## **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.

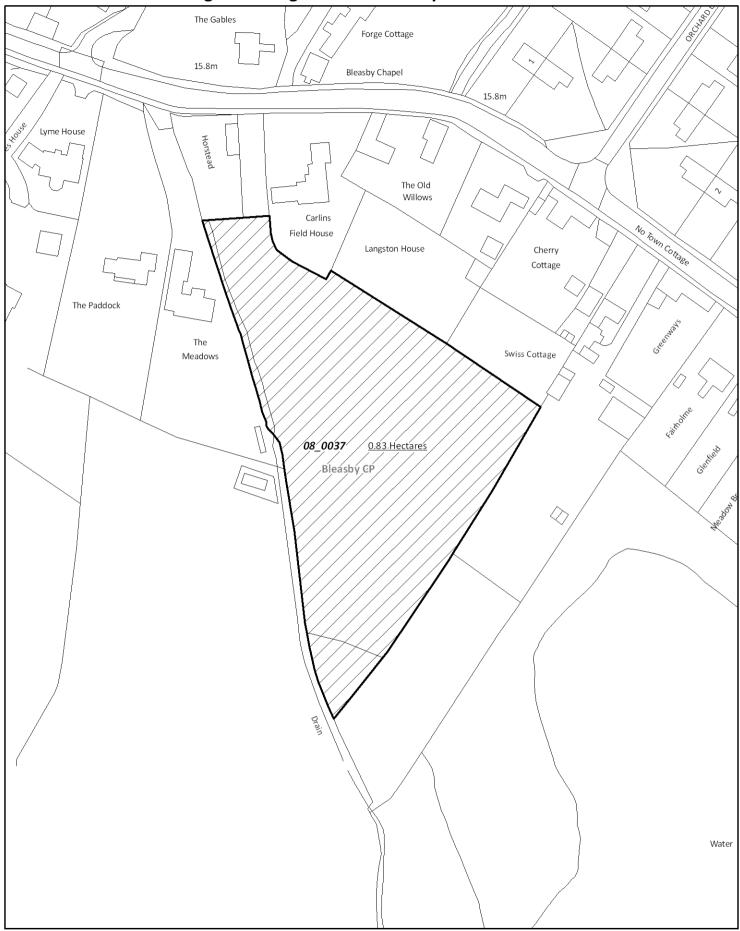
Site Ref: Land to re	ear of Carlins Field Ho	ouse, Bleasby
<b>08_0037</b> Area(ha): 0.	83 Parish: BLEASBY	Proposed Yield :
Suitability Conculsion Availability Conclusions:	The site is not suita	ble
Availability Comments: Achievability Conclusion Achievabilty Comments:		d: Site available within 5 years.
Overall Draft Conclusion	and mitigated if ne would need to be   highway constrain	nation issues in the locality would need to be investigated ecessary. Potential flooding issues. Further information provided to justify development in this location. Possible its in this location. Not suitable due to environmental NO74 Group of trees within site could block a potential
Overall Final Conclusion	and mitigated if ne would need to be p highway constrain	nation issues in the locality would need to be investigated ecessary. Potential flooding issues. Further information provided to justify development in this location. Possible its in this location. Not suitable due to environmental NO74 Group of trees within site could block a potential
Character Land Use Loca	ation The site may be suit	able
Location: Village (outside		PDL/Greenfield: Greenfield
Area Character: Country	side	Area Greenfield: 0.83
Setting: Countryside		Area PDL: Proposed Use:
AllocatedSite: Countrysi Conflicting Issues Yes		<b>Other:</b> NE1 Development in the Countryside
Access to Services T	he site is suitable	
Within 800m or 10 mins v	•	Within 30 mins travel by public transport
Primary school: Yes B	-	Secondary school: No Retail Area: Yes
	ash Yes achine/PO:	Further Education: No Hospital: No
Store of Local Importanc		Supermarket: Yes Employment: Yes
2	am from a town centre ell Town Centre 5933m	ProximityWithin 1km of a major public transportTransport Node:node
GreenSpaceStandards:	Within 400m of publicly acco	essible green space
GreenSpaceStrategy Cor	nments: 300m	
Physical Constraints T	he site may be suitable	
Highway Engineers Com	not have any acces as indicated in the	ed in response to consultation reply: The site as shown does ss to the public highway. If the access to Carlins Field is used, consultation response, there would still be an issue with regard adequate and safe visibility onto Main Street.
Topography No	Access to Utilitie	es? No Contaminated Land?: Maybe
Constraints:	Contamination C	Category: B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Land to rear of Carlins Field Ho	use, Bleasby
<b>08_0037</b> Area(ha): 0.83 Parish: BLEASBY	Proposed Yield :
Agricultural Land Quality: Grade 3 (Good-moderate Part Grade 3/Part non urb	
Neighbour Issues: None Identified in SFRA: No SFRA Comments:	Site within a flood In zone 2 zone?:
Impact on Landscape Biodiversity The site is not	suitable
Impact on views: No	Natural Features: No
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No Habitats:	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	d: Site available within 5 years.
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-8 years	5 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.	<b>Availability Other Issues:</b> No other constraints 0-5 years
Viability Comments:	
	601. Parish Council Comments: The area has trees which are or Order and is a wetland. This would create a backlands

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 hosuing 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







08\_0037 - Land To Rear Of Carlins Field House, Bleasby, Bleasby

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

Site Ref: Land Rear of	f Oak Tree Close	
08_0065A Area(ha): 3.00	Parish: BLEASBY	Proposed Yield :
Suitability Conculsion	The site is not suitable	
Availability Conclusions:		
Availability Comments:	Information Supplied: D Site available within 5 y	Developer has shown an interest and invested in the site. Jears.
Achievability Conclusion:		
Achievabilty Comments:		
Overall Draft Conclusion:	and mitigated if neces would need to be prov highway constraints i	on issues in the locality would need to be investigated ssary. Potential flooding issues. Further information vided to justify development in this location. Possible in this location, in conjunction with other this site unsuitable for development.
Overall Final Conclusion:	and mitigated if neces would need to be pro- highway constraints i	on issues in the locality would need to be investigated ssary. Potential flooding issues. Further information vided to justify development in this location. Possible in this location, in conjunction with other this site unsuitable for development.
Character Land Use Location	on The site may be suitable	e
Location: Village (outside bu	ut adjoining Boundary)	PDL/Greenfield: Greenfield
Area Character: MixedCour	ntryside and Village	Area Greenfield: 3
Setting: Countryside		Area PDL:
Current Use: Agriculture		Proposed Use:
Policy The site may be su AllocatedSite: Countryside Conflicting Issues Yes Ou		<b>Other:</b> NE1 Development in the Countryside
	site is suitable	
Within 800m or 10 mins wal	-	Within 30 mins travel by public transport
-	stop: No	Secondary school: No Retail Area: Yes
GP/ Health No Cas Centre: Mac	h Yes hine/PO:	Further Education: No Hospital: No
Store of Local Importance:		Supermarket: Yes Employment: Yes
Proximity to Over 1km		ProximityWithin 400m of a major public transportFransport Node:node
GreenSpaceStandards: Wit		ible green space
GreenSpaceStrategy Comm	ents: 367m	
Physical Constraints The	site is not suitable	
Highway Engineers Comme	sites with this number, to conditions. The site	ighway Layout to be provided to standard. There are two the first site off Station Rd may be straight forward subject off Manor Close could result in an overlong cul-de-sac and lines as to number of dwellings that could be served by a
Topography Yes Slopes	Access to Utilities?	Yes Contaminated Land?: Maybe
<b>Constraints:</b> slightly to the v	Contamination Cate	egory: 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 :
	Toposed Heid .
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 In zone 2
Identified in SFRA: No	zone?:
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitable	
Impact on views: No	Natural Features: No
Impact on existingYesTrack runs along SouthRecreational Use:East Boundary.Bleasby FP13	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No	Tree Preservation Order: No
Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments: Information Supplied: Dev Site available within 5 year	veloper has shown an interest and invested in the site. ars.
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-5 O years	wnership Comments:
Legal Issues: No Lo	egal Comments:
Timescale:No other constraints 0-5 yearsA	vailability Other Issues: No other constraints 0-5 years
Viability Comments:	
the area. Concerns are also raised of the parish and creating ribbon de Gibsmere, Hazelford, Rudsey and With regards to the site in particula pylon running through the site a po There is also a relevant planning hi refused. The Parish Council wishes alia "a development of the scale pro the village Creating a suburban e the pattern of development in the v aspect of Goverton Hill and the imp junction adding to congestion at sc has been used for a significant and	as being in the flood plain and point to recent flooding of RE development in the area affecting the open character evelopment between settlements (Bleasby, Goverton,

Strategic Housing Land Availability Assessment 2010







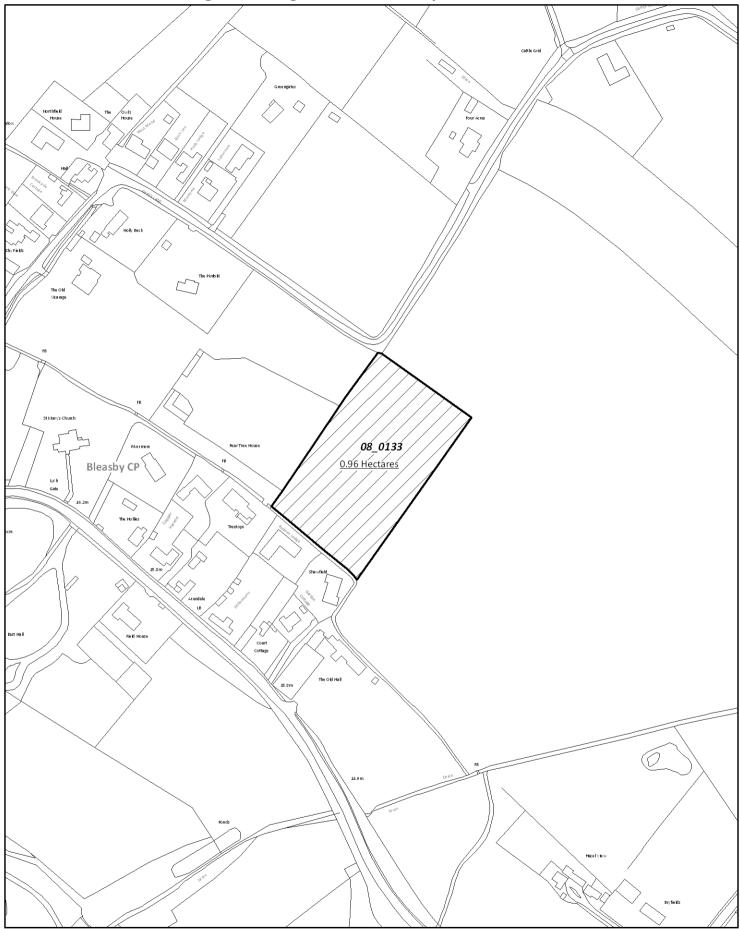
08\_0065a - Land Rear of Oak Tree Close, Bleasby, Bleasby

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

Site Ref: Gypsy Lane							
08_0133 Area(ha): 0.96	Parish: BLEASBY	Proposed Y	/ield :				
Suitability Conculsion	The site is not suitable						
Availability Conclusions:							
Availability Comments:	Information Supplied: 20-2 5 years.	25 dwellings detailed in submissio	n. Site available within				
Achievability Conclusion:							
Achievabilty Comments:							
Overall Draft Conclusion:	development should be	nent Agency Flood Zone 3 wher resisted. Possible highway cor with other considerations, mak	nstraints in this				
	for development.	with other considerations, max					
Overall Final Conclusion:		nent Agency Flood Zone 3 wher resisted. Possible highway cor					
		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: MixedCountr	yside, Village	Area Greenfield:	0.96				
Setting: Countryside		Area PDL:					
Current Use: Agriculture	able	Area PDL: Proposed Use:					
•			Countryside				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs		Proposed Use:	Countryside				
Current Use: Agriculture Policy The site may be suite AllocatedSite: Countryside Conflicting Issues Yes Outs	ide Village Envelope te may be suitable	Proposed Use:	-				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si	ide Village Envelope te may be suitable ng	Proposed Use: Other: NE1 Development in the	-				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash	ide Village Envelope te may be suitable ng top: No Yes	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu	blic transport				
Current Use: Agriculture Policy The site may be suite AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi	ide Village Envelope te may be suitable ng top: No	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No	blic transport Retail Area: Yes				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash	ide Village Envelope te may be suitable ng top: No Yes	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No	blic transport Retail Area: Yes Hospital: No				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km free	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre Pro	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes	blic transport Retail Area: Yes Hospital: No				
Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km free	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre own Centre 6657m Tra	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from a insport Node: node	blic transport Retail Area: Yes Hospital: No Employment: Yes				
Current Use: Agriculture Policy The site may be suite AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km from Town centre: Southwell To	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre Pro own Centre 6657m Tra n 400m of publicly accessible	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from a insport Node: node	blic transport Retail Area: Yes Hospital: No Employment: Yes				
Current Use: Agriculture Policy The site may be suit: AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fro Town centre: Southwell To GreenSpaceStandards: Withi GreenSpaceStrategy Comment	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre Pro own Centre 6657m Tra n 400m of publicly accessible	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from a insport Node: node	blic transport Retail Area: Yes Hospital: No Employment: Yes				
Current Use: Agriculture Policy The site may be suit: AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus si GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km from Town centre: Southwell To GreenSpaceStandards: Withi GreenSpaceStrategy Comment Physical Constraints The si	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre Pro own Centre 6657m Tra n 400m of publicly accessible nts: 230m ite is not suitable ts: Does not appear to be a There is no pedestrian fa	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from a insport Node: node	blic transport Retail Area: Yes Hospital: No Employment: Yes major public transport				
Current Use: Agriculture Policy The site may be suite AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus se GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fre Town centre: Southwell To GreenSpaceStandards: Withi GreenSpaceStrategy Comme Physical Constraints The se	ide Village Envelope te may be suitable ng top: No Yes ne/PO: om a town centre Pro own Centre 6657m Tra n 400m of publicly accessible nts: 230m ite is not suitable ts: Does not appear to be a There is no pedestrian fa	Proposed Use: Other: NE1 Development in the Within 30 mins travel by pu Secondary school: No Further Education: No Supermarket: Yes oximity Over 1km from a insport Node: node e green space satisfactory access onto Gypsy La cility on Gypsy Lane. Third party la cilitate access, therefore as propo	blic transport Retail Area: Yes Hospital: No Employment: Yes major public transport				

Site Ref: Gypsy L	ane	
08_0133 Area(ha):	0.96 Parish: BLEASBY	Proposed Yield :
Agricultural Land Qual Neighbour Issues:	ity: Grade 2 (Very good) None	Site Apparatus: Telephone wire adjacent
Identified in SFRA: No		Site within a flood In zone 3 zone?:
SFRA Comments:		
Impact on Landscape	Biodiversity The site may be s	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/ No		Tree Preservation Order: No
Habitats:		Conservation Area: Yes
Suitability Conclusion:	The site is not suitable	
Availability and Acl	hievability	
Availability Conclusion	S:	
Achievability Conclusion	on:	
Availability Comments:	Information Supplied: 2 5 years.	20-25 dwellings detailed in submission. Site available within
Achievabilty Comments	s:	
Ownership Constraints	No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No		Legal Comments:
Timescale: No other co	onstraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:		
Additional Comments:	Grade 2 listed building (The Old Comments: The village is in a flo water can drain and be absorbed	21 and 08_0522 and 08_0523. and is adjacent to the conservation area and an important Hall). Is is also within the flood plain. General PC bod plain, open areas provide an important area to which d. The addition of further hosuing on these places limits ers existing housing in respect of potential flooding

Strategic Housing Land Availability Assessment 2010







08\_0133 - Gypsy Lane, Bleasby, Bleasby

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

08_0159 Area	<b>a(ha):</b> 3.02	Parish: BLEASBY	Proposed	d Yield :	
Suitability Concu Availability Conc		The site is not suitable			
Availability Comr	nents:	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 Cor	nclusion:				
Achievabilty Com	nments:				
Overall Draft Con	oclusion:	and mitigated if neces would need to be prov highway constraints in works may be required through the Developm	on issues in the locality would n sary. Potential flooding issues. rided to justify development in t in this location. Possible off site d. If the Village Envelope design ent Plan process, this site coul propriate mitigation works. The	Further information his location. Possible highways mitigation nation is changed d be considered	
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					
Character Land U	Jse Location	considerations, make	this site unsuitable for develop		
		considerations, make	this site unsuitable for develop		
	(outside but	considerations, make The site may be suitable adjoining Boundary)	this site unsuitable for develop		
Location: Village	(outside but Countryside	considerations, make n The site may be suitable adjoining Boundary) Village	this site unsuitable for develop PDL/Greenfield: Greenfield	ment.	
Location: Village Area Character:	(outside but Countryside side Village	considerations, make n The site may be suitable adjoining Boundary) Village	this site unsuitable for develop PDL/Greenfield: Greenfield Area Greenfield:	ment.	
Location: Village Area Character: Setting: Country: Current Use: Va	(outside but Countryside side Village	considerations, make n The site may be suitable adjoining Boundary) Village	this site unsuitable for develop PDL/Greenfield: Greenfield Area Greenfield: Area PDL:	ment.	
Location: Village Area Character: Setting: Country: Current Use: Va Policy The site AllocatedSite: C k T	(outside but Countryside side Village cant Land <b>may be sui</b> t Countryside nocking dow	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by yn property on Manor Close ly part of the site within the	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th	ment. 3.02 ne Countryside, H13 Area	
Location: Village Area Character: Setting: Country: Current Use: Var Policy The site AllocatedSite: C k T	(outside but Countryside side Village cant Land <b>may be sui</b> Countryside nocking dow This is the on	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by yn property on Manor Close ly part of the site within the	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th	ment. 3.02 ne Countryside, H13 Area	
Location: Village Area Character: Setting: Country: Current Use: Var Policy The site AllocatedSite: C k T	(outside but Countryside side Village cant Land <b>may be sui</b> t Countryside mocking dow This is the on Village Envelo <b>s</b> Yes Outs	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by n property on Manor Close. ly part of the site within the ope.	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th	ment. 3.02 ne Countryside, H13 Area	
Location: Village Area Character: Setting: Country: Current Use: Va Policy The site AllocatedSite: C k T V Conflicting Issue	(outside but Countryside side Village cant Land <b>may be sui</b> t Countryside nocking dow This is the on Village Envelo s Yes Outs es The s	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by on property on Manor Close ly part of the site within the ope. side Village Envelope site is suitable	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th	ment. 3.02	
Location: Village Area Character: Setting: Country: Current Use: Var Policy The site AllocatedSite: C k T V Conflicting Issue Access to Service	(outside but Countryside side Village cant Land <b>may be suit</b> Countryside nocking dow This is the on fillage Envelo s Yes Outs es The s 0 mins walk	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by n property on Manor Close ly part of the site within the ope. side Village Envelope site is suitable ing	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th within Village Envelope	ment. 3.02	
Location: Village Area Character: Setting: Country: Current Use: Var Policy The site AllocatedSite: C k T V Conflicting Issue Access to Service Within 800m or 10 Primary school:	(outside but Countryside side Village cant Land <b>may be suit</b> Countryside nocking dow This is the on fillage Envelo <b>s</b> Yes Outs <b>es The s</b> <b>0 mins walk</b> Yes <b>Bus s</b> No <b>Cash</b>	considerations, make The site may be suitable adjoining Boundary) Village table Proposes access by n property on Manor Close ly part of the site within the ope. side Village Envelope site is suitable stop: No	PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in th within Village Envelope	ment. 3.02 ne Countryside, H13 Area	

Proximity to<br/>Town centre:Over 1km from a town centre<br/>Southwell Town Centre 5787mProximity<br/>Transport Node:Within 400m of a major public transport<br/>node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 349m

Site Ref:	Land Rea	r of M	anor Cl	ose				
08_0159	Area(ha): 3	.02	Parish:	BLEASBY			Proposed Yield :	
Highway Eng	jineers Com	ments:	infrastru	cture to the si	te is of		ation reply: The highw Ith and would be unsu evelopment.	
Topography			Acces	s to Utilities?	Yes	Cont	aminated Land?: N	laybe
Constraints:	gently down West, Sout site flat	n to	Conta	mination Cate	egory:		contaminative usage I lose proximity to the s	
Agricultural I	Land Qualit		le 2 (Very le 2/Part		Sit	e Apparatus:	Pylons running throu (SW-NE)	gh northern site
Neighbour Is	sues:	None			Sit	e within a floo	, , , , , , , , , , , , , , , , , , ,	
Identified in S	SFRA: No					re?:		
SFRA Comm	ents:							
Impact on La	ndscape B	iodivers	sity The	site is suitab	le			
Impact on vie				spectors Goverton Hill	Na	tural Features	: No	
Impact on ex Recreational		No			Lis	ted Bldg / Loc	al Interest Bidg: No	)
ProtectedSpo					Tre	e Preservatio	n Order: No	
Habitats:					Co	nservation Are	ea: No	
Suitability Co	onclusion:	TI	ne site is	not suitable				
Availability	and Ach	ievabil	ity					
Availability C	onclusions	:						
Achievability	Conclusio	า:						
Availability C	comments:		makes that Net De	ne following co evelopable Are has a capacity	omment a of 1.5	s in relation to hectares, afte	n interest in this site. number / type of dwell r allowance for structu ailable within 5 years a	ings: Based on ral landscaping,
Achievabilty	Comments	:						
Ownership C		No own years	ership co	nstraints 0-5	Owne	rship Commei	nts:	
Legal Issues	: No				Legal	Comments:		
Timescale:	No other cor	straints	0-5 years	5	Availa	bility Other Is	sues: No other const	raints 0-5 years
Viability Com	ments:							
Additional Co	T tl C tl ir v V li	The Paris The area. If the pa Dibsmere The Paris The Paris The Paris The Paris The Paris The Paris The Paris	sh Counc Concern rish and c e, Hazelfo h Counci on the su ppeal be 's Report	il identify the s s are also rais creating ribbon ord, Rudsey ar highlight that bmission form fore being refu- stated inter-a	site as b ed RE o develo nd the N there is n. There ised. Th lia "a do	development in pment between lanor Farm are a electricity py is also a releva the Parish Coun evelopment of t	b d plain and point to re the area affecting the n settlements (Bleasby ea. With regards to the ylon running through th ant planning history to icil wishes to draw attention the scale proposed work ng a suburban extension	open character y, Goverton, e site in particular he site a point not the site which intion to the build cause

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

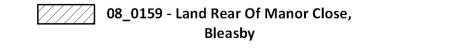
## 08\_0159 Area(ha): 3.02 Parish: BLEASBY

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





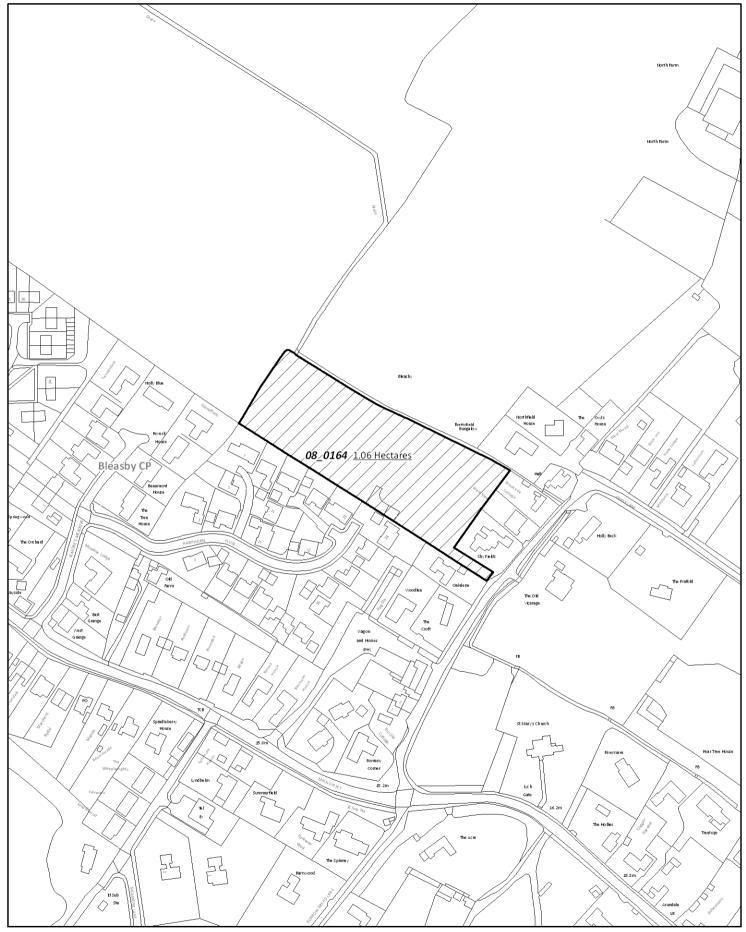


Date:	08/03/2010
Scale:	1:2,500

Site Ref: Gypsy L	ane			
08_0164 Area(ha):	1.06 <b>Parish:</b> BLEASE	Proposed Yield :		
Suitability Conculsion	The site is not su	itable		
Availability Conclusion				
Availability Comments		lied: A developer has shown interest in this site. Available within specified on the Site Submission Form.		
Achievability Conclusi	on:			
Achievabilty Comment	s:			
Overall Draft Conclusio	justify developm	Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this		
	Village Envelope process, this sit	le off site highways mitigation works may be required. If the e designation is changed through the Development Plan e could be considered suitable subject to appropriate s. The site is both Available and Achievable.		
Overall Final Conclusion	0	and possible highway constraints in this location, in n other considerations, make this site unsuitable for		
Character Land Use Lo	ocation The site may be s	uitable		
Location: Village (outsi	de but adjoining Boundary)	PDL/Greenfield: Greenfield		
Area Character: Coun	trysideVillage	Area Greenfield: 1.06		
Setting: Countryside Village		Area PDL:		
Current Use: Agricultu	re	Proposed Use:		
Policy The site may I AllocatedSite: Country Conflicting Issues Yes		<b>Other:</b> NE1- Development in the Countryside		
Access to Services	The site is suitable			
Within 800m or 10 min	s walking	Within 30 mins travel by public transport		
Primary school: No	Bus stop: No	Secondary school: Yes Retail Area: Yes		
GP/ Health No Centre:	Cash Yes Machine/PO:	Further Education: No Hospital: No Supermarket: Yes Employment: Yes		
Store of Local Importa	nce:	Supermarket: Yes Employment: Yes		
-	1km from a town centre well Town Centre 6353m	ProximityWithin 1km of a major public transportTransport Node:node		
GreenSpaceStandards	: Within 400m of publicly a	ccessible green space		
GreenSpaceStrategy C	omments: 272m			
Physical Constraints	The site is not suitable			
Highway Engineers Co	and a Traffic Sta	site highway layout required to standard. Off site highway works tement required. Limited frontage to Gypsy Lane therefore site may be an issue. Also there are no pedestrian facilities on by.		
Topography No Sligh		ities? Yes Contaminated Land?: No		
Constraints: down to V	Vest Contamination	<b>Category:</b> C-Potentially contaminative usage is yet to be identified at the site or surrounding areas		

Site Ref: Gypsy La 08_0164 Area(ha):			Proposed Yield :
Agricultural Land Quali Neighbour Issues:	ty: Grade 2 (Very good) None		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 si	uitable	
Impact on views: No		Natural Features:	No
Impact on existing Recreational Use:	No	Listed Bldg / Loca	Il Interest Bldg: No
ProtectedSpecies/ No		Tree Preservation	
Habitats:		Conservation Area	a: No
Suitability Conclusion:	The site is not suitable		
Availability and Ach	nievability		
Availability Conclusion	S:		
Achievability Conclusion	on:		
Availability Comments:	Information Supplied: A all the timescales specif		interest in this site. Available within ssion Form.
Achievabilty Comments	5:		
Ownership Constraints	No ownership constraints 0-5 years currently held under an agricultural tenancy agreement	Ownership Comment	ts: currently held under an agricultural tenancy agreement
Legal Issues: No		Legal Comments:	
Timescale: No other co	nstraints 0-5 years	Availability Other Iss	ues: No other constraints 0-5 years
Viability Comments:			
· · · · · · · · · · · · · · · · · · ·	PC Comments: This land has cor and regularly floods in part. Gyps The village is in a flood plain, ope	nstant drainage probler y Lane is also prone to a areas provide an imp f further hosuing on the	SHLAA sites: 08_0518 and 08_0519. n associated with Hawthorne Close o flooding. General PC Comments: portant area to which water can drain ese places limits where water can go looding

Strategic Housing Land Availability Assessment 2010







08\_0164 - Gypsy Lane, Bleasby, Bleasby

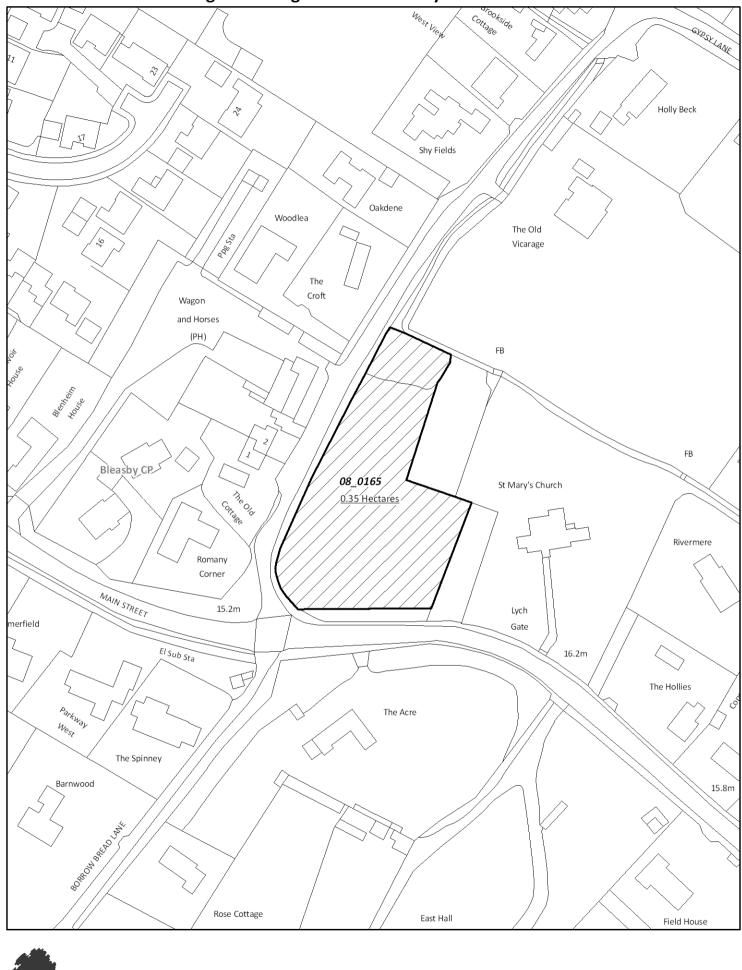
Date:	08/03/2010
Scale:	1:2,500

Site Ref: Gyp	sy Lane					
08_0165 Area	(ha): 0.35	Parish: BLEASBY		Proposed	ł Yield :	
	-·	The site is not evitebly	-			
Suitability Concul Availability Concl		The site is not suitabl	9			
Availability Conci		Information Supplied:	A developer has s	hown interest in	this site Available	within
		all the timescales spe				Within
Achievability Con	clusion:					
Achievabilty Com						
Overall Draft Con	clusion:	Potential contamina mitigated if necessa required. Site lies w	ry. Possible off sit ithin Environment	te highways mit	igation works may	y be
Overall Final Con		development should		- <b>!</b>		ار بیر ا
	ciusion:	Potential contamina mitigated if necessa required. Site lies w development should	ry. Possible off sit ithin Environment	te highways mit	igation works mag	y be
Character Land U	se Location	The site is suitable				
Location: Village	(within bound	ary)	PDL/Greenfie	ld: Greenfield		
	ResidentialMa settlement	ain Open Area within	Area Greenfie	ld:	0.35	
Setting: Village			Area PDL:			
Current Use: Vac	ant Land		Proposed Use	<b>:</b> :		
AllocatedSite: M Conflicting Issues	·			ervation Areas, H	, C1-C5, C12, C15- 13 Area within Villa	
Access to Service	es The site	e is suitable				
Within 800m or 10	) mins walkin	ıg	Within 30	mins travel by p	oublic transport	
Primary school:	No Bus sto	op: No	Secondary	y school: Yes	Retail Area:	Yes
	No <b>Cash</b>	Yes	Further Ec	ducation: No	Hospital:	No
Centre:	Machin	e/PO:	Supermar	ket: Yes	Employment:	Yes
Store of Local Im	oortance:					
Proximity to Town centre:		m a town centre wn Centre 6359m	Proximity Transport Node:	Within 1km of a node	a major public trans	port
GreenSpaceStand	lards: Within	400m of publicly acces	sible green space			
GreenSpaceStrate	egy Commen	<b>ts:</b> 79m				
Physical Constrai	nts The sit	te is not suitable				
Highway Enginee	rs Comments	S: Visibility and on site highways works required Gypsy Lane with son onto Main St.	ired. Access to limit	ted development	could be taken fro	m
Topography No	Flat	Access to Utilities	? Yes C	Contaminated La	and?: Yes	
Constraints:		Contamination Ca	togory: A-Potenti	ally contaminativ		

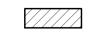
Site Ref: Gypsy La		
08_0165 Area(ha):	0.35 <b>Parish:</b> BLEASBY	Proposed Yield :
Agricultural Land Quali	ty: Grade 2 (Very good)	Site Apparatus: Telephone wire South of site
Neighbour Issues:	None	Site within a flood In zone 3 Also in Zone 2
Identified in SFRA: No		zone?:
SFRA Comments:		
Impact on Landscape E	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/ No		Tree Preservation Order: Yes
Habitats:		Conservation Area: Yes
Suitability Conclusion:	The site is not suitable	
Availability and Ach	nievability	
Availability Conclusions	S:	
Achievability Conclusio	n:	
Availability Comments:		A developer has shown interest in this site. Available within cified on the Site Submission Form.
Achievabilty 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 co	nstraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:		
	•	s proposed. in Local Plan as Main Open Land and work is currently being een- this is the focal point of the village and is an area of

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 archaelogical interest the foundations of the Old Vicarage and it 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 hosuing on these places limits where water can go and endangers existing housing in respect of potential flooding.

Strategic Housing Land Availability Assessment 2010



NEWARK & SHERWOOD DISTRICT COUNCIL



08\_0165 - Gypsy Lane, Bleasby, Bleasby

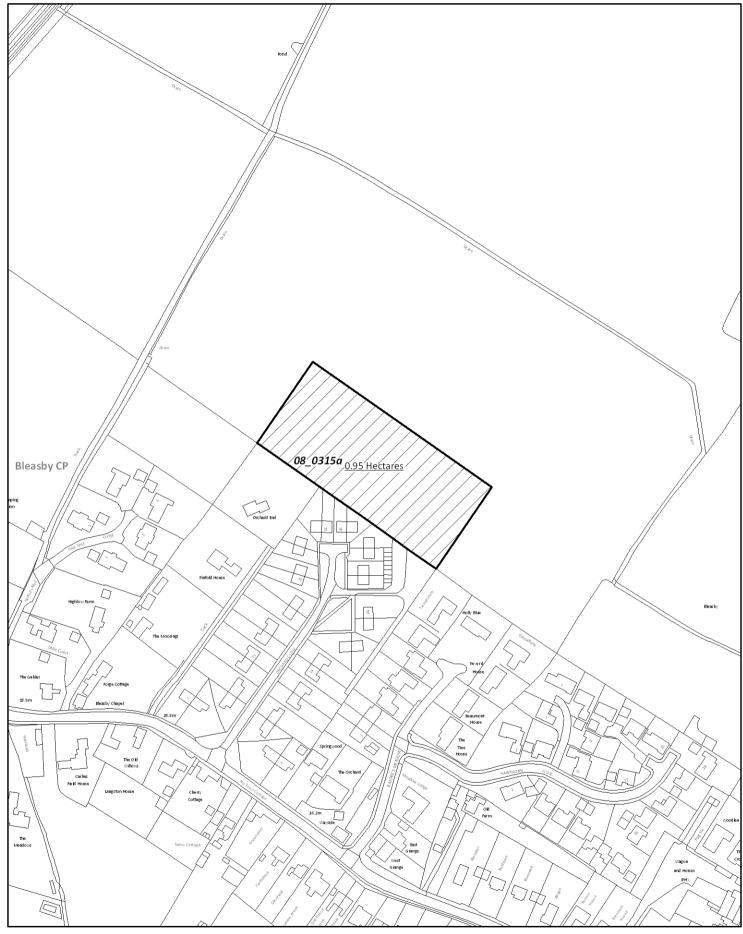
Date:	08/03/2010
Scale:	1:1,250

Site Ref: Land to the rea	ar of Orchard Close	
08_0315A Area(ha): 0.95	Parish: BLEASBY	Proposed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievabilty Comments:	The site is not suitable	
Overall Draft Conclusion:	and mitigated if necessa Potential flooding issue would not appropriate o designation is changed	a issues in the locality would need to be investigated ary. Possible highway constraints in this location. as in the north west corner of the site - development on this portion of the site. If the Village Envelope through the Development Plan process, this site itable subject to appropriate mitigation works. The of Achievable.
Overall Final Conclusion:	and mitigated if necess of the site - developmer Possible highway const	a issues in the locality would need to be investigated ary. Potential flooding issues in the north west corner at would not appropriate on this portion of the site. traints in this location, in conjunction with other his site unsuitable for development.
Character Land Use Location	The site may be suitable	
Location: Village (outside but a	djoining Boundary)	PDL/Greenfield: Greenfield
Area Character: MixedCountry	side, village	Area Greenfield: 0.95
Setting: Countryside village		Area PDL:
Current Use: Agriculture		Proposed Use:
Policy The site may be suita	ble	
AllocatedSite: Countryside		Other: NE1 Development in the Countryside
Conflicting Issues Yes Outsid	de Village Envelope	
Access to Services The sit	e is suitable	
Within 800m or 10 mins walkir	g	Within 30 mins travel by public transport
Primary school: Yes Bus sto	op: No	Secondary school: No Retail Area: Yes
GP/ Health No Cash Centre: Machin	Yes e/PO:	Further Education: No Hospital: No Supermarket: Yes Employment: Yes
Store of Local Importance:		
		<b>Example 7</b> Within 400m of a major public transport ansport Node: node
GreenSpaceStandards: Within	400m of publicly accessible	e green space
GreenSpaceStrategy Commen	<b>ts:</b> 278m	
Physical Constraints The side	te is not suitable	
Highway Engineers Comments		esponse to consultation reply: The site now has no highways grounds
Topography Yes Slight slope	Access to Utilities?	Yes Contaminated Land?: Maybe
Constraints:	Contamination Catego	bry: B-Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality: Gra	ade 3 (Good-moderate)	Site Apparatus: Telephone wires running along

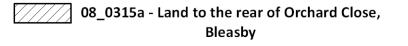
Site Ref: Land to the rear of Orchard Close	e
08_0315A Area(ha): 0.95 Parish: BLEASBY	Proposed Yield :
Grade 2	southern boundary of site
Neighbour Issues: None Identified in SFRA: No SFRA Comments:	Site within a flood zone?:In zone 2Part of NW corner of the site lies in Flood Zone 2
Impact on Landscape Biodiversity The site is suita	ble
Impact on views: No	Natural Features: No
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:	

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

Strategic Housing Land Availability Assessment 2010







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

Site Ref: Rear of Orcha	rd House		
08_0518 Area(ha): 5.52	Parish: BLEASBY	F	Proposed Yield :
Suitability Conculsion Availability Conclusions:	The site is not suitable		
Availability Comments:			
Achievability Conclusion:			
Achievabilty Comments:			
Overall Draft Conclusion:	justify development in	this location. Possible	n would need to be provided to e highway constraints in this tions, make this site unsuitable
Overall Final Conclusion:	justify development in	this location. Possible	n would need to be provided to highway constraints in this tions, make this site unsuitable
Character Land Use Location	The site may be suitable		
Location: Village (outside but	, , ,	PDL/Greenfield: Greenfield: Gr	eenfield
Area Character: MixedCountr		Area Greenfield:	5.52
Setting: Other Countryside/R	esidentiai	Area PDL:	
Current Use: Agriculture		Proposed Use:	
Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs		Other: NE1 - Develop	pment in the Countryside
Access to Services The si	te is suitable		
Within 800m or 10 mins walki	ng	Within 30 mins tr	avel by public transport
Primary school: Yes Bus st	op: No	Secondary schoo	ol: No Retail Area: Yes
GP/Health No Cash Centre: Machine	Yes ne/PO:	Further Education	
Store of Local Importance:		Supermarket:	Yes <b>Employment:</b> Yes
		oximity Within ansport Node: node	1km of a major public transport
GreenSpaceStandards: Within GreenSpaceStrategy Commen		le green space	
Physical Constraints The s	ite is not suitable		
-		ion to the adopted highv	way and is therefore unsatisfactory
Topography No	Access to Utilities?		inated Land?: No
Constraints:	Contamination Categ		taminative usage is yet to be ite or surrounding areas
Agricultural Land Quality: Gr	ade 2 (Very good)	Site Apparatus: Ov	ver head electricity cables run in a
Neighbour Issues: None		SO	uth easterly direction along the uthern boundary
Identified in SFRA: No		Site within a flood zone?:	In zone 2 80% in Flood Zone 2.

Site Ref:Rear of Orchard House080518Area(ha): 5.52Parish: BLEASBY

**Proposed Yield :** 

## SFRA Comments:

Impact on Landscape B	iodiversity The site is suitable	le
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 bounda	Listed Bldg / Local Interest Bldg: No
		Tree Preservation Order: No
ProtectedSpecies/ No Habitats:		Conservation Area: No
Suitability Conclusion:	The site is not suitable	
Availability and Ach	ievability	
Availability Conclusions	:	
Achievability Conclusion	n:	
Availability Comments:		
Achievabilty Comments	:	
Ownership Constraints		Ownership Comments:
Legal Issues:		Legal Comments:

Viability Comments:

Timescale:

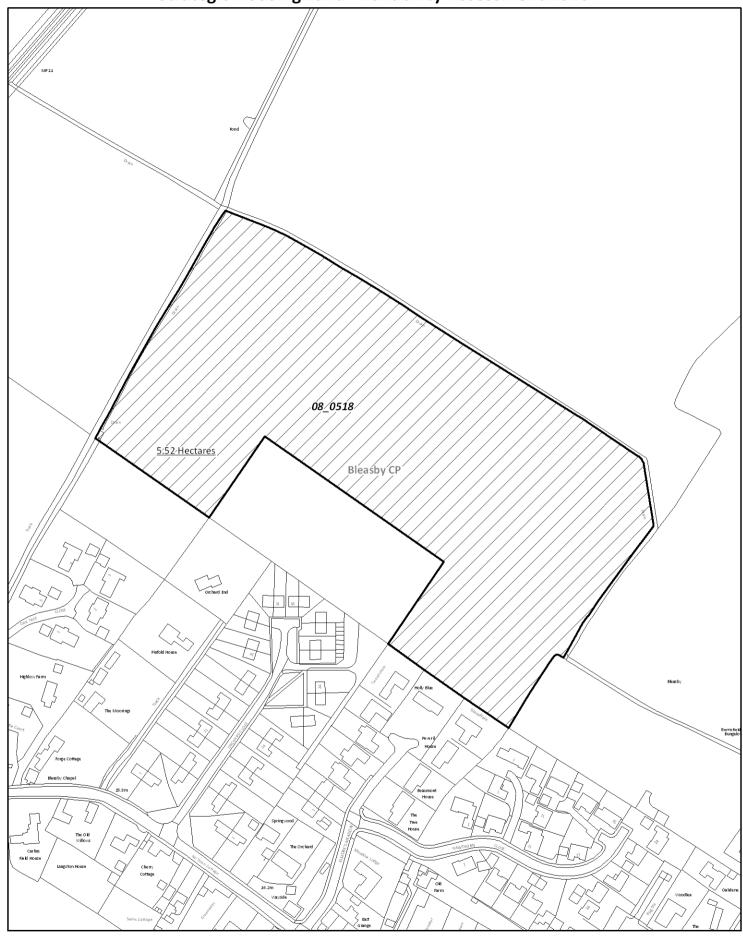
Additional Comments: Site Specific Parish Council Comments: Access to a large scale development on this land would be a major problem, particularly in view of the recent permission given for development of the only possible access. General Parish Council Comments: The Parish Council draw attention to 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 addresseed, and solutions provided, before any further development is considered for Bleasby.

Availability Other Issues:

Internal Drainage Board consultation area.

Adjacent SHLAA Sites 08\_0315a, 08\_0164, 08\_519.

Strategic Housing Land Availability Assessment 2010







08\_0518 - Rear Of Orchard House, Bleasby

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

Site Ref: Land South o	f North Farm		
<b>08_0519</b> Area(ha): 4.48	Parish: BLEASBY	Propos	sed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable		
Overall Draft Conclusion:	justify development in	ues. Further information wound this location. Possible highton with other considerations,	way constraints in this
Overall Final Conclusion:	justify development in	ues. Further information woun this location. Possible high on with other considerations,	way constraints in this
Character Land Use Location	The site may be suitabl	e	
Location: Village (outside but	adjoining Boundary)	PDL/Greenfield: Greenfiel	d
Area Character: MixedCountr	-	Area Greenfield:	4.48
Setting: Other Countryside/F	Residential	Area PDL:	
Current Use: Agriculture		Proposed Use:	
Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs		Other: NE1 - Development	in the Countryside
	te is suitable		
Within 800m or 10 mins walki	-	Within 30 mins travel b	
Primary school: No Bus s	•	Secondary school: No	
GP/ Health No Cash Centre: Machi	Yes ne/PO:	Further Education: No	
Store of Local Importance:		Supermarket: Yes	Employment: Yes
		Proximity Over 1km fro Fransport Node: node	om a major public transport
GreenSpaceStandards: Withi	n 400m of publicly accessi	ible green space	
GreenSpaceStrategy Comme	nts: 345m		
Physical Constraints The s	ite is not suitable		
Highway Engineers Commen	ts: The site has no conne	ection to the adopted highway ar	nd is therefore unsatisfactory
Topography No Constraints:	Access to Utilities? Contamination Cate	gory: C-Potentially contamina	ative usage is yet to be
Agricultural Land Quality: G	ade 2 (Very good)	identified at the site or s	-
Neighbour Issues: None		Site Apparatus: Telephor	
Identified in SFRA: No			a zone 3   30% in Zone 3 and 00% in Zone 2.
SFRA Comments:			

Site Ref: Land South of North Farm	
<b>08_0519</b> Area(ha): 4.48 Parish: BLEASBY	Proposed Yield :
Impact on Landscape Biodiversity The site is suitable	le
Impact on views: No	Natural Features: Yes Trees
Impact on existingYesRights of way 166/9/3Recreational Use:Bleasby FP9	Listed Bldg / Local Interest Bldg: No
Protoctod Spacing/ No	Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

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

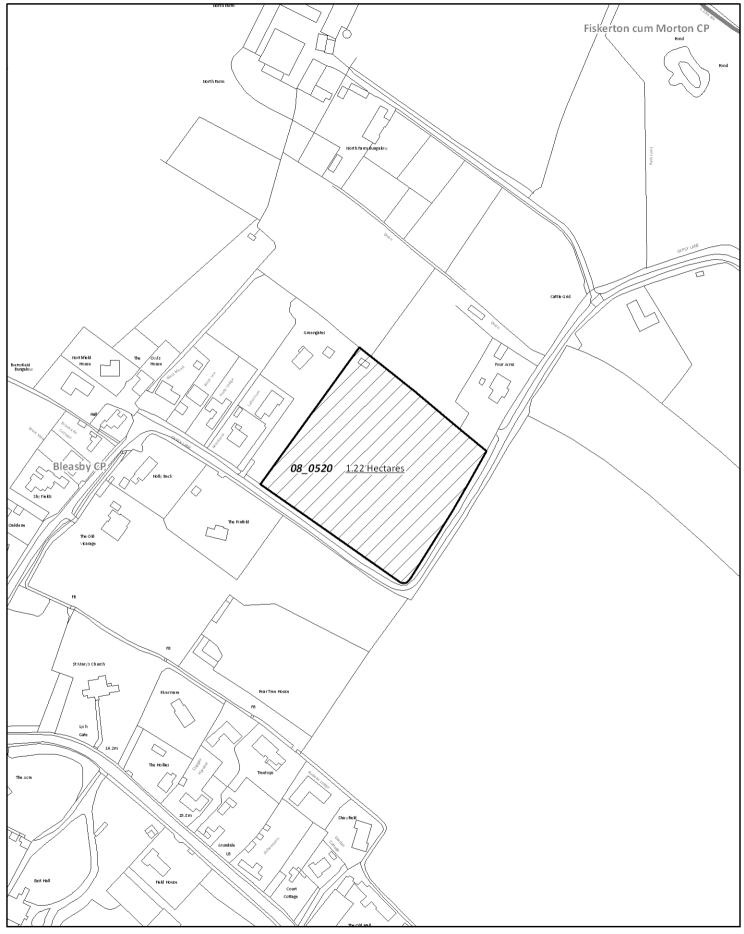
Site Ref: N	North of G	ypsy Lane	•				
08_0520 A	Area(ha): 1.3	22 Parisl	h: BLEASBY		Proposed	Yield :	
Suitability Con			ite is not suitable	e			
Availability Co							
Availability Co		_					
Achievability C							
Achievabilty C		Possi	blo bigbway co	nstraints in this los	ation in coni	unction with other	
	Draft Conclusion: Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies withi Environment Agency Flood Zone 3 where residential development should resisted.				hin		
Overall Final C	Conclusion:	Possi	ble highwav co	onstraints in this loo	ation. in conit	unction with other	
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.					hin		
Character Lan	d Use Loca	tion The site	e is not suitable	)			
Location: Sep	perated from	urban/village	boundary	PDL/Greenfield	: Greenfield		
Area Characte	er: MixedRe	esidential/Cou	Intryside	Area Greenfield	<b>:</b>	1.22	
Setting: Other	r Residenti	ial/Countrysid	e	Area PDL:			
Current Use: PaddockAgriculture Proposed Use:							
Current Use.	- addockAy	nculture		Troposed Ose.			
Policy The s	site is not s	uitable		-			
Policy The s AllocatedSite:	site is not si Countrysi	<b>uitable</b> de		Other: NE1 - D	evelopment in t	the Countryside	
Policy The s AllocatedSite:	site is not si Countrysi	<b>uitable</b> de	in the countrysic	Other: NE1 - D	evelopment in t	the Countryside	
Policy The s AllocatedSite: Conflicting Iss	site is not su Countrysion Sues Yes	<b>uitable</b> de		Other: NE1 - D	evelopment in t	the Countryside	
Policy The s AllocatedSite: Conflicting Iss Access to Serv	site is not su Countrysion sues Yes vices Th	uitable de Development ne site is suit		Other: NE1 - D		the Countryside	
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of	site is not so Countrysion sues Yes vices Th or 10 mins w	uitable de Development ne site is suit		Other: NE1 - D de. Within 30 m			Yes
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health	site is not su Countrysion sues Yes vices Th or 10 mins w ol: No Bu No Ca	uitable de Development ne site is suit valking us stop: ash	able	Other: NE1 - D de. Within 30 m Secondary	ins travel by p	ublic transport	Yes No
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m o Primary schoo GP/ Health Centre:	site is not su Countrysion sues Yes vices Th or 10 mins w ol: No Bu No Ca Ma	uitable de Development ne site is suit valking us stop: ash achine/PO:	a <b>ble</b> No	Other: NE1 - D de. Within 30 m Secondary	ins travel by p school: No ication: No	ublic transport Retail Area:	
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m o Primary schoo GP/ Health Centre:	site is not su Countrysion sues Yes vices Th or 10 mins w ol: No Bu No Ca Ma	uitable de Development ne site is suit valking us stop: ash achine/PO:	a <b>ble</b> No	Other: NE1 - D de. Within 30 m Secondary Further Edu	ins travel by p school: No ication: No	ublic transport Retail Area: Hospital:	No
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m o Primary schoo GP/ Health Centre: Store of Local Proximity to	site is not so Countrysions sues Yes vices The or 10 mins wo ol: No Bo No Ca Ma Importance Over 1k	uitable de Development ne site is suit valking us stop: ash achine/PO:	t <b>able</b> No Yes n centre	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity	ins travel by p school: No ication: No et: Yes	ublic transport Retail Area: Hospital:	No Yes
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre:	site is not su Countrysion sues Yes vices The or 10 mins wo ol: No Bu No Ca Ma Importance Over 1k Southwo	uitable de Development ne site is suit valking us stop: ash achine/PO: e: m from a town ell Town Cent	table No Yes n centre tre 6684m	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity	ins travel by p school: No ication: No et: Yes Over 1km from	ublic transport Retail Area: Hospital: Employment:	No Yes
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre: GreenSpaceSt	site is not su Countrysion sues Yes vices The vices The or 10 mins wo bi: No Bu No Ca Ma Importance Over 1k Southwo tandards: No	uitable de Development ne site is suit valking us stop: ash achine/PO: e: m from a town ell Town Cent Within 400m o	able No Yes n centre tre 6684m	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity Transport Node:	ins travel by p school: No ication: No et: Yes Over 1km from	ublic transport Retail Area: Hospital: Employment:	No Yes
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre: GreenSpaceSt GreenSpaceSt	site is not su Countrysion sues Yes vices The or 10 mins wo bl: No Bu No Ca Ma Importance Over 1k Southwo tandards: No trategy Con	uitable de Development ne site is suit valking us stop: ash achine/PO: e: m from a town ell Town Cent Within 400m o	able No Yes n centre tre 6684m of publicly access	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity Transport Node:	ins travel by p school: No ication: No et: Yes Over 1km from	ublic transport Retail Area: Hospital: Employment:	No Yes
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre: GreenSpaceSt GreenSpaceSt Physical Cons	site is not su Countrysion sues Yes vices The or 10 mins wo bl: No Bu No Ca Ma Importance Over 1k Southwo tandards: No trategy Con straints T	uitable de Development ne site is suit valking us stop: ash achine/PO: e: m from a town ell Town Cent Within 400m c nments: 275 he site is not ments: Gyps carria genet	table No Yes n centre tre 6684m of publicly access om t <b>suitable</b> y Ln has a limite ageway ,in parts,	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity Transport Node:	ins travel by p school: No ication: No et: Yes Over 1km from node	e to its narrow	No Yes sport
Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre: GreenSpaceSt GreenSpaceSt Physical Cons	site is not su Countrysion sues Yes vices The or 10 mins we bi: No Bu No Ca Ma Importance Over 1k Southwe tandards: Vertategy Con straints T neers Com	uitable de Development ne site is suit valking us stop: ash achine/PO: e: m from a town ell Town Cent Within 400m o nments: 275 he site is not ments: Gyps carria genei highw	table No Yes n centre tre 6684m of publicly access om t suitable y Ln has a limite ageway ,in parts, rate pedestrian a	Other: NE1 - D de. Within 30 m Secondary Further Edu Supermarke Proximity Transport Node: sible green space	ins travel by p school: No ication: No et: Yes Over 1km from node	e to its narrow e of this site would d seriously challeng	No Yes sport

Site Ref: North of Gypsy Lane	
<b>08_0520</b> Area(ha): 1.22 Parish: BLEASBY	Proposed Yield :
Agricultural Land Quality: Grade 2 (Very good) Neighbour Issues: None Identified in SFRA: No SFRA Comments:	Site Apparatus:Overhead cablesSite within a floodIn zone 3Wholly within Zonezone?:2 and 3.
Impact on Landscape Biodiversity The site is suitabl	e
Impact on views: No	Natural Features: Yes Trees
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
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 ansd 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 addresseed, 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

Site Ref:	South c	of Gypsy Lane					
08_0521	Area(ha)	1.62 <b>Paris</b>	h: BLEASBY		Proposed	Yield :	
Suitability C Availability ( Availability ( Achievability Achievability	Conclusio Comments y Conclus	ns: :: ion:	ite is not suitable				
-			4-1				
Overall Draf	t Conclusi	and n conju devel	Potential contamination issues in the locality would need to be investigat and mitigated if necessary. Possible highway constraints in this location 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 conjunction with other considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.							
			e may be suitable				
Location: V	illage (outs	ide but adjoining	Boundary)	PDL/Greenfield:	Combination		
Area Charac	ter: Mixe	dResidential/Cou	Intryside	Area Greenfield:		0.73	
Setting: Ot	her Resid	ential/Countrysid	e	Area PDL:		0.89	
Current Use	: Paddocl	sAgriculture		Proposed Use:			
AllocatedSit	e: Count	<b>be suitable</b> ryside s Outside Villag	e Envelope		5-18 - Conse	ne Countryside, C rvation Areas, H1 n Large Villages,	
Access to S	ervices	The site is suit	able				
Within 800m	or 10 min	s walking		Within 30 mins	travel by pu	ublic transport	
Primary sch	ool: No	Bus stop:	No	Secondary sch	ool: No	Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/PO:	Yes	Further Educat Supermarket:	_	Hospital: Employment:	No Yes
Store of Loc	al Importa	ince:		Supermarket.	Yes		162
Proximity to Town centre		r 1km from a tow hwell Town Cent		oximity Ove ansport Node: nod		a major public tran	sport
•			f publicly accessib	le green space			
GreenSpace	Strategy 0	Comments: 129	)m				
Physical Co	nstraints	The site is not	suitable				
Highway En	gineers Co	carria gene	igeway ,in parts, a	capacity for new deve nd no footway provisio d vehicular movement	on . The size	of this site would	
Topography		Acc	ess to Utilities?	Unknown <b>Conta</b>	minated Lar	nd?: Maybe	
Constraints:							

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	<b>Site Apparatus:</b> Over head power lines running in from the north east
Identified in SFRA: No	Site within a floodIn zone 3Wholly withinzone?:Flood Zones 2 and 3.
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitab	ble
Impact on views: No	Natural Features: Yes Hedges and trees.
Impact on existing Recreational Use:YesRights of way – 166/15/ FP15 Adjacent the site. 166/6/1 FP6 Adjacent the site	
ProtectedSpecies/ No Habitats:	Tree Preservation Order: No Conservation Area: Yes
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
•	nments: 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 ansd 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 addresseed, 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.

Strategic Housing Land Availability Assessment 2010







08\_0521 - South Of Gypsy Lane, Bleasby

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

Site Ref: East of Gyps	y Lane			
<b>08_0522</b> Area(ha): 1.12	Parish: BLEASBY	Proposed Yield :		
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitab	le		
Overall Draft Conclusion:		onstraints in this location, in conjunction with other		
Overall Final Conclusion:	Environment Agenc resisted. Possible highway c considerations, mal	ke this site unsuitable for development. Site lies within cy Flood Zone 3 where residential development should be constraints in this location, in conjunction with other ke this site unsuitable for development. Site lies within cy Flood Zone 3 where residential development should be		
Character Land Use Location	n The site is not suitabl	le		
Location:		PDL/Greenfield:		
Area Character:		Area Greenfield:		
Setting:		Area PDL:		
Current Use:		Proposed Use:		
AllocatedSite: Countryside Conflicting Issues Yes Dev Access to Services The s	velopment in the Countrys	Other: NE1 Development in the Countryside side		
Within 800m or 10 mins walk	king	Within 30 mins travel by public transport		
Primary school: No Bus s	stop: No	Secondary school: No Retail Area: Yes		
GP/Health No Cash Centre: Mach	Yes ine/PO:	Further Education:NoHospital:NoSupermarket:YesEmployment:Yes		
Store of Local Importance:				
	rom a town centre Fown Centre 6780m	ProximityOver 1km from a major public transportTransport Node:node		
GreenSpaceStandards: With	nin 400m of publicly acces	ssible green space		
GreenSpaceStrategy Comme	ents: 346m			
Physical Constraints The	site is not suitable			
Highway Engineers Commer	carriageway, in parts	ted capacity for new development due to its narrow s, and no footway provision . The size of this site would likely and vehicular movements that would seriously challenge		
Topography No	Access to Utilities	? Unknown Contaminated Land?: No		
Constraints:	Contamination Ca	<b>ategory:</b> C-Potentially contaminative usage is yet to be identified at the site or surrounding areas		
Agricultural Land Quality: G	Grade 2 (Very good)	Site Apparatus: None		
Neighbour Issues: None	}	Site within a flood In zone 3 Wholly within		
Identified in SFRA: No		zone?:		

Site Ref: East of Gypsy Lane 08 0522 Area(ha): 1.12 Parish: BLEASBY

**Proposed Yield :** 

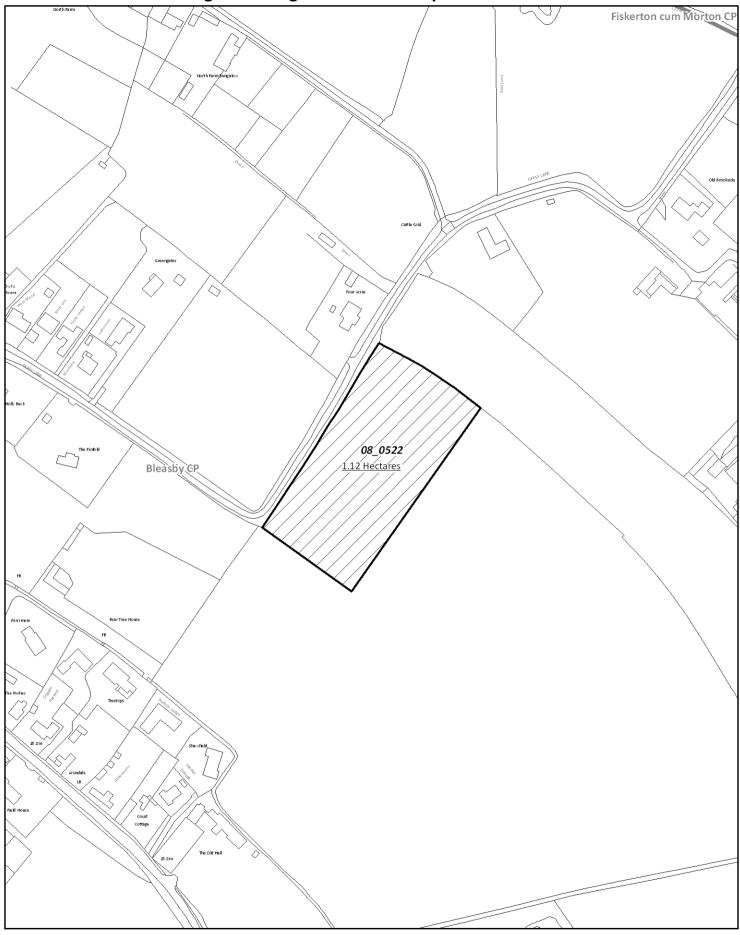
Zones 2 and 3.

## SFRA Comments:

Impact on Landscape B	iodiversity The site is suitab	ble
Impact on views: No		Natural Features: No
Impact on existing Recreational Use:	No	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No
Suitability Conclusion:	The site is not suitable	
Availability and Achi Availability Conclusions Achievability Conclusion Availability Comments:	:	
Achievabilty Comments:	:	
Ownership Constraints		Ownership Comments:
Legal Issues:		Legal Comments:
Timescale:		Availability Other Issues:
Viability Comments:		

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 ansd 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 addresseed, and solutions provided, before any further development is considered for Bleasby.

Strategic Housing Land Availability Assessment 2010







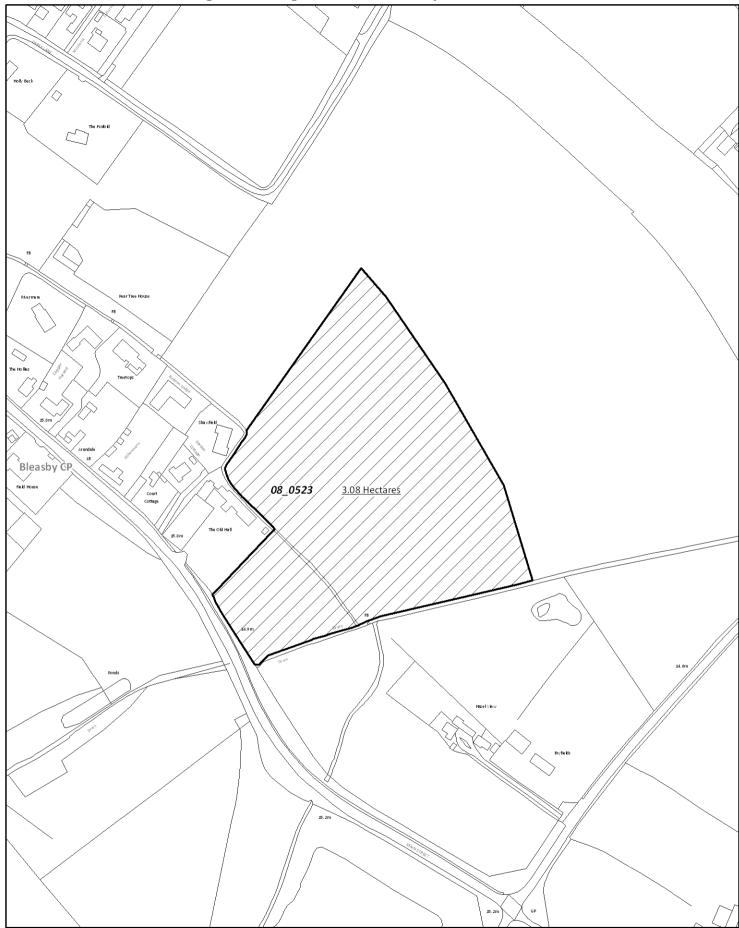
08\_0522 - East Of Gypsy Lane, Bleasby

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

	ld Hall			
08_0523 Area(ha): 3.08	Parish: BLEASBY	Pr	oposed Yield :	
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable			
Overall Draft Conclusion: Possible off site highways mitigation works may be required. Site lies wit Environment Agency Flood Zone 3 where residential development should resisted.				
Overall Final Conclusion:			ay be required. Site lies v lential development shou	
Character Land Use Location	The site may be suitable	•		
Location: Village (outside but	adjoining Boundary)	PDL/Greenfield: Gree	enfield	
Area Character: Countryside		Area Greenfield:	3.08	
Setting: Countryside Paddo	ck in part	Area PDL:		
Current Use: Paddock in part	Countryside	Proposed Use:		
Conflicting Issues Yes Outs	· · · · //// = ·	Buildings; PU1		
	ite is suitable			
	ite is suitable	Within 30 mins trav	vel by public transport	
Access to Services The s	ite is suitable	Within 30 mins trav Secondary school:		Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash	ite is suitable ing top: No Yes		No Retail Area:	Yes No
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach	ite is suitable ing top: No	Secondary school: Further Education:	No Retail Area:	
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T	Secondary school: Further Education: Supermarket: roximity roximity ransport Node: node	No Retail Area: No Hospital:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T	Secondary school: Further Education: Supermarket: roximity roximity ransport Node: node	No Retail Area: No Hospital: Yes Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Machi Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T	Secondary school: Further Education: Supermarket: roximity roximity ransport Node: node	No Retail Area: No Hospital: Yes Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T	Secondary school: Further Education: Supermarket: roximity roximity ransport Node: node	No Retail Area: No Hospital: Yes Employment:	No Yes
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T in 400m of publicly accessit nts: 349m site is not suitable ts: Visibility and on site hig works required. Traffic	Secondary school: Further Education: Supermarket: roximity Over 1k ransport Node: node ble green space hway layout to be provider assessment required. An to require off site highway	No Retail Area: No Hospital: Yes Employment:	No Yes sport
Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash Centre: Mach Store of Local Importance: Proximity to Over 1km fr Town centre: Southwell T GreenSpaceStandards: With GreenSpaceStrategy Comme Physical Constraints The s	ite is suitable ing top: No Yes ine/PO: om a town centre P own Centre 6753m T in 400m of publicly accessit nts: 349m site is not suitable ts: Visibility and on site hig works required. Traffic achievable but is likely	Secondary school: Further Education: Supermarket: roximity Over 1k ransport Node: node ble green space ghway layout to be provided assessment required. An to require off site highway centre.	No Retail Area: No Hospital: Yes Employment: Im from a major public trans	No Yes sport

Site Ref: East of the Old Hall	
08_0523 Area(ha): 3.08 Parish: BLEASBY	Proposed Yield :
Agricultural Land Quality: Grade 2 (Very good)	Site Apparatus:
Neighbour Issues:         Listed Building Adjacent           Identified in SFRA:         No	Site within a floodIn zone 3Wholly withinzone?:Zones 2 and 3.
SFRA Comments:	
Impact on Landscape Biodiversity The site may be su	litable
Impact on views: Yes Setting of the Old Hall	Natural Features: Yes Trees and watercourse within site
Impact on existing Yes Bleasby FP6 Recreational Use:	Listed Bldg / Local Interest Bldg: Yes
ProtectedSpecies/ No	Tree Preservation Order: No
Habitats:	Conservation Area: Yes
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
East. At least half of it was inunda southern end overlooks the CA; it Old House or Hall inside the CA. washlands of the River Trent flood Council draw attention to the very doubt, and regular evidence, that periods of medium to heavy rain. of water appearing on roads throu sometimes leads to problems of o surface and foul water outflow sy Attention is drawn to problems ex of the century ansd the measures Council also warn that the electric a number of failures. The Parish projects in the village (60-70) and that these issues are addresseed considered for Bleasby. The impact of these two sites on t a number of other listed and histo	which abuts 08_0521 and 08_0522. nents: This land slopes sharply down to the South and ted to 4 to 6 feet in the 2000 floods. The higher part at its also overlooks the Grade 2* Listed Building known as The The southern part of this parcel of land is within the dplain. General Parish Council Comments: The Parish inadequate state of utilities within the Parish. There is the present sewerage system cannot cope with normal The drainage of surface water is also inadequate with lakes ighout the village which take days to seep away. This verflow from the main drainage covers in the streets where stems combine to common pipes, as they do in places. perienced by the developer of Hawthorn Close at the start they had to take to address these issues. The Parish ity supply is unreliable and in recent times there have been Council believe the problems is due to the recent new build in the district beyond their Parish. It is considered essential and solutions provided, before any further development is he setting of the Grade II* listed The Old House (as well as ric buildings) will need to be carefully ey can be developed. (English Heritage)

## Strategic Housing Land Availability Assessment 2010







08\_0523 - East Of The Old Hall, Bleasby

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

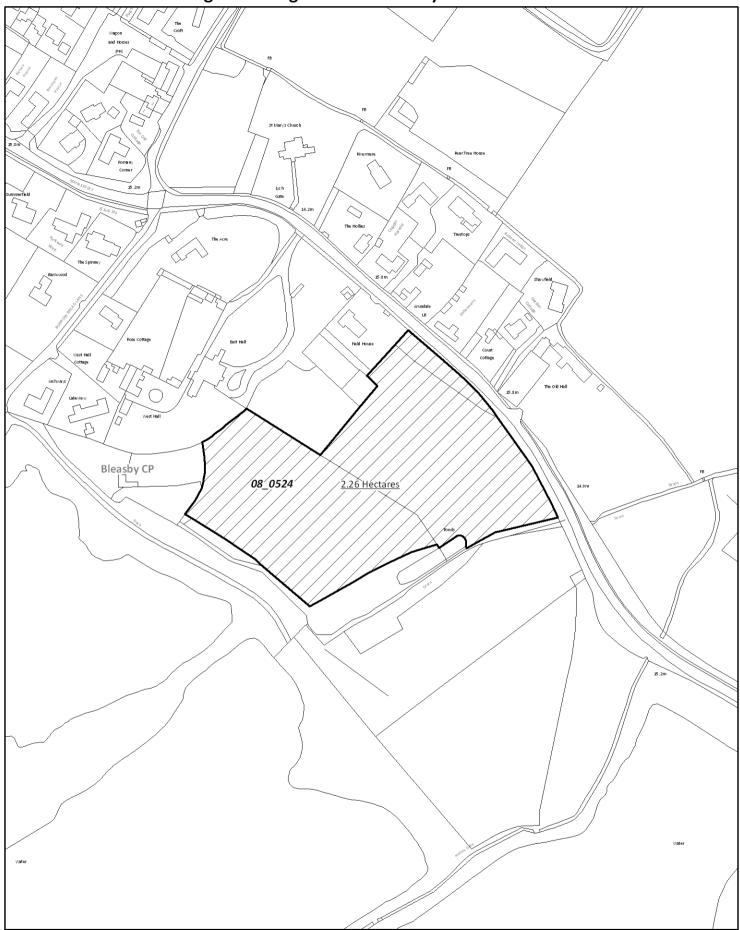
Site Ref: South of M		
08_0524 Area(ha): 2.2	6 Parish: BLEASBY	Proposed Yield :
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable	
Overall Draft Conclusion:	due to environmental Preservation Order.	ways mitigation works may be required. Not suitable constraints, the whole site is subject of a Tree Site lies within Environment Agency Flood Zone 3 whe ent 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 whresidential development should be resisted.		
Character Land Use Locat	ion The site may be suitab	e
Location: Village (outside l	out adjoining Boundary)	PDL/Greenfield: Greenfield
Area Character: Countrys	de	Area Greenfield: 2.26
Setting: Countryside		Area PDL:
Current Use: Agriculture		Proposed Use:
Policy The site may be s AllocatedSite: Countrysid Conflicting Issues Yes C	e outside Village Envelope	<b>Other:</b> Ne1- Development in the countryside, C1-5, 1 15-18 Conservation Areas, PU1 Washlands
Access to Services The	e site is suitable	
Within 800m or 10 mins wa	-	Within 30 mins travel by public transport
•	s stop: No	Secondary school: No Retail Area: Y
	- Vaa	
	sh Yes chine/PO:	Further Education: No Hospital: N
Centre: Ma	chine/PO:	·
Centre: Ma Store of Local Importance Proximity to Over 1kr	chine/PO: : n from a town centre	Further Education: No Hospital: N
Centre: Ma Store of Local Importance Proximity to Over 1kr Town centre: Southwe	chine/PO: : n from a town centre	Further Education:       No       Hospital:       N         Supermarket:       Yes       Employment:       Y         Proximity       Over 1km from a major public transport         Transport Node:       node
Centre:       Ma         Store of Local Importance         Proximity to       Over 1kr         Fown centre:       Southwe         GreenSpaceStandards:       W	chine/PO: n from a town centre Il Town Centre 6586m 'ithin 400m of publicly access	Further Education:       No       Hospital:       N         Supermarket:       Yes       Employment:       Y         Proximity       Over 1km from a major public transport         Transport Node:       node
Centre: Ma Store of Local Importance Proximity to Over 1kr Town centre: Southwe GreenSpaceStandards: W GreenSpaceStrategy Com	chine/PO: n from a town centre Il Town Centre 6586m 'ithin 400m of publicly access	Further Education:       No       Hospital:       N         Supermarket:       Yes       Employment:       Y         Proximity       Over 1km from a major public transport         Transport Node:       node
Centre: Ma Store of Local Importance Proximity to Over 1kr Town centre: Southwe GreenSpaceStandards: W GreenSpaceStrategy Com Physical Constraints Th	chine/PO: from a town centre Il Town Centre 6586m fithin 400m of publicly access ments: 268m e site is not suitable nents: Visibility and on site hi works required. Traffi	Further Education:       No       Hospital:       No         Supermarket:       Yes       Employment:       Yes         Proximity       Over 1km from a major public transport         Transport Node:       node         ible green space       ghway layout to be provided to standard. Off site highway cassessment required. An access to this site may be to require off site highway works with regard to pedestrial
Centre: Ma Store of Local Importance Proximity to Over 1kr Town centre: Southwe GreenSpaceStandards: W GreenSpaceStrategy Com Physical Constraints Th	chine/PO: from a town centre Il Town Centre 6586m /ithin 400m of publicly access ments: 268m e site is not suitable nents: Visibility and on site h works required. Traffi achievable but is likely	Further Education:       No       Hospital:       No         Supermarket:       Yes       Employment:       Yes         Proximity       Over 1km from a major public transport         Transport Node:       node         ible green space       ghway layout to be provided to standard. Off site highway cassessment required. An access to this site may be to require off site highway works with regard to pedestriate centre.

Site Ref: South of Main Street	
08_0524 Area(ha): 2.26 Parish: BLEASBY	Proposed Yield :
Agricultural Land Quality:Grade 2 (Very good)Neighbour Issues:NoneIdentified in SFRA:No	Site Apparatus:NoneSite within a floodIn zone 3100% in zones 2 &zone?:3
SFRA Comments:	
Impact on Landscape Biodiversity The site is not su	itable
Impact on views: Yes Listed Building setting?	Natural Features: Yes Trees within site
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: Yes
ProtectedSpecies/ No Adjacent to SINC 5/1256 Habitats:	Tree Preservation Order: Yes Conservation Area: Yes
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
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 ansd 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 addresseed, 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







08\_0524 - South Of Main Street, Bleasby

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

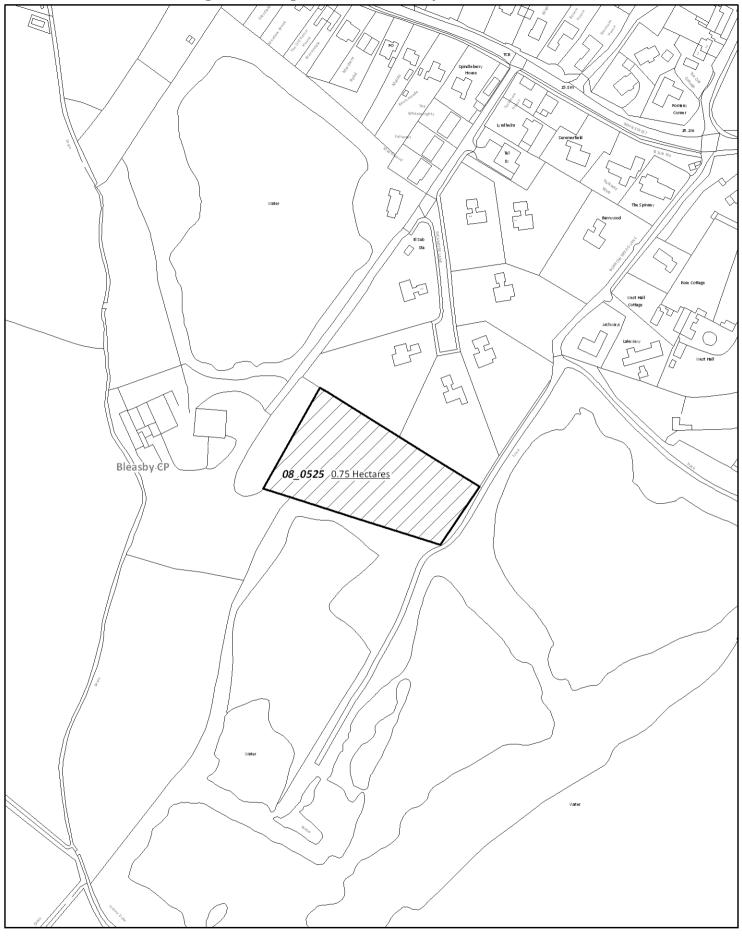
	Rear of	<sup>5</sup> Sycamore	e Lane			
08_0525	Area(ha)	: 0.75 P	arish: BLEASBY	Pi	roposed Yield :	
Suitability C	onculsion	n T	he site is not suitable			
Availability (	Conclusio	ons:				
Availability (						
Achievability						
Achievabilty						-
justify developmen			ustify development in ocation, in conjuncti	n this location. Possible	n would need to be provide highway constraints in th ions, make this site unsuit	is
Overall Final Conclusion: Potential flooding issues. Further information w justify development in this location. Possible hig location, in conjunction with other consideration for development.				highway constraints in th	is	
Character La	and Use L	ocation The	e site may be suitabl	le		
Location: V	illage (out	side but adjoi	ining Boundary)	PDL/Greenfield: Gre	enfield	
Area Charac	ter: Cour	ntryside		Area Greenfield:	0.75	
Setting: Co	ountryside			Area PDL:		
Current Use	: Paddoc	kCountryside	9	Proposed Use:		
AllocatedSit	e: Count	ryside		Other: NE1 Developm	nent in the Countryside	
Conflicting I	<b>ssues</b> Ye	es Outside \	/illage Envelope	Other: NE1 Developm	nent in the Countryside	
Conflicting I Access to Se	ervices	The site is				
Conflicting I Access to S Within 800m	ervices	The site is walking	suitable	Within 30 mins tra	evel by public transport	Yes
Conflicting I Access to S Within 800m Primary sch	ervices or 10 mir ool: Yes	The site is s walking Bus stop:	suitable No	Within 30 mins tra Secondary school	ivel by public transport I: No Retail Area:	Yes
Conflicting I Access to S Within 800m Primary sch GP/ Health	ervices	The site is walking	suitable No Yes	Within 30 mins tra Secondary school Further Education	avel by public transport I: No Retail Area: a: No Hospital:	No
Conflicting I Access to So Within 800m Primary sch GP/ Health Centre:	ervices or 10 mir ool: Yes No	The site is The site is ns walking Bus stop: Cash Machine/P	suitable No Yes	Within 30 mins tra Secondary school Further Education	ivel by public transport I: No Retail Area:	
AllocatedSit Conflicting I Access to So Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre	ervices or 10 mir ool: Yes No cal Importa	The site is The site is ns walking Bus stop: Cash Machine/P ance: or 1km from a	No Yes O:	Within 30 mins tra Secondary school Further Education Supermarket:	avel by public transport I: No Retail Area: a: No Hospital:	No Yes
Conflicting I Access to So Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre	ervices or 10 mir ool: Yes No cal Importa Sou	The site is The site is ns walking Bus stop: Cash Machine/P ance: or 1km from a thwell Town	No Yes O:	Within 30 mins tra Secondary school Further Education Supermarket: Proximity Within Transport Node: node	avel by public transport I: No Retail Area: a: No Hospital: Yes Employment:	No Yes
Conflicting I Access to Se Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace	ervices or 10 mir ool: Yes No cal Importa Sou Standard	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: er 1km from a thwell Town s: Within 400	No Yes O: town centre Centre 6430m	Within 30 mins tra Secondary school Further Education Supermarket: Proximity Within Transport Node: node	avel by public transport I: No Retail Area: a: No Hospital: Yes Employment:	No Yes
Conflicting I Access to Se Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace	ervices or 10 min ool: Yes No cal Importa e: Sou estandarda	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: er 1km from a thwell Town s: Within 400 Comments:	No Yes O: town centre Centre 6430m	Within 30 mins tra Secondary school Further Education Supermarket: Proximity Within Transport Node: node	avel by public transport I: No Retail Area: a: No Hospital: Yes Employment:	No Yes
Conflicting I Access to Se Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace Physical Con	ervices or 10 min ool: Yes No cal Importa estandards estrategy ( nstraints	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: or 1km from a thwell Town s: Within 400 Comments: The site is	No Yes O: town centre Centre 6430m 0m of publicly access 277m s not suitable	Within 30 mins tra Secondary school Further Education Supermarket: Proximity Within Transport Node: node ible green space	avel by public transport I: No Retail Area: a: No Hospital: Yes Employment:	No Yes
Conflicting I Access to Se Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace GreenSpace Highway En Topography	ervices or 10 mir ool: Yes No cal Importa Standards Strategy ( nstraints gineers C No Slig	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: r 1km from a thwell Town s: Within 400 Comments: The site is omments: T htly	No Yes O: town centre Centre 6430m 0m of publicly access 277m s not suitable	Within 30 mins tra Secondary school Further Education Supermarket: Proximity Within Transport Node: node ible green space	avel by public transport I: No Retail Area: a: No Hospital: Yes Employment: 1km of a major public transp	No Yes
Conflicting I Access to Se Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace GreenSpace Highway En Topography	ervices or 10 mir ool: Yes No cal Importa Standards Strategy ( nstraints gineers C No Slig	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: r 1km from a thwell Town s: Within 400 Comments: The site is omments: T htly	No Yes O: town centre Centre 6430m 0m of publicly access 277m s not suitable The site has no conne	Within 30 mins trans         Secondary school         Further Education         Supermarket:         Proximity       Within         Transport Node:       node         ible green space         ection to the adopted highw         Unknown       Contamin         egory:       C-Potentially cont	avel by public transport         I: No       Retail Area:         a: No       Hospital:         Yes       Employment:         1km of a major public transport         yay and is therefore unsatisfation	No Yes bort
Conflicting I Access to S Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace Physical Col Highway En Topography Constraints:	ervices or 10 mir ool: Yes No cal Importa Standards Strategy ( nstraints gineers C No Slig undulatir	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: er 1km from a thwell Town of s: Within 400 Comments: The site is omments: The htly	No Yes O: town centre Centre 6430m 0m of publicly access 277m s not suitable The site has no conne Access to Utilities?	Within 30 mins trans         Secondary school         Further Education         Supermarket:         Proximity       Within         Transport Node:       node         ible green space         ection to the adopted highw         Unknown       Contamin         egory:       C-Potentially cont         identified at the side	avel by public transport         I: No       Retail Area:         h: No       Hospital:         Yes       Employment:         1km of a major public transport         ray and is therefore unsatisfanated Land?: No         aminative usage is yet to be	No Yes bort
Conflicting I Access to S Within 800m Primary sch GP/ Health Centre: Store of Loc Proximity to Town centre GreenSpace GreenSpace Physical Col Highway En Topography Constraints:	ervices or 10 min ool: Yes No al Importa Standards Strategy ( nstraints gineers C No Slig undulatin	es Outside \ The site is ns walking Bus stop: Cash Machine/P ance: er 1km from a thwell Town of s: Within 400 Comments: The site is omments: The htly	No Yes O: town centre Centre 6430m 0m of publicly access 277m s not suitable The site has no conne Access to Utilities? Contamination Cate	Within 30 mins trans         Secondary school         Further Education         Supermarket:         Proximity       Within         Transport Node:       node         ible green space         ection to the adopted highw         Unknown       Contamin         egory:       C-Potentially cont	avel by public transport         I: No       Retail Area:         h: No       Hospital:         Yes       Employment:         1km of a major public transport         ray and is therefore unsatisfanated Land?: No         aminative usage is yet to be	No Yes port

Site Ref: Rear of Sycamore Lane	
<b>08_0525</b> Area(ha): 0.75 Parish: BLEASBY	Proposed Yield :
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitable	e
Impact on views: No	Natural Features: No
Impact on existing Recreational Use:NoProtectedSpecies/ Habitats:Yes JubileeAbuts Sinc 5/1256 - Jubilee Ponds, Bleasby. Indirect impacts might occur.	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
	Ownership Comments:
•	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Additional Comments: Site Specific Parish Council Com	ments: They are sited on land designated as a "Site of

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 ansd 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 addresseed, and solutions provided, before any further development is considered for Bleasby.

Adjacent to Historic Buffer for landfill site - Hoveringham Ash Lagoons.

Strategic Housing Land Availability Assessment 2010







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08\_0525 - Rear Of Sycamore Lane,

Bleasby

Site Ref: 08 0600	Station Area(ha):		Parish: BLEASBY	(		Propose	ed Yield :	
	( )					·		
Suitability C Availability ( Availability ( Achievability Achievability	Conclusio Comments y Conclusi	ns: :: ion:	The site is not suita	able				
•			Potential contami	ination iss	ues in the l	ocality would	need to be investio	ated
	Overall Draft Conclusion: Potential contamination issues in the locality would need to be investig and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possibility highway constraints in this location. Not presently suitable due to levelop separation from existing settlement.					ation sible		
Overall Fina	l Conclusi	a V H	and mitigated if n vould need to be	ecessary. provided nts in this	Potential to justify de location.	flooding issue evelopment in	need to be investig es. Further informa this location. Post suitable due to leve	tion sible
Character La	and Use Lo	ocation Th	e site is not suita	able				
Location: S	eperated fr	om urban/v	illage boundary	PD	L/Greenfiel	d: Combinati	on	
Area Charac	ter: Cour	itryside		Are	a Greenfie	ld:	0.77	
Setting: Co	untryside			Are	a PDL:		0.09	
Current Use	: and vaca	ant landCou	ntryside	Pro	posed Use	:		
Policy The AllocatedSit Conflicting I	e: Counti	yside	ment in the countr		ner: NE1-D	evelopment in	the countryside	
Access to S	ervices	The site is	suitable					
Within 800m	or 10 min	s walking			Within 30	mins travel by	public transport	
Primary sch	ool: Yes	Bus stop:	No		Secondary	school: No	Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/F	Yes <b>PO:</b>			lucation: No	Hospital:	No
Store of Loc	al Importa	nce:			Supermarl	ket: Yes	Employment:	Yes
Proximity to Town centre			a town centre Centre 5317m	Proxim Transp	nity ort Node:	Within 400m o node	of a major public trar	isport
GreenSpace	Standards	: Within 40	00m of publicly acc	cessible gre	en space			
GreenSpace	Strategy C	comments:	235m					
Physical Co	nstraints	The site I	nay be suitable					
Highway En	gineers Co		works required. Tr	raffic Stater restrictions	nent require with regard	ed. The site ma I to the position	andard. Off-site high y be able to be acce of the access would ill be required for	ssed
Topography			Access to Utiliti	i <b>es?</b> Unkn	own C	ontaminated I	Land?: Maybe	
Constraints:	:		Contamination	Category:		ally contaminat in close proxim	ive usage has been iity to the site	

Site Ref:Station Road08_0600Area(ha):0.86Parish:BLEASBY	Proposed Yield :
Agricultural Land Quality:Grade 3 (Good-moderate)Neighbour Issues:Railway to SouthIdentified in SFRA:No	Site Apparatus:Electricity pylons cross siteSite within a floodIn zone 2100% in Zone 2.zone?:Not in 3.
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitab Impact on views: No	Ie Natural Features: No
Impact on existing Recreational Use:YesBleasby FP14ProtectedSpecies/ Habitats:NoSuitability Conclusion:The site is not suitable	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: Viability Comments:	Availability Other Issues:

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 Councill'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 prseent 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 ansd the measures they had to take to address these issues. The Parsh Council also warn that the electricity supply is unreliable and in recnet 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.

## Strategic Housing Land Availability Assessment 2010



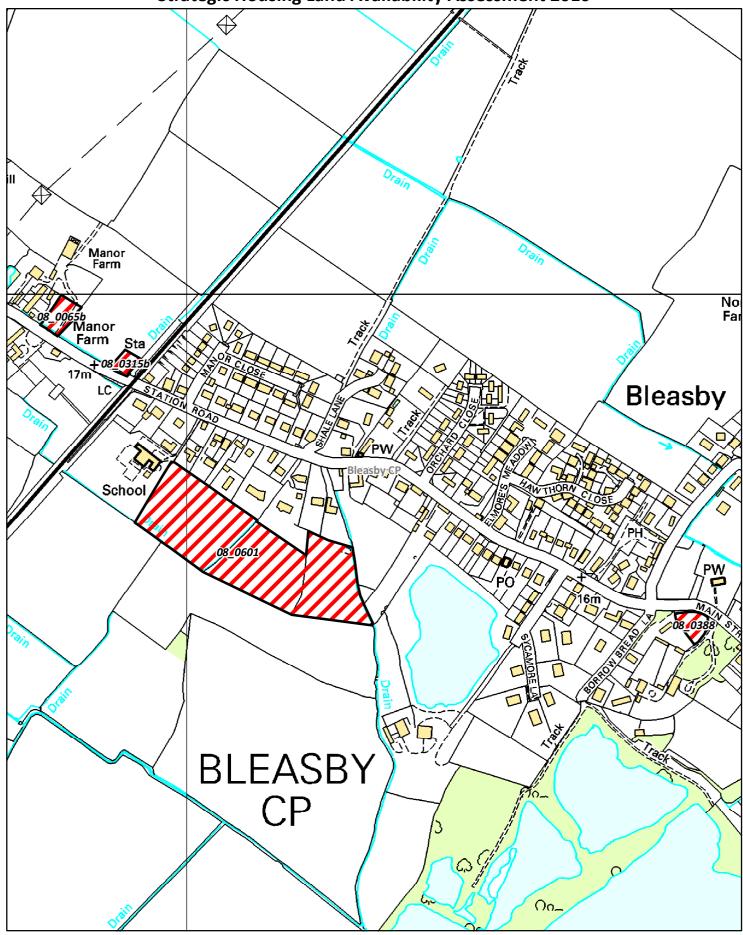


08_0600 - Station Road, Bleasby,	Date	e: 08/03/2010
Bleasby	Scal	e: 1:1,250

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

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
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







08\_0065b - 08\_0315b - 08\_0388 - 08\_0601, Bleasby

Date:	05/05/2010
Scale:	1:5,500