plot of land, primarily hatched with diagonal lines, labeled '08\_0518' and '5.52 Hectares'. This plot is situated within a larger area labeled 'Bleasby CP'. A significant portion of the hatched area is occupied by a large, white, rectangular feature. The surrounding landscape includes various buildings, roads, and natural features. To the west of the main plot, there are several smaller buildings and a road labeled 'OAK ROAD'. To the south, a road labeled 'HAWTHORN CLOSE' runs through a cluster of buildings. Other labeled features include 'Pond', 'Orchard End', 'The Moorings', 'Forge Cottage', 'Bleasby Chapel', 'The Old Villages', 'Langston House', 'Cherry Cottage', 'Swiss Cottage', 'Springwood', 'The Orchard', 'Meadow Lodge', 'Bart Grange', 'Old Farm', 'Woodlea', and 'Calden'. The map is oriented with North at the top, and a scale bar is visible in the bottom right corner.



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

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**Site Ref: Land South of North Farm****08\_0519****Area(ha):** 4.48**Parish:** BLEASBY**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 4.48**Setting:** Other Countryside/Residential**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:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6378m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 345m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory**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 2 (Very good)**Site Apparatus:** Telephone mast**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 30% in Zone 3 and 100% in Zone 2.**SFRA Comments:**

**Site Ref: Land South of North Farm****08\_0519****Area(ha): 4.48****Parish: BLEASBY****Proposed Yield :****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing  
Recreational Use:** Yes Rights of way 166/9/3  
Bleasby FP9**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/  
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

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**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:**

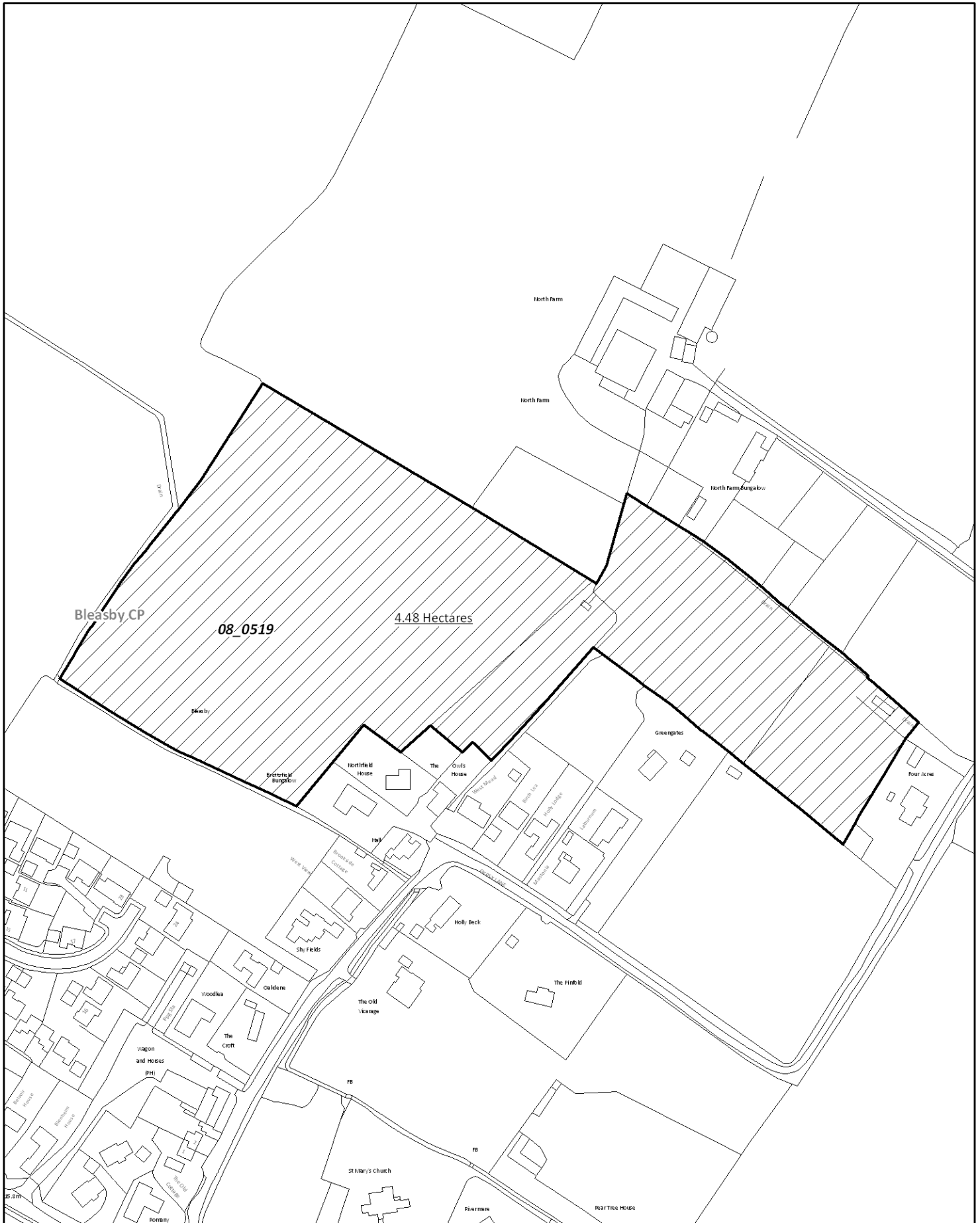
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**Additional Comments:** Site Specific Parish Council Comments: Access to a large scale development would require either dsemolition of existing properties or a major increase in traffic on Gypsy Lane, an attractive narrow country lane al;ready suggested for Quiet Lane status. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parsh Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addresseed, and solutions provided, before any further development is considered for Bleasby.

Internal Drainage Board.

Adjacent SHLAA Sites 08\_0164, 08\_518, 08\_0520.

# Strategic Housing Land Availability Assessment 2010



**08\_0519 - Land South Of North Farm,  
Bleasby**

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

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**Site Ref: North of Gypsy Lane****08\_0520****Area(ha): 1.22****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 1.22**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** PaddockAgriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside**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:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6684m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 275m**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Gypsy Ln has a limited capacity for new development due to its narrow carriageway ,in parts, and no footway provision . The size of this site would likely generate pedestrian and vehicular movements that would seriously challenge highway safety .

**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

**Site Ref: North of Gypsy Lane**

**08\_0520**

**Area(ha): 1.22**

**Parish: BLEASBY**

**Proposed Yield :**

**Agricultural Land Quality:** Grade 2 (Very good)

**Site Apparatus:** Overhead cables

**Neighbour Issues:** None

**Site within a flood zone?:** In zone 3 Wholly within Zone 2 and 3.

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** Yes Trees

**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**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

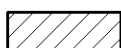
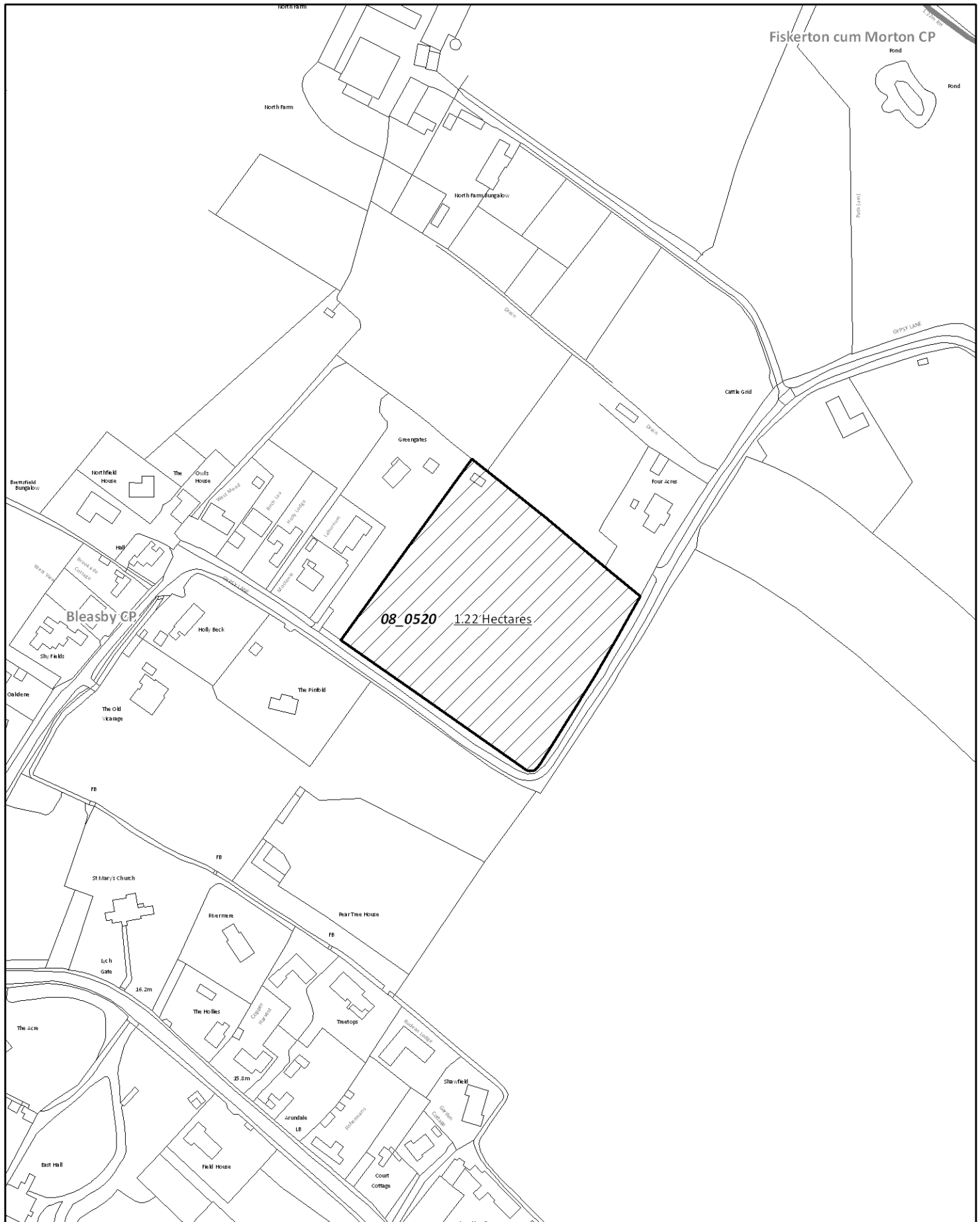
**Timescale:**

**Availability Other Issues:**

**Viability Comments:**

**Additional Comments:** Site Specific parish Council Comments: This land is adjacent to the NE boundary of the conservation area. Access to a large scale development would require either demolition of existing properties or a major increase in traffic on Gypsy Lane, an attractive narrow country lane already suggested for Quiet Lane status. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby. Adjacent SHLAA Site 08\_0519.

# Strategic Housing Land Availability Assessment 2010



**08\_0520 - North Of Gypsy Lane,  
Bleasby**

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

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**Site Ref: South of Gypsy Lane****08\_0521****Area(ha): 1.62****Parish: BLEASBY****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. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.73**Setting:** Other Residential/Countryside**Area PDL:** 0.89**Current Use:** PaddocksAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C5,C12,C15-18 - Conservation Areas, H13 - Housing Development in Large Villages,**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6561m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 129m**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Gypsy Ln has a limited capacity for new development due to its narrow carriageway ,in parts, and no footway provision . The size of this site would likely generate pedestrian and vehicular movements that would seriously challenge highway safety.

**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: South of Gypsy Lane****08\_0521** Area(ha): 1.62 Parish: BLEASBY**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Neighbour Issues:** None**Site Apparatus:** Over head power lines running in from the north east**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Wholly within Flood Zones 2 and 3.**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Hedges and trees.**Impact on existing Recreational Use:** Yes Rights of way – 166/15/14 FP15 Adjacent the site.  
166/6/1 FP6 Adjacent the site.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**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:** Site Specific Parish Council Comments: These paddocks are inside the conservation area. Access to a large scale development would require either demolition of existing properties or a major increase in traffic on Gypsy Lane, an attractive narrow country lane already suggested for Quiet Lane status. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

Part of site within village boundary; Internal Drainage Board consultation area. Adjacent SHLAA Site 08\_0133.



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

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**Site Ref: East of Gypsy Lane****08\_0522****Area(ha): 1.12****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location** The site is not suitable**Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**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:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6780m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 346m**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** Gypsy Ln has a limited capacity for new development due to its narrow carriageway, in parts, and no footway provision . The size of this site would likely generate pedestrian and vehicular movements that would seriously challenge highway safety .

**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 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within**Identified in SFRA:** No

**Site Ref: East of Gypsy Lane**

**08\_0522** Area(ha): 1.12 Parish: BLEASBY

**Proposed Yield :**

Zones 2 and 3.

**SFRA Comments:**

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**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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

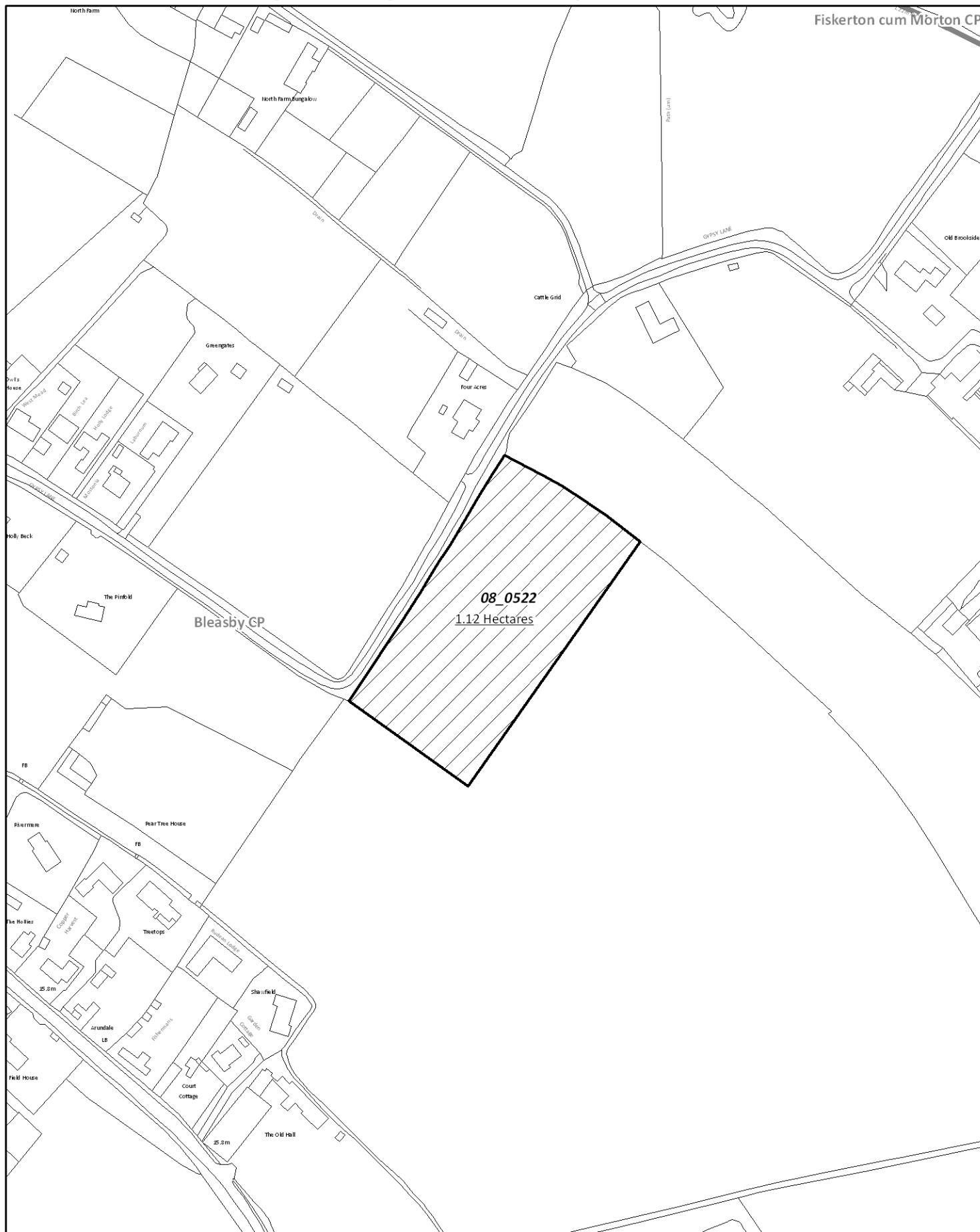
**Availability Other Issues:**

**Viability Comments:**

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**Additional Comments:** Adjacent to SHLAA site 08\_0133 which is contiguous with 08\_0521 and 08\_0523.  
Site Specific Parish Council Comments: The land is high ground and is not affected by any recent flooding. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

# Strategic Housing Land Availability Assessment 2010



**Site Ref:** East of the Old Hall

**08\_0523**

**Area(ha):** 3.08

**Parish:** BLEASBY

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location** The site may be suitable

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside

**Area Greenfield:** 3.08

**Setting:** Countryside Paddock in part

**Area PDL:**

**Current Use:** Paddock in partCountryside

**Proposed Use:**

**Policy** The site may be suitable

**AllocatedSite:** Countryside Small part of frontage in PU1 Washlands

**Other:** NE1 Development in the Countryside; C1-C4 Conservation Areas; C11 Setting of Listed Buildings; PU1 Washlands

**Conflicting Issues** Yes Outside Village Envelope

**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

**Primary school:** No **Bus stop:** No

**GP/ Health Centre:** No **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** No **Retail Area:** Yes

**Further Education:** No **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6753m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 349m

**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. An access to this site may be achievable but is likely to require off site highway works with regard to pedestrian link towards the village centre.

**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

**Site Ref: East of the Old Hall****08\_0523****Area(ha):** 3.08**Parish:** BLEASBY**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Neighbour Issues:** Listed Building Adjacent**Identified in SFRA:** No**Site Apparatus:****Site within a flood zone?:**

In zone 3 Wholly within Zones 2 and 3.

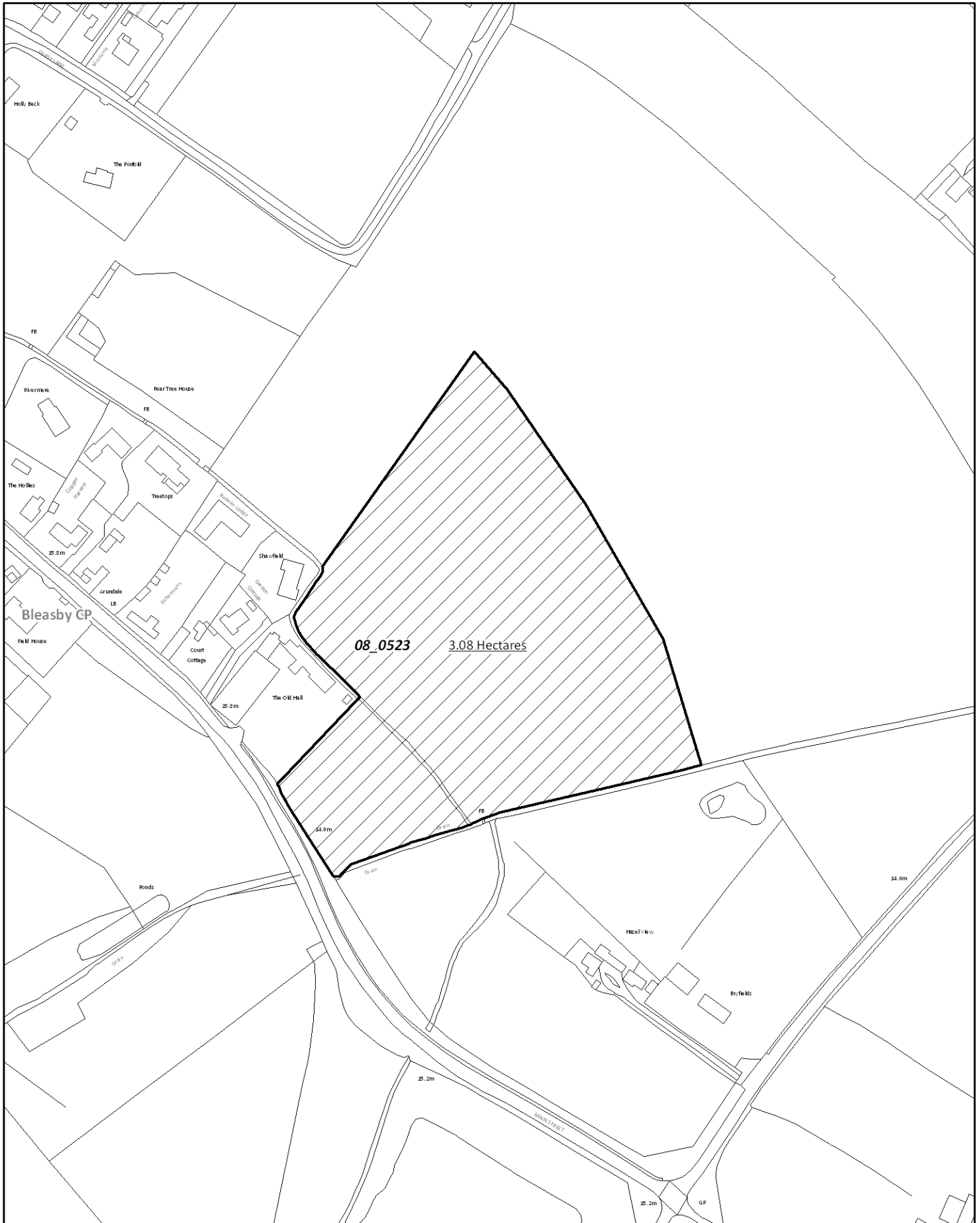
**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes Setting of the Old Hall**Natural Features:** Yes Trees and watercourse within site**Impact on existing Recreational Use:** Yes Bleasby FP6**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**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:** Adjacent to SHLAA site 08\_0133 which abuts 08\_0521 and 08\_0522.

Site Specific Parish Council Comments: This land slopes sharply down to the South and East. At least half of it was inundated to 4 to 6 feet in the 2000 floods. The higher part at its southern end overlooks the CA; it also overlooks the Grade 2\* Listed Building known as The Old House or Hall inside the CA. The southern part of this parcel of land is within the washlands of the River Trent floodplain. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

The impact of these two sites on the setting of the Grade II\* listed The Old House (as well as a number of other listed and historic buildings) will need to be carefully considered in terms of whether they can be developed. (English Heritage)



# Strategic Housing Land Availability Assessment 2010



**Site Ref: South of Main Street**

**08\_0524**

**Area(ha): 2.26**

**Parish: BLEASBY**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, the whole site is subject of a Tree Preservation Order. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, the whole site is subject of a Tree Preservation Order. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside

**Area Greenfield:** 2.26

**Setting:** Countryside

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

**Policy The site may be suitable**

**AllocatedSite:** Countryside

**Other:** Ne1- Development in the countryside, C1-5, 12, 15-18 Conservation Areas, PU1 Washlands

**Conflicting Issues** Yes Outside Village Envelope

**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

**Primary school:** No **Bus stop:** No

**GP/ Health Centre:** No **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** No **Retail Area:** Yes

**Further Education:** No **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6586m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 268m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. An access to this site may be achievable but is likely to require off site highway works with regard to pedestrian link towards the village centre.

**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

**Site Ref: South of Main Street**

**08\_0524**

**Area(ha): 2.26**

**Parish: BLEASBY**

**Proposed Yield :**

**Agricultural Land Quality:** Grade 2 (Very good)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In zone 3 100% in zones 2 & 3

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is not suitable

**Impact on views:** Yes Listed Building setting?

**Natural Features:** Yes Trees within site

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No Adjacent to SINC 5/1256

**Tree Preservation Order:** Yes

**Conservation Area:** Yes

**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:**

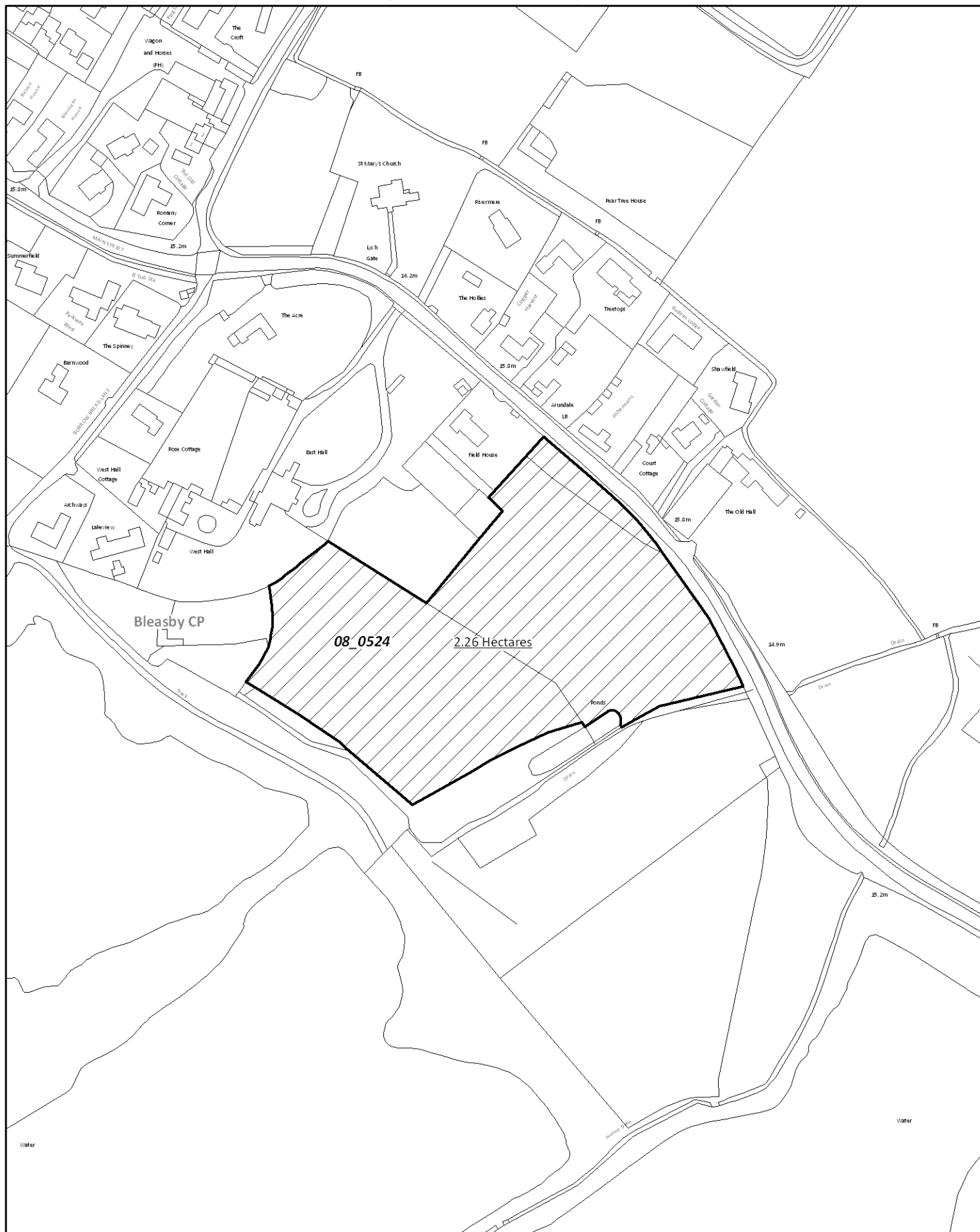
**Availability Other Issues:**

**Viability Comments:**

**Additional Comments:** Site Specific Parish Council Comments: These constitute a Grade 2 Listed Building inside the CA. The paddocks are adjacent to the Bleasby Jubilee Ponds Nature Conservation Area. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

The impact of these two sites on the setting of the Grade II\* listed The Old House (as well as a number of other listed and historic buildings) will need to be carefully considered in terms of whether they can be developed. (English Heritage).

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Rear of Sycamore Lane****08\_0525****Area(ha): 0.75****Parish: BLEASBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.75**Setting:** Countryside**Area PDL:****Current Use:** PaddockCountryside**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:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 6430m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 277m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory**Topography Constraints:** No Slightly undulating**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 2 (Very good)**Site Apparatus:****Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:**

In zone 3 Approx 10% in Zone 3 and approx 20% in Zone 2

**Site Ref: Rear of Sycamore Lane**

**08\_0525**

**Area(ha): 0.75**

**Parish: BLEASBY**

**Proposed Yield :**

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**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

**ProtectedSpecies/  
Habitats:** Yes Abuts Sinc 5/1256 -  
Jubilee Ponds, Bleasby.  
Indirect impacts might occur.

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

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**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:**

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**Additional Comments:** Site Specific Parish Council Comments: They are sited on land designated as a "Site of Nature Conservation Interest". General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The Parish Council believe the problems is due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.  
Adjacent to Historic Buffer for landfill site - Hoveringham Ash Lagoons.

[illegible]

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

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**Site Ref: Station Road****08\_0600****Area(ha): 0.86****Parish: BLEASBY****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. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

**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 highway constraints in this location. 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:** Combination**Area Character:** Countryside**Area Greenfield:** 0.77**Setting:** Countryside**Area PDL:** 0.09**Current Use:** and vacant landCountryside**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1-Development in the countryside**Conflicting Issues** Yes Development in the countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 5317m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 235m**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 Statement required. The site may be able to be accessed off Station Rd but restrictions with regard to the position of the access would be dictated by the Rail Authority. Off site highway works will be required for pedestrian links.

**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site



**Site Ref: Station Road**

**08\_0600**

**Area(ha): 0.86**

**Parish: BLEASBY**

**Proposed Yield :**

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

**Neighbour Issues:** Railway to South

**Identified in SFRA:** No

**Site Apparatus:** Electricity pylons cross site

**Site within a flood zone?:** In zone 2 100% in Zone 2.  
Not in 3.

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Bleasby FP14

**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**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

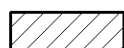
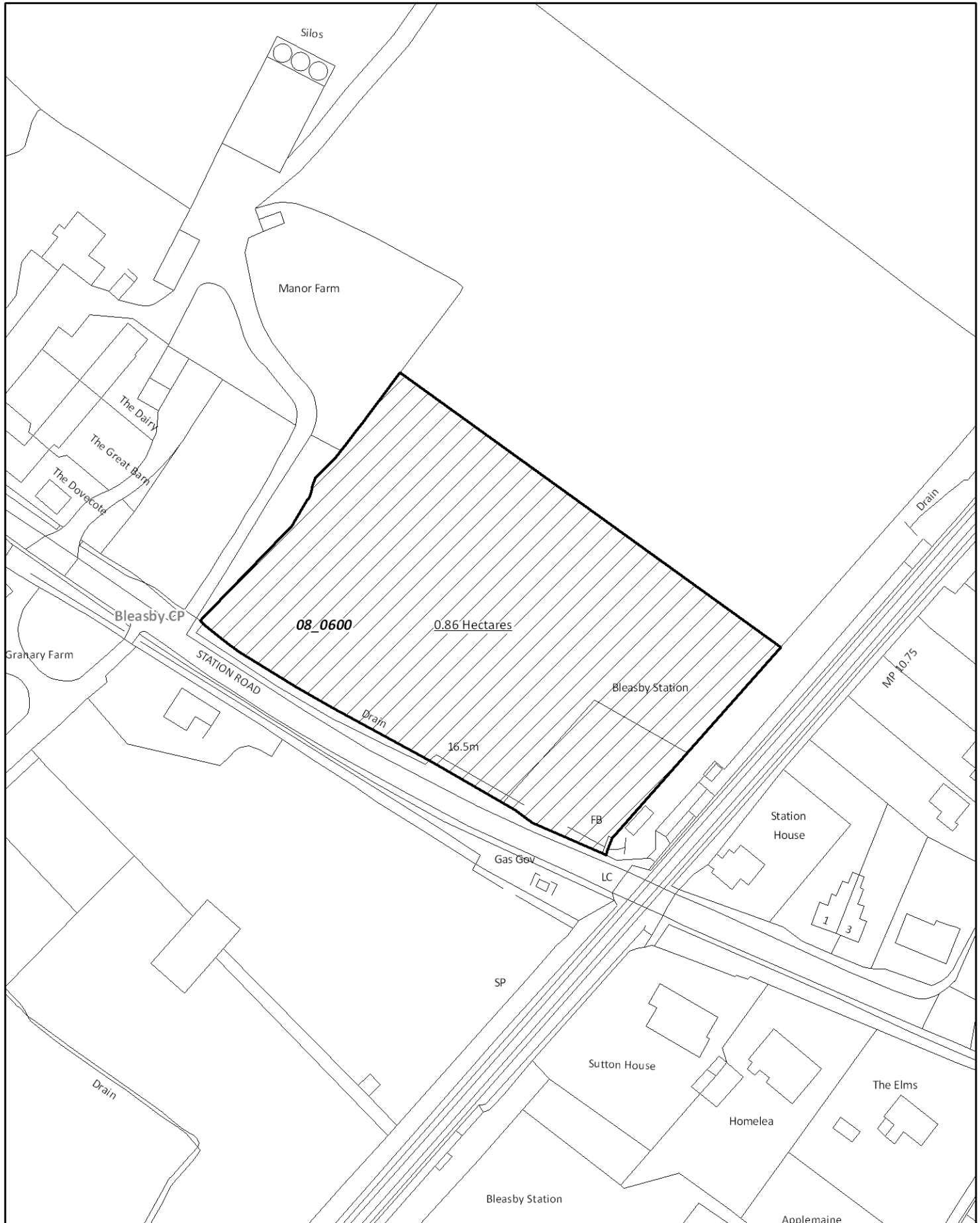
**Availability Other Issues:**

**Viability Comments:**

**Additional Comments:** Adjacent to SHLAA sites 08\_0065.

Parish Council comments: In accordance with the 2005 Parish Plan the Parish Council will resist "link-up" between the village and isolated settlements. This land should be kept open and the Parish Council's own environmental audit policy statement says "These station fields are an important buffer between this area of settlement (the Manor/Granary Farm area) and the beginning of Bleasby proper and their open aspect should be defended." The land is in fact very unsuitable being low-lying and boggy and does flood regularly in normal winter rains. General Parish Council Comments: The Parish Council draw attention to the very inadequate state of utilities within the Parish. There is doubt, and regular evidence, that the present sewerage system cannot cope with normal periods of medium to heavy rain. The drainage of surface water is also inadequate with lakes of water appearing on roads throughout the village which take days to seep away. This sometimes leads to problems of overflow from the main drainage covers in the streets where surface and foul water outflow systems combine to common pipes, as they do in places. Attention is drawn to problems experienced by the developer of Hawthorn Close at the start of the century and the measures they had to take to address these issues. The Parish Council also warn that the electricity supply is unreliable and in recent times there have been a number of failures. The parish Council believe the problems are due to the recent new build projects in the village (60-70) and in the district beyond their Parish. It is considered essential that these issues are addressed, and solutions provided, before any further development is considered for Bleasby.

# Strategic Housing Land Availability Assessment 2010



**BLEASBY – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY**

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed/Removed from the Study</b>
08_0065B	Land at Manor Farm Station Road	Bleasby	Site below 0.25ha. Not included in study.
08_0315B	Land at Manor Farm Station Road	Bleasby	Site below 0.25ha. Not included in study.
08_0388	The Acre Main Road	Bleasby	Site below 0.25ha. Not included in study.
08_0601	Land South of Station Road	Bleasby	Unable to access the site – therefore a full assessment was not possible. No comments received. Remove from study.

# Strategic Housing Land Availability Assessment 2010

