

## **Clipstone Parish**

- 5.44** Within Clipstone Parish, 14 sites have been through the full Assessment process. 6 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.45** 5 sites are considered suitable for development and could provide for approximately 1263 dwelling units. It does not include 6 of the 16 dwellings included in site 08\_0455 as these had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings.
- 5.46** 3 sites may be considered suitable for development and could provide for approximately 180 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.47** The following sites within the parish of Bilsthorpe 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\_0118**
- **08\_0210**
- **08\_0453**
- **08\_0454**
- **08\_0459**
- **08\_0460**

### **Sites which are Considered Suitable**

- **08\_0194**
- **08\_0195**
- **08\_0209**
- **08\_0270**
- **08\_0455**

### **Sites which may be Considered Suitable**

- **08\_0458**
- **08\_0461**
- **08\_0610**

- 5.48** 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 sites 08\_0457 and 08\_0611 which are both considered to be fully developed.

- 08\_0251- Land at Eastfield Close
- 08\_0252- Land Off Fairholme Close
- 08\_0253- Land Off Haven Close
- 08\_0372A- Forest Road
- 08\_0372B- Forest Road
- 08\_0372C- Forest Road
- 08\_0456- Osborne Way
- 08\_0457- Highfield Road
- 08\_0611- Gwendoline Grove

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

**Site Ref: Land off Baulker Lane****08\_0118**

Area(ha): 10.43

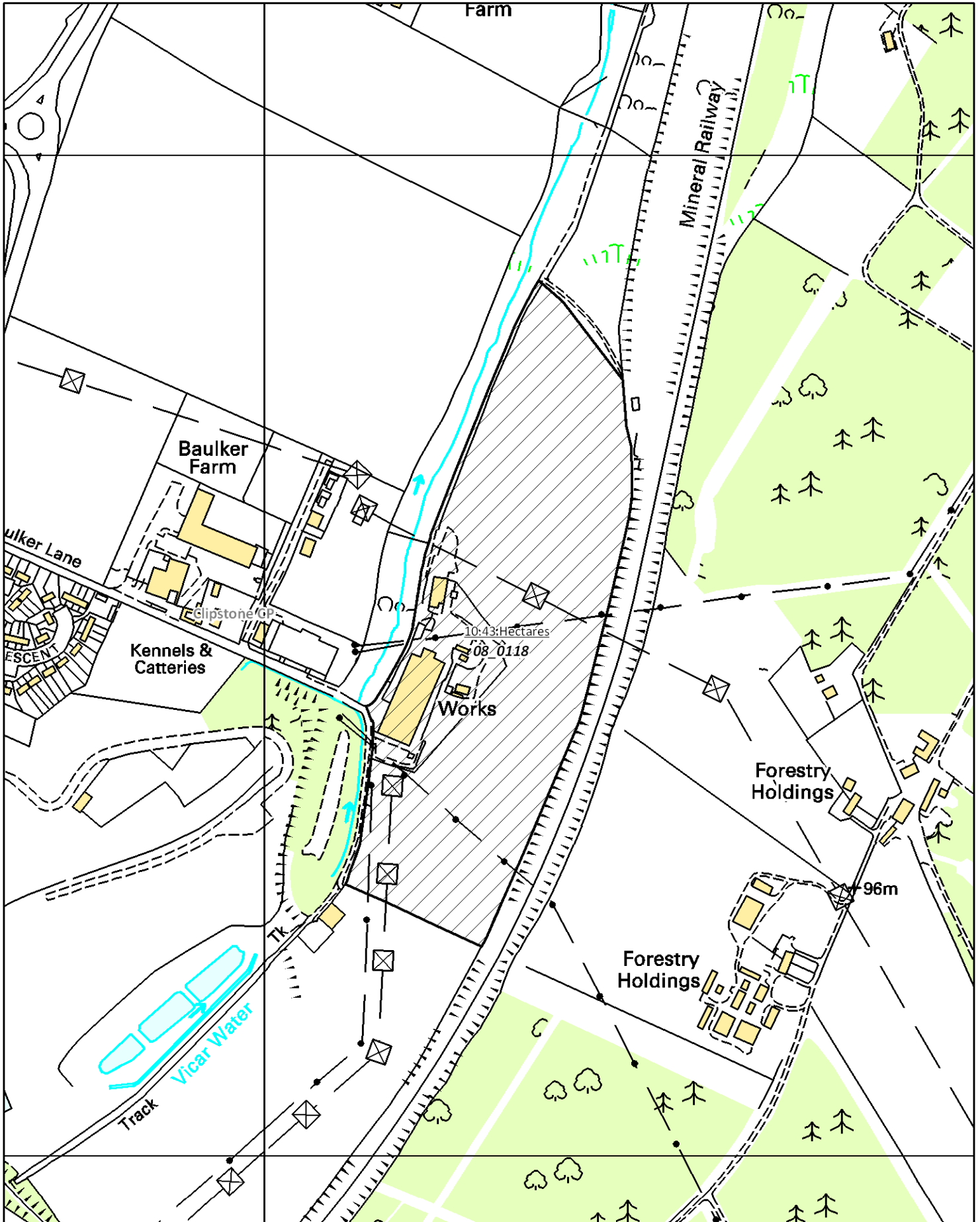
Parish: CLIPSTONE

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Developer shown interest in the site. Developer has invested in the site. Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Potential contamination issues at the site 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. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Overall Final Conclusion:** Potential contamination issues at the site 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. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation. 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:** Combination**Area Character:** Mixed Countryside, woodland, village**Area Greenfield:** 8.9**Setting:** Other Countryside, woodland, village**Area PDL:** 1.4**Current Use:** Agricultural, industrial Other**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the countryside, PU4 Aquifer protection zone, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Copmmunity Forest**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8414m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 441m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Large tract of land with no connection to the public highway and is therefore unsatisfactory.

**Site Ref: Land off Baulker Lane****08\_0118** Area(ha): 10.43 Parish: CLIPSTONE**Proposed Yield :****Topography** No Rises to east, **Access to Utilities?** Yes **Contaminated Land?:** Yes  
**Constraints:** hard paving**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Multiple pylons running through the site**Neighbour Issues:** None**Site within a flood zone?:** Adjacent zone 3**Identified in SFRA:** Yes**SFRA Comments:** Site is located in flood zone 1 and considered suitable for all types of development however the western site boundary is adjacent to flood risk areas emanating from Vicar Water**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Clipstone BW3**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts 2/673 - Clipstone Railway Yard and Grassland; 1/132 Clipstone Heath. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer shown interest in the site. Developer has invested in the site. Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Site adjacent to 08\_0195. Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.

# Strategic Housing Land Availability Assessment 2010



**08\_0118 - Land Off Baulker Lane,  
Clipstone**

Date: 08/03/2010

Scale: 1:5,000

**Site Ref: Land north of Cavendish Way****08\_0194**

Area(ha): 18.30

Parish: CLIPSTONE

Proposed Yield : 420

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:**

Information provided: Developer has shown an interest in the site. Developer has already invested in the site. 420 dwellings detailed in submission. Site available within 5 years.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

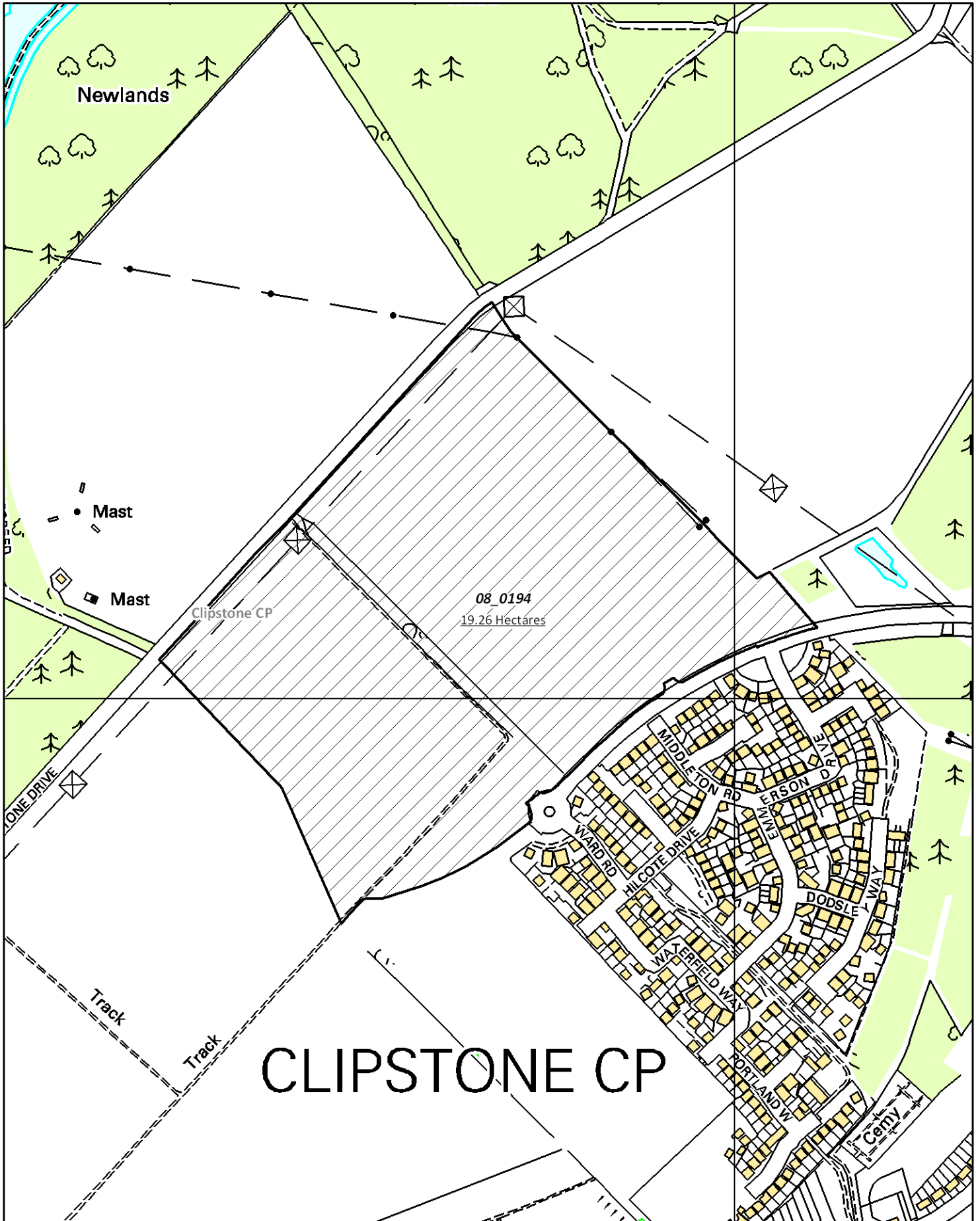
**Achievability Comments:**

Viable - Assessed at 30dph, 14% on-site POS with POS commuted sum. Site split into 2 phases based on a total residential area of 13.95 ha for residential as detailed in the site submission. Total no. of dwellings 420.

**Overall Draft Conclusion:****This site appears to be suitable for development.****Overall Final Conclusion:****This site appears to be suitable for development.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed village, countryside, woodland**Area Greenfield:** 18.3**Setting:** Other Village, countryside, woodland**Area PDL:****Current Use:** Area of countryside however work to implement employment consent have commenced Other**Proposed Use:****Policy The site is suitable****Allocated Site:** Employment Site is identified on proposals map as employment site with planning permission (1/4/97). Part of site appears to be outside of the village envelope**Other:** PU4 Aquifer protection zone, NE23 Greenwood Community Forest**Conflicting Issues** Yes Designated as land with extant permission for employment.**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 9906m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 556m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. This site is currently being considered for residential development by the NSDC, Highway implications have been considered and accepted by the Highway Authority.

**Site Ref: Land north of Cavendish Way****08\_0194****Area(ha): 18.30****Parish: CLIPSTONE****Proposed Yield : 420****Topography** No Slopes down  
**Constraints:** to north east**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)  
Non Agri**Site Apparatus:** electricity pylons along north eastern boundary**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** The entire site is within Flood zone 1 and should be suitable for all types of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Heath Lane**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided:Developer has shown an interest in the site. Developer has already invested in the site. 420 dwellings detailed in submission. Site available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph, 14% on-site POS with POS commuted sum. Site split into 2 phases based on a total residential area of 13.95 ha for residential as detailed in the site submission. Total no. of dwellings 420.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph, 14% on-site POS with POS commuted sum. Site split into 2 phases based on a total residential area of 13.95 ha for residential as detailed in the site submission. Total no. Of dwellings 420.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.  
Small parts of site appear to be outside the village envelope. Defined as greenfield however submission form notes that preparatory work has commenced on implementing employment consent. Unable to identify split between greenfield and brownfield. Planning application status defined as extant outline (98/50350/OUT). It should be noted that there is also a current outline application (08/01905/OUTM) for 420 residential units and 1 ha of employment use awaiting determination.

# Strategic Housing Land Availability Assessment 2010



 **08\_0194 - Land North Of Cavensidh Way,  
Clipstone**

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



**Site Ref: Former Clipstone Colliery****08\_0195**

Area(ha): 28.03

Parish: CLIPSTONE

Proposed Yield : 724

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:**

Information submitted: Phased development of 800 houses and employment on the remainder. Site available within 5 years.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

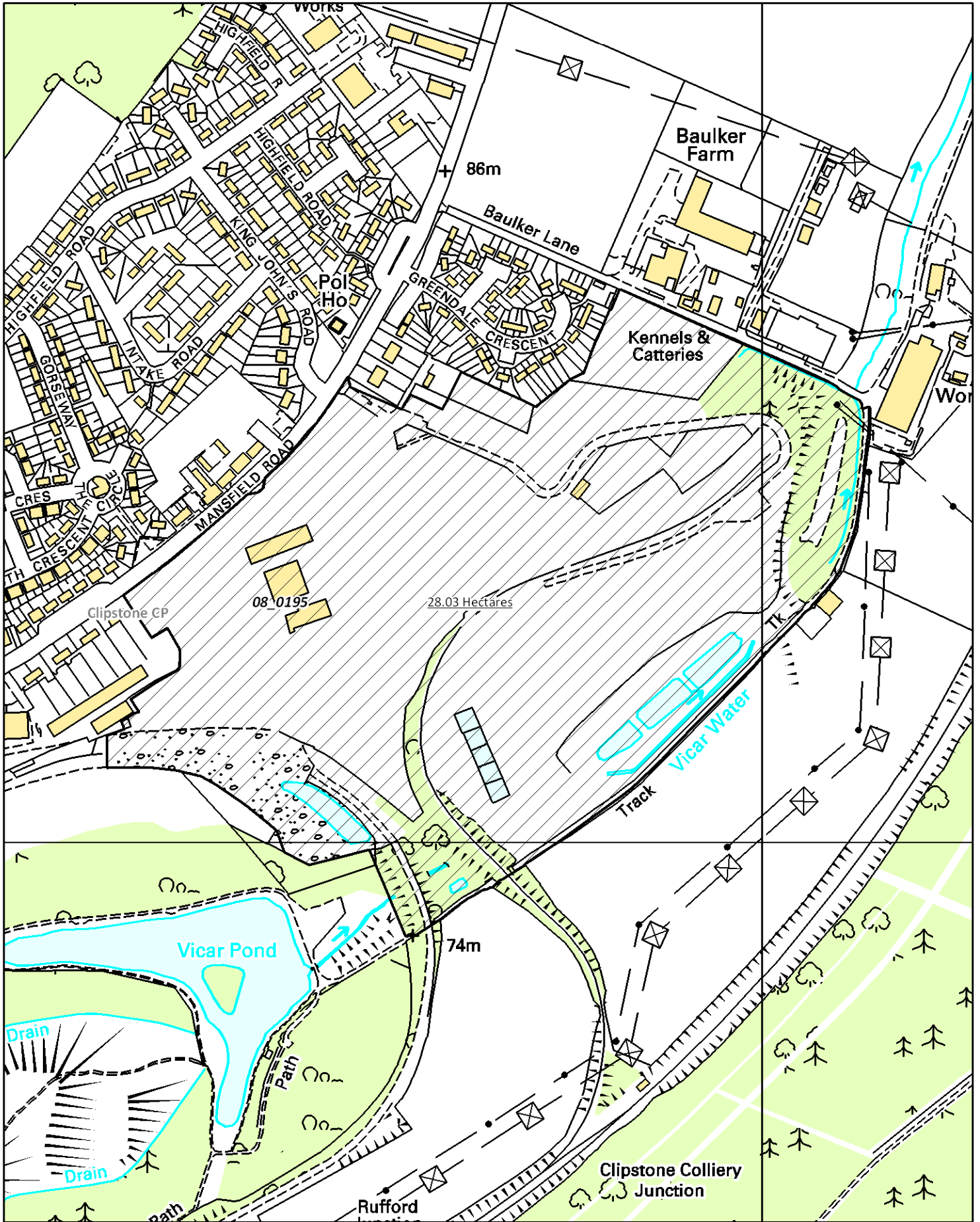
**Achievability Comments:**

Viable - Assessed at 30dph with 14% on-site POS and commuted sum. Site split into 4 identical phases. No. of dwellings 724.

**Overall Draft Conclusion:****Potential contamination issues at the site 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 highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Listed Headstocks and the adjacent Site of Interest for Nature Conservation. Although the site is subject to constraints, appropriate mitigation measures could be provided.****Overall Final Conclusion:****Potential contamination issues at the site 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 highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Listed Headstocks and the adjacent Site of Interest for Nature Conservation. Although the site is subject to constraints, appropriate mitigation measures could be provided.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Employment/Countryside/Leisure**Area Greenfield:** 28.03**Setting:** Village**Area PDL:****Current Use:** Buildings demolished apart from the headstocks/Vacant Land & Bldgs**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 Area within village envelopes, R2 Existing Open Space, NE8 Mature Landscape Areas, PU4 Aquifer Protection Zone, NE23 Greenwood Community Forest**Conflicting Issues** Yes Part of area is existing open space (R2)**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 9517m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 304m

**Site Ref: Former Clipstone Colliery****08\_0195** Area(ha): 28.03 Parish: CLIPSTONE**Proposed Yield :** 724**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway work required. Traffic Assessment required. Redevelopment of this site would need a full TA to assess the traffic impact onto the surrounding highway network.**Topography Constraints:** No Being re-modelled site will slope down gently to Vicar Water  
**Access to Utilities?** Yes  
**Contaminated Land?:** Yes  
**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Non Agricultural  
**Site Apparatus:** Listed headstocks**Neighbour Issues:** None  
**Identified in SFRA:** Yes  
**Site within a flood zone?:** In zone 3 Approx 2 %**SFRA Comments:** Flood zones 1,2 and 3. Development appropriate subject to steering it away from flood zone 3.**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No  
**Natural Features:** Yes Vicar Water to south  
**Impact on existing Recreational Use:** Yes Clipstone BW3  
**Listed Bldg / Local Interest Bldg:** Yes  
**ProtectedSpecies/Habitats:** Yes Abuts 1/132 Clipstone Heath. Lowland Heath, Clipstone Colliery.  
**Tree Preservation Order:** No  
**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information submitted: Phased development of 800 houses and employment on the remainder. Site available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and commuted sum. Site split into 4 identical phases. No. of dwellings 724.**Ownership Constraints:** No ownership constraints 0-5 years Majority of site is leased to the Coal Authority smaller part of site in ownership of Railtrack  
**Ownership Comments:** Majority of site is leased to the Coal Authority smaller part of site in ownership of Railtrack**Legal Issues:** No  
**Legal Comments:****Timescale:** No other constraints 0-5 years  
**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS and commuted sum. Site split into 4 identical phases. No. of dwellings 724.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.  
Consent refused in 2004 for mixed residential, business park and open space.  
PRE/00007/07 for res dev PRE/00847/06 for proposed development and PRE/00507/08 for proposed mixed use development.

# Strategic Housing Land Availability Assessment 2010



**08\_0195 - Former Clipstone Colliery,  
Clipstone**

Date: 08/03/2010

Scale: 1:5,000

**Site Ref: Cavendish Park****08\_0209**

Area(ha): 5.64

Parish: CLIPSTONE

Proposed Yield : 100

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:**

Information Supplied: A developer has shown interest in this site - and has developed all the adjacent land. In answer to the question concerning number/type of dwellings, the respondent states: Comprehensive scheme of mixed housing to meet the economic and social needs of the community extending to about 200 units. Available within 5 years.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph, 30% on-site POS no POS commuted sum. No. of dwellings 118. Consultation response received: No. Of dwellings 100 as indicated in Developers Representation.

**Overall Draft Conclusion:**

**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Subject to mitigation this site appears to be suitable for development.**

**Overall Final Conclusion:**

**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Subject to mitigation this site appears to be suitable for development. The site is both Available and Achievable.**

**Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 5.64**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** PU4- Aquifer Protection Zone, and NE23 GCF**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 9994m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 423m**Physical Constraints The site may be suitable**

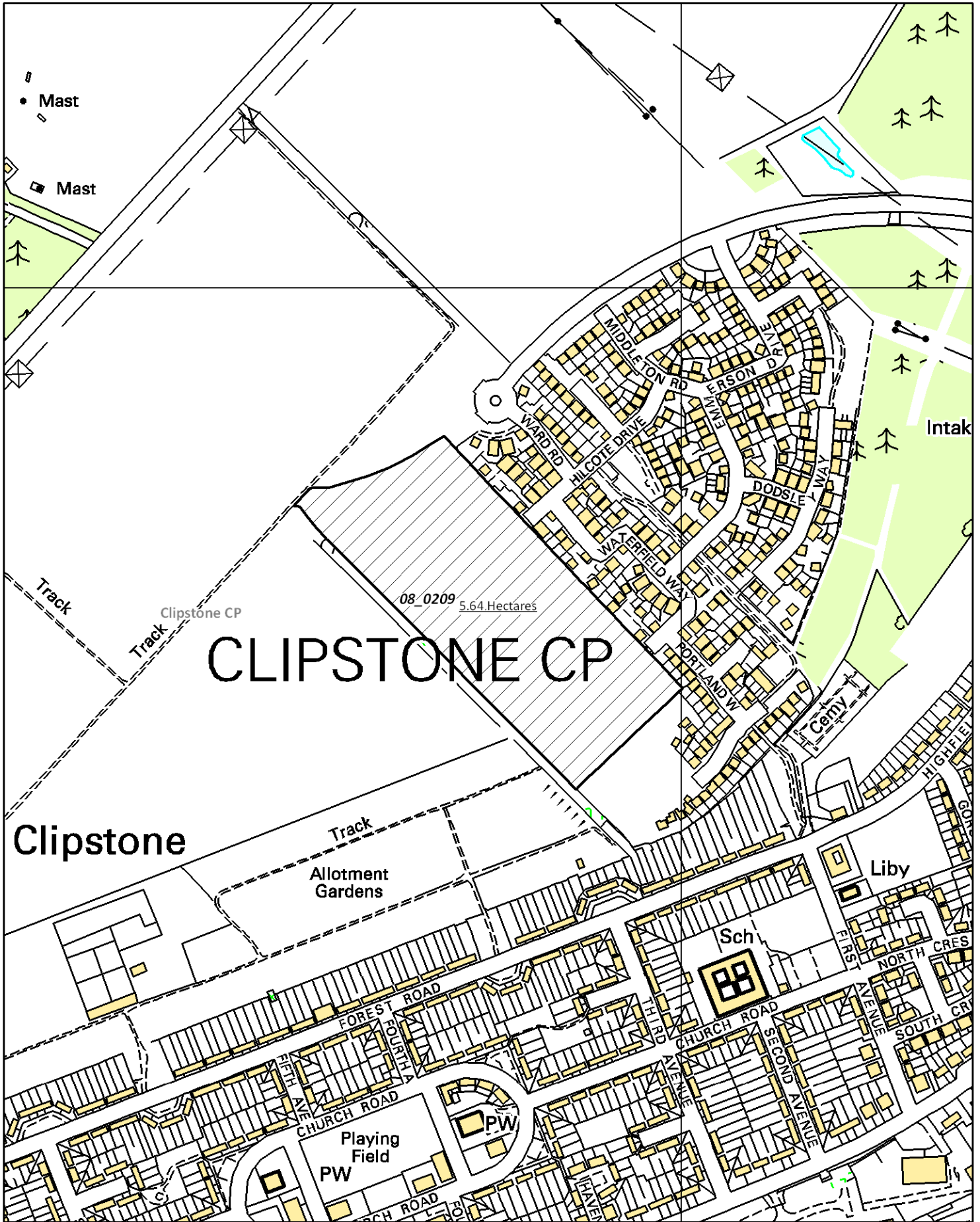
**Highway Engineers Comments:** Traffic Assessment required. The site would need to provide a Traffic Assessment. Assuming the TA shows no traffic problems and there are no ransom strips between the site and adjacent development the proposal may be acceptable.

**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Yes

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

**Site Ref: Cavendish Park****08\_0209** Area(ha): 5.64 Parish: CLIPSTONE**Proposed Yield :** 100**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Zone 1- Suitable for all types of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site - and has developed all the adjacent land. In answer to the question concerning number/type of dwellings, the respondent states: Comprehensive scheme of mixed housing to meet the economic and social needs of the community extending to about 200 units. Available within 5 years.**Achievability Comments:** Viable - Assessed at 30 dph, 30% on-site POS no POS commuted sum. No. of dwellings 118. Consultation response received: No. Of dwellings 100 as indicated in Developers Representation.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 dph, 30% on-site POS no POS commuted sum. No. of dwellings 100 as indicated in Developers Representation.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.  
Abuts SHLAA site 08\_194 and 08\_0210

# Strategic Housing Land Availability Assessment 2010



**08\_0209 - Cavendish Park,  
Clipstone**

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

**Site Ref: Land at Cavendish Park****08\_0210**

Area(ha): 31.51

Parish: CLIPSTONE

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

The site is not suitable

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

Information Supplied: A developer has shown interest in this site - and has developed all the adjacent land. Comprehensive scheme of mixed housing to meet the economic and social needs of the community extending to about 800 units. Available within 5 years.

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

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0194 and 08\_0453.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location make this site unsuitable for development.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage, woodland**Area Greenfield:** 31.51**Setting:** Countryside Village, woodland**Area PDL:****Current Use:** Agriculture and vacant landOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU4-Aquifer Protection Zone, NE23 GCF**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 10365m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 418m**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Comments amended in response to consultation reply: Cavendish Way has one point of access on to the surrounding highway network and is currently subject to a planning application which would take the site up to approximately 1,000 dwellings. This additional site could have a potential for a further 1000 houses served by a single means of access which is contrary to current Government Guidance. A second means of access would need to be secured before any further development could be considered. A Transport Assessment would also be required.

**Site Ref: Land at Cavendish Park****08\_0210**

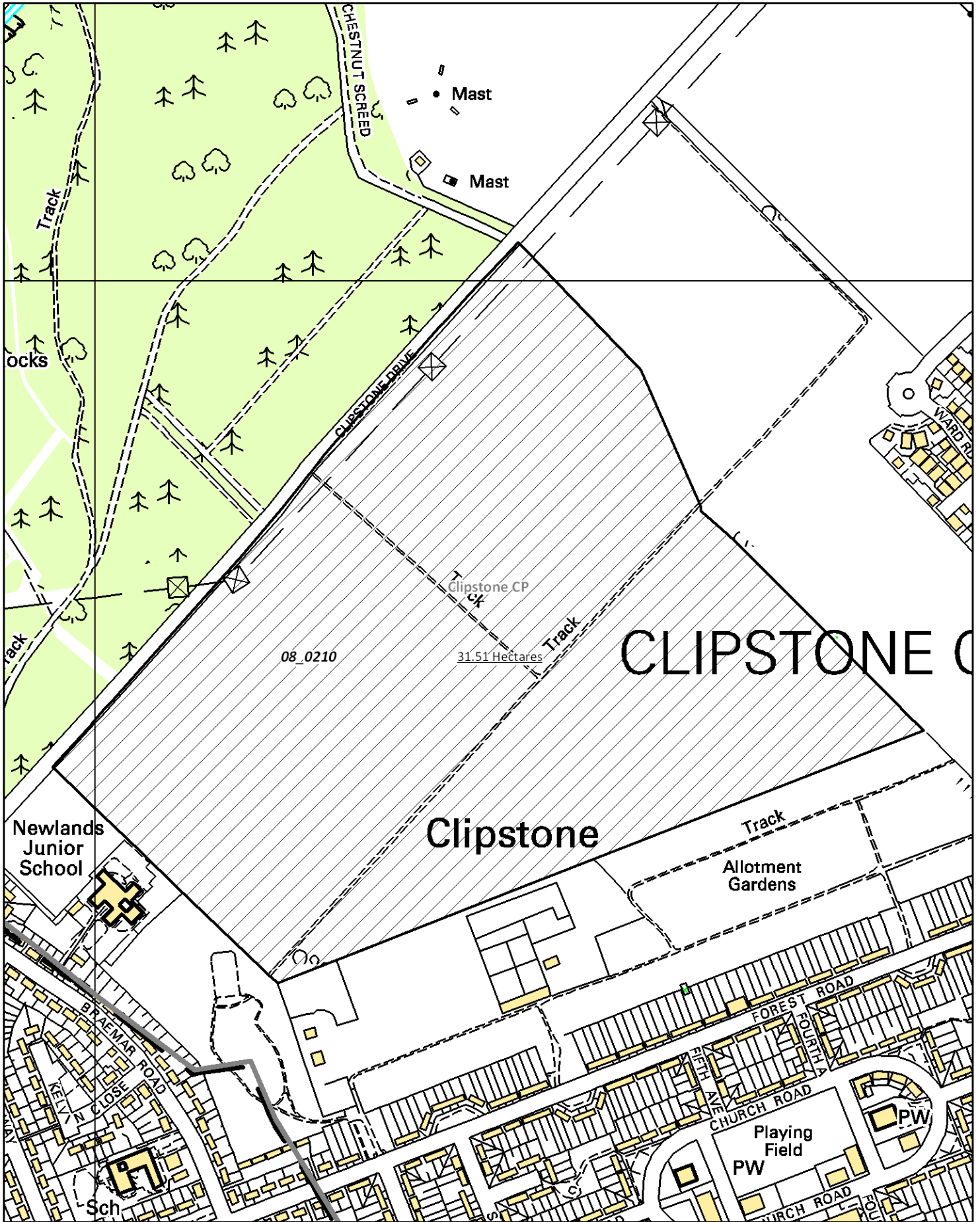
Area(ha): 31.51

Parish: CLIPSTONE

**Proposed Yield :****Topography Constraints:** No Slopes down to South and West**Access to Utilities?** Yes Pylons cross site from Northwest to Southeast**Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate) / non agricultural land**Site Apparatus:** Pylons run south-west to north-east close to the northern site boundary**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1- Suitable for all types of development**Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on eastern and northern boundaries**Impact on existing Recreational Use:** Yes Bridleway on northern boundary.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site - and has developed all the adjacent land. Comprehensive scheme of mixed housing to meet the economic and social needs of the community extending to about 800 units. Available within 5 years.**Achievability Comments:****Ownership Constraints:** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.  
Abuts SHLAA site 08\_0194, 08\_0209 and 08\_0453.



# Strategic Housing Land Availability Assessment 2010



**08\_0210 - Land At Cavendish Park, Clipstone**

Date: 08/03/2010

Scale: 1:5,000

**Site Ref: Land at Vicars Court****08\_0270**

Area(ha): 0.30

Parish: CLIPSTONE

Proposed Yield : 9

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:**

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

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with no on-site POS provision but POS commuted sum. No. of dwellings 9.

**Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** ResidentialRecreation amenity**Area Greenfield:** 0.3**Setting:** Village Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other**Other:** H13 Area Within Village Envelope, PU4 Aquifer Protection Zone, NE23 Greenwood Community Forest**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 10440m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 3m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Bridleway crosses this site, access to the public highway would need to be proven.**Topography Constraints:** No Slope to south**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Land at Vicars Court****08\_0270**

Area(ha): 0.30

Parish: CLIPSTONE

**Proposed Yield :** 9**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** No**Neighbour Issues:** No**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on site. Drain on eastern side**Impact on existing Recreational Use:** Yes Clipstone BW7**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph with no on-site POS provision but POS commuted sum. No. of dwellings 9.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with no on-site POS provision but POS commuted sum. No. of dwellings 9.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development.  
Adjacent to SHLAA Site 08\_0455.

# Strategic Housing Land Availability Assessment 2010



**08\_0270 - Land At Vicars Court,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: North of Forest Road****08\_0453**

Area(ha): 3.83

Parish: CLIPSTONE

Proposed Yield :

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0210, 08\_0194 and 08\_0209.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0210, 08\_0194 and 08\_0209.

**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Mixture of residential uses and associated allotments with some small scale commercial uses**Area Greenfield:** 1.79**Setting:** Other Transitional in character between the main built up part of village and countryside**Area PDL:** 2.05**Current Use:** Mixture of residential uses and associated allotments with some small scale commercial uses Other**Proposed Use:****Policy** The site is suitable**Allocated Site:** Housing**Other:** H13- Housing development in large villages, PU4- Aquifer Protection Zone, NE23- Greenwood Community Forest**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 10607m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 261m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Comments amended in response to consultation reply: Until such time as an acceptable access, providing an adoptable standard of road, has been secured this site remains unsuitable.

**Site Ref: North of Forest Road****08\_0453**

Area(ha): 3.83

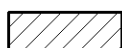
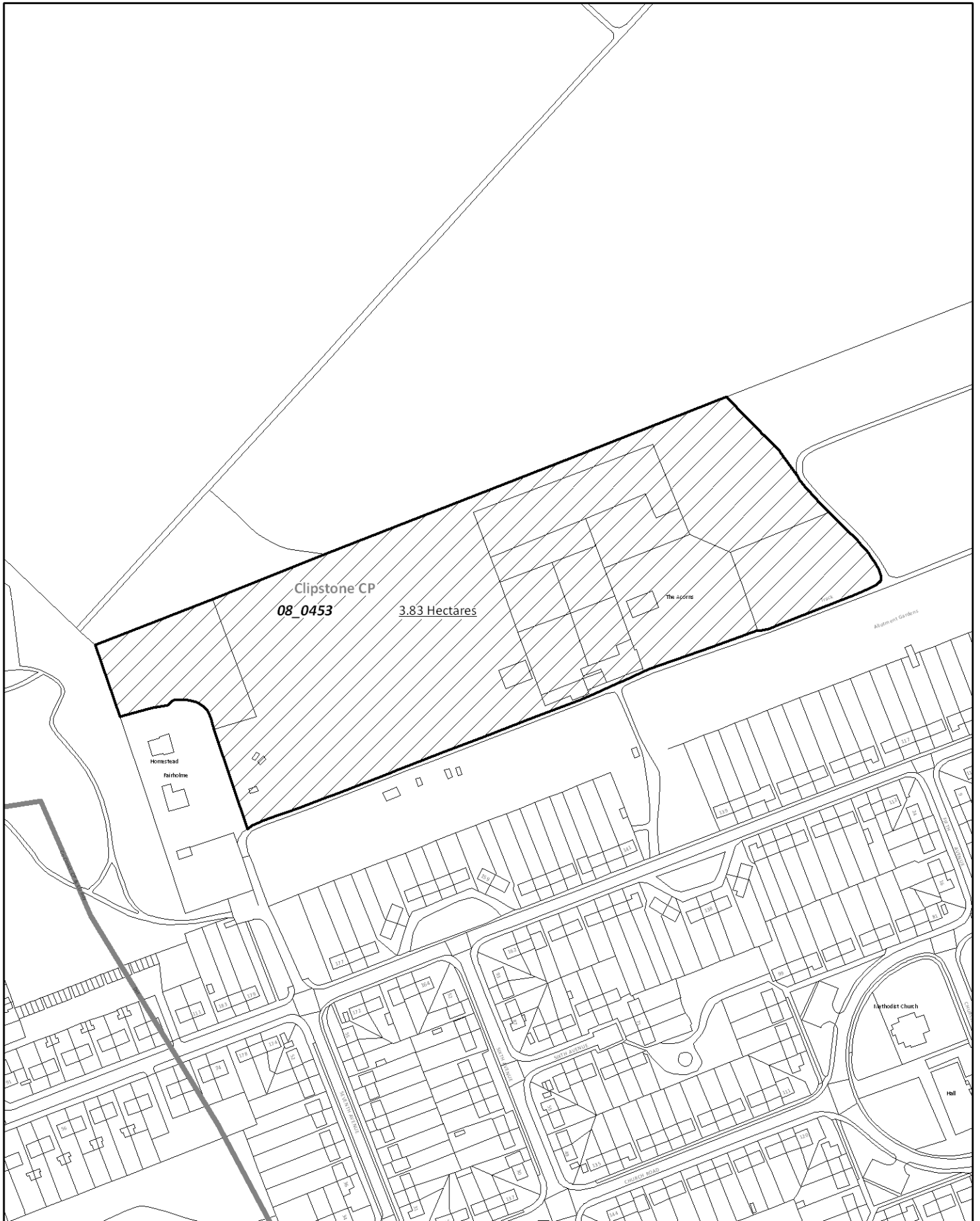
Parish: CLIPSTONE

**Proposed Yield :****Topography Constraints:** No**Access to Utilities?** No Rights to connect have been agreed with neighbouring site**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The site is close to the allotments and development would comprise a loss of green space close to the main residential area of the village and the SHLAA site to the rear. The Councillor views that these issues should be addressed prior to any new development.

Smoke Control Zone.

Residential for 3 dwellings on part of site expired. Current permission for 1 dwelling on part of site (under construction).

# Strategic Housing Land Availability Assessment 2010



**08\_0453 - North Of Forest Road,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: South of Central Drive****08\_0454**

Area(ha): 0.30

Parish: CLIPSTONE

Proposed Yield :

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

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Transitional open area between village and Country Park**Area Greenfield:** 0.3**Setting:** Other Transitional open area between village and Country Park**Area PDL:****Current Use:** Paddock/ gardens?Open Land**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Housing**Other:** H13- Development in large villages, NE23- Greenwood Community Forest, PU4- Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 10729m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 257m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Access to this site is off a bridleway ,has no direct access to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site



**Site Ref: South of Central Drive****08\_0454** Area(ha): 0.30 Parish: CLIPSTONE**Proposed Yield :****Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Right of way adjacent to site boundary (Clipstone bridleway 3)**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development.

The Councillor views that these issues should be addressed prior to any new development.

Smoke Control Zone - Mining Zone

# Strategic Housing Land Availability Assessment 2010



**08\_0454 - South Of Central Drive,  
Clipstone**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Land at Vicars Court****08\_0455**

Area(ha): 0.53

Parish: CLIPSTONE

Proposed Yield : 16

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

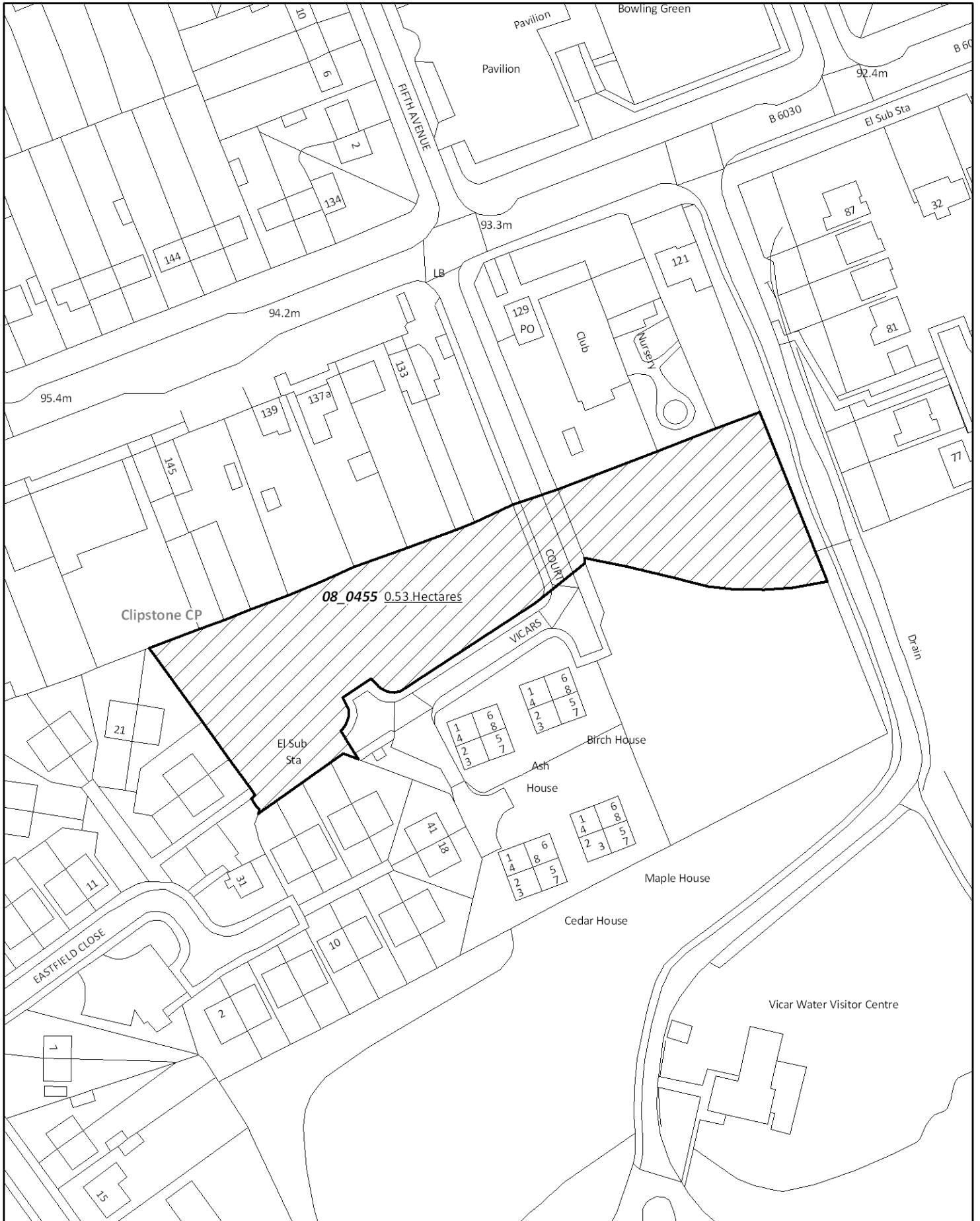
**Achievability Comments:**

Viable - Assessed at 30 DPH with on-site POS but POS commuted sum. No. of dwellings 16.

**Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential/With commercial uses on Mansfield Road frontage**Area Greenfield:** 0.53**Setting:** Village With commercial uses on Mansfield Road frontage**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H13- Development in large villages, PU4-  
Aguifer Protection Zone, NE23- GCF**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 10443m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 86m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Previously considered by the Highway Authority for residential development. Would require conditions.**Topography Constraints:** No Gradient running downhill from the main road.**Access to Utilities?****Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Land at Vicars Court****08\_0455** Area(ha): 0.53 Parish: CLIPSTONE**Proposed Yield :** 16**Agricultural Land Quality:** Not Applicable**Site Apparatus:** Sub station**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees within site**Impact on existing Recreational Use:** Yes Clipstone BW7**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with on-site POS but POS commuted sum. No. of dwellings 16.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with on-site POS but POS commuted sum. No. of dwellings 16.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor views that these issues should be addressed prior to any new development. That aside the Councillor expresses support for the sites development due to the site currently being used as a dumping site.  
Smoke Control Zone - Mining Area  
A number of permissions have been submitted and expired.

# Strategic Housing Land Availability Assessment 2010



**08\_0455 - Land At Vicars Court, Clipstone**

Date: 08/03/2010

Scale: 1:1,250

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**Site Ref: Baulker Lane**

**08\_0458**

**Area(ha): 3.77**

**Parish: CLIPSTONE**

**Proposed Yield : 97**

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:**

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No of dwellings 97.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**

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

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

**PDL/Greenfield:** Greenfield

**Area Character:** MixedResidential, Countryside

**Area Greenfield:** 3.77

**Setting:** Other Residential, Countryside

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

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**Policy The site may be suitable**

**AllocatedSite:** Countryside

**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest, PU4 Aquifer protection Zone

**Conflicting Issues** Yes Outside Village Envelope

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**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 9109m

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

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

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

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

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

**GreenSpaceStrategy Comments:** 316m

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**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Baulker Lane is not an adopted highway and therefore could not be considered for access to this site. Access is likely onto Mansfield Rd subject to detail.

**Site Ref: Baulker Lane****08\_0458**

Area(ha): 3.77

Parish: CLIPSTONE

Proposed Yield : 97

**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Power Line cross north of site from east to west**Neighbour Issues:** None Evident**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Clipstone BW4, Right of Way173/4/1 runs along west to south boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No of dwellings 97.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No of dwellings 97.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development as well as neighbouring SHLAA sites in Mansfield District. The Councillor views that these issues should be addressed prior to any new development.Smoke control zone, Mining Area  
SHLAA Site 08\_0459 adjoins the site

# Strategic Housing Land Availability Assessment 2010



**08\_0458 - Baulker Lane,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

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**Site Ref: Baulker Farm**

**08\_0459**

**Area(ha): 3.23**

**Parish: CLIPSTONE**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0458.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0458.

**Character Land Use Location The site is suitable**

**Location:** Within urban boundary

**PDL/Greenfield:** Combination

**Area Character:** MixedIndustrial/farming/commercial

**Area Greenfield:** 1.19

**Setting:** Other Industrial/farming/commercial

**Area PDL:** 2.04

**Current Use:** Agricultural and commercialOther

**Proposed Use:**

**Policy The site is suitable**

**AllocatedSite:** Not Allocated

**Other:** H13 Housing Development in Large Villages, PU4 Aquifer protection zone, NE23 Greenwood Community Forest

**Conflicting Issues No**

**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8902m

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

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

**GreenSpaceStrategy Comments:** 237m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Baulker Ln is a private road. The site has no connection to the adopted highway and is therefore unsatisfactory.

**Topography Constraints:** No Flat Land

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

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

**Site Ref: Baulker Farm****08\_0459**

Area(ha): 3.23

Parish: CLIPSTONE

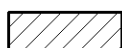
**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Industrial use on neighbouring site to south east**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Clipstone BW4, Right of Way 173/4/1**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development as well as neighbouring SHLAA sites in Mansfield District. The Councillor views that these issues should be addressed prior to any new development

SHLAA Sites 08\_0458 and 08\_0460 surround the site. Landfill sites historic buffer, Baulker Lane (part of site)

Smoke Control Zone, Mining Area

# Strategic Housing Land Availability Assessment 2010



**08\_0459 - Baulker Farm,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: West of Vicar Water****08\_0460**

Area(ha): 2.02

Parish: CLIPSTONE

Proposed Yield :

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Electricity Sub Stations within the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08\_0459 and 08\_0458.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Electricity Sub Stations within the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08\_0459 and 08\_0458.

**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedEmployment, Countryside**Area Greenfield:** 0.61**Setting:** Other Employment, Countryside**Area PDL:** 1.41**Current Use:** EmploymentOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside

**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest, PU4 Aquifer Protection Zone

**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8756m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 272m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Baulker Ln is a private road. The site has no connection to the adopted highway and is therefore unsatisfactory.

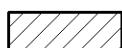
**Site Ref: West of Vicar Water****08\_0460**

Area(ha): 2.02

Parish: CLIPSTONE

**Proposed Yield :****Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Power lines and Electricity Sub Stations**Neighbour Issues:** industrial and commercial uses adjacent to site**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1 Flood Zones 2 & 3 adjoin eastern boundary**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Stream adjacent the bridge at the end of Baulker Lane**Impact on existing Recreational Use:** Yes Public rights of way 173/4/1 and Clipstone bridleway 4**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development as well as neighbouring SHLAA sites in Mansfield District. The Councillor views that these issues should be addressed prior to any new development  
Landfill Sites historic buffer - Baulker Lane  
SHLAA Site 08\_0459 adjoins the site. SHLAA 08\_0118 on opposite side of stream to east.

# Strategic Housing Land Availability Assessment 2010



**08\_0460 - West Of Vicar Water,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: North of Woodland Close****08\_0461****Area(ha): 2.73****Parish: CLIPSTONE****Proposed Yield : 70****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 70.

**Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5- 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage and countryside**Area Greenfield:** 2.73**Setting:** Other Village and countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, PU4 Aquifer protection Zone, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8922m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 430m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works and traffic statement required. Access to this site may be available near to the southern end of the frontage on Mansfield Rd. Off site highway works will likely be required in order to provide a safe access.

**Site Ref: North of Woodland Close****08\_0461**

Area(ha): 2.73

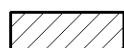
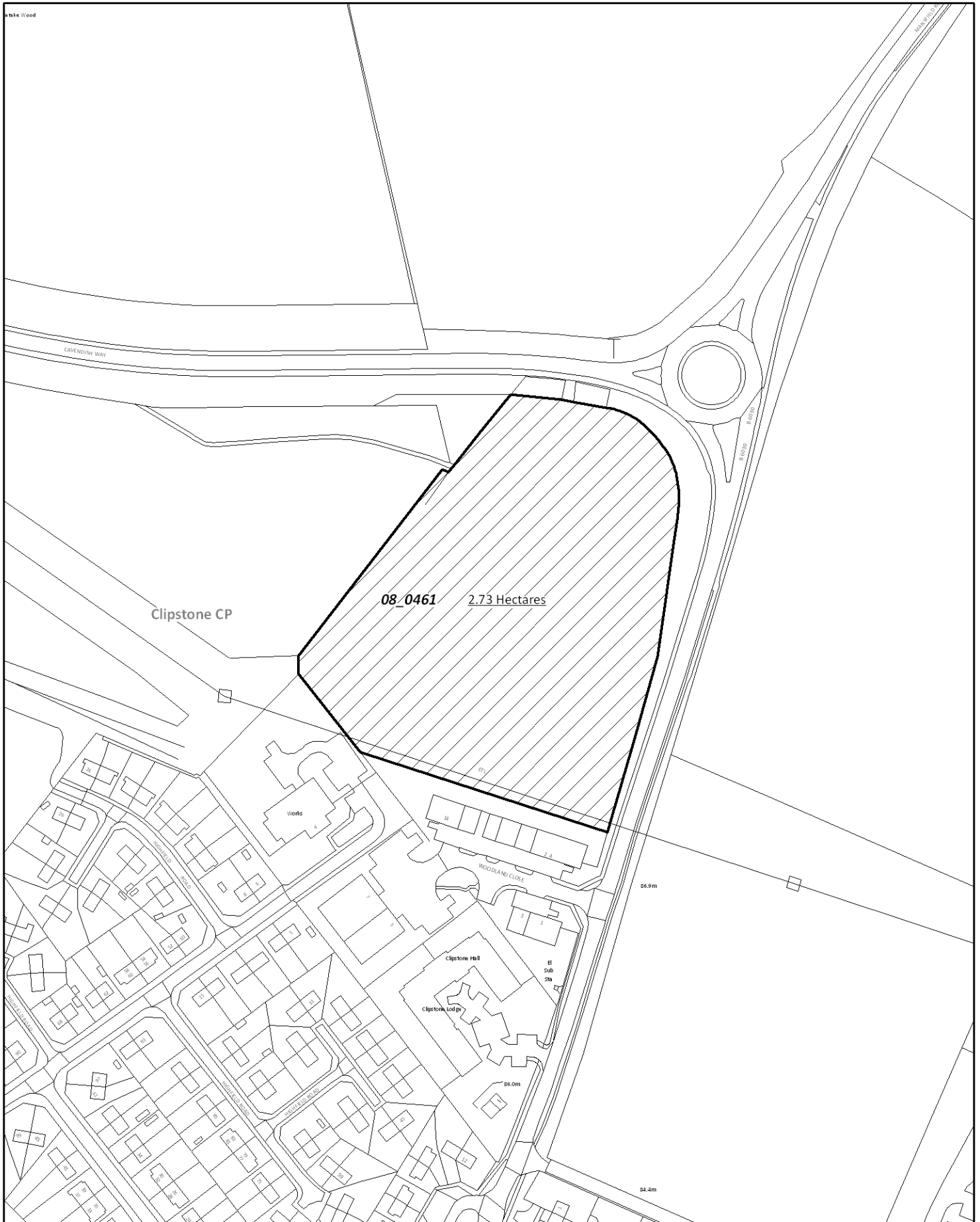
Parish: CLIPSTONE

Proposed Yield : 70

**Topography Constraints:** No**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Power lines on southern side of site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 70.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 70.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The Councillor believes that the site could provide for a much needed shop due to its proximity to the Woodlands Close industrial area. The Councillor views that these issues should be addressed prior to any new development.Mining Area, Smoke Control Area  
SHLAA Site 08\_0458 is on opposite side of Mansfield Road



# Strategic Housing Land Availability Assessment 2010



**08\_0461 - North Of Woodland Close,  
Clipstone**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: Highfield Road****08\_0610**

Area(ha): 0.42

Parish: CLIPSTONE

Proposed Yield : 13

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 13.

**Overall Draft Conclusion:****If the School Playing Fields designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****If the School Playing Fields designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.42**Setting:** Village**Area PDL:****Current Use:** Village recreational spaceOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space**Other:** R3- School Playing Fields, H13- Housing development in large villages, NE23- Greenwood Community Forest, PU4- Aquifer Protection Zone**Conflicting Issues** Yes School Playing Fields**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Ollerton Town Centre 9909m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 19m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. It is considered that an acceptable means of access could be provided for this site.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref: Highfield Road****08\_0610**

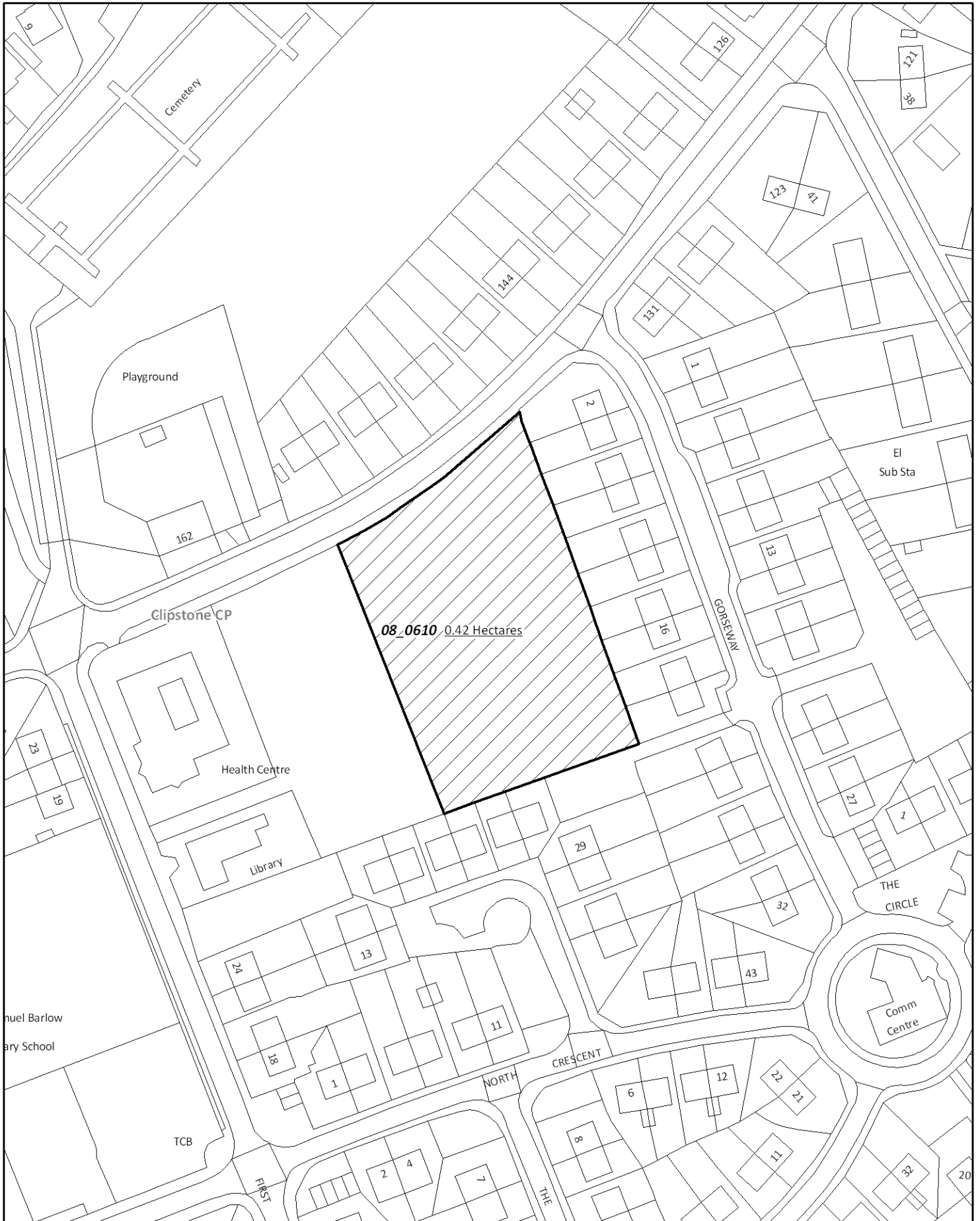
Area(ha): 0.42

Parish: CLIPSTONE

Proposed Yield : 13

**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Designated R3- School Playing Fields**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 13.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 13.**Additional Comments:** Councillor Thompson raises concerns regarding future development in the settlement related to the available infrastructure to support that development as well as neighbouring SHLAA sites in Mansfield District. The Councillor expresses concern at the effect on this of the Cavendish development a situation that would be further exacerbated by further new development. The site is in currently in recreational use. The Councillor views that these issues should be addressed prior to any new development.

# Strategic Housing Land Availability Assessment 2010



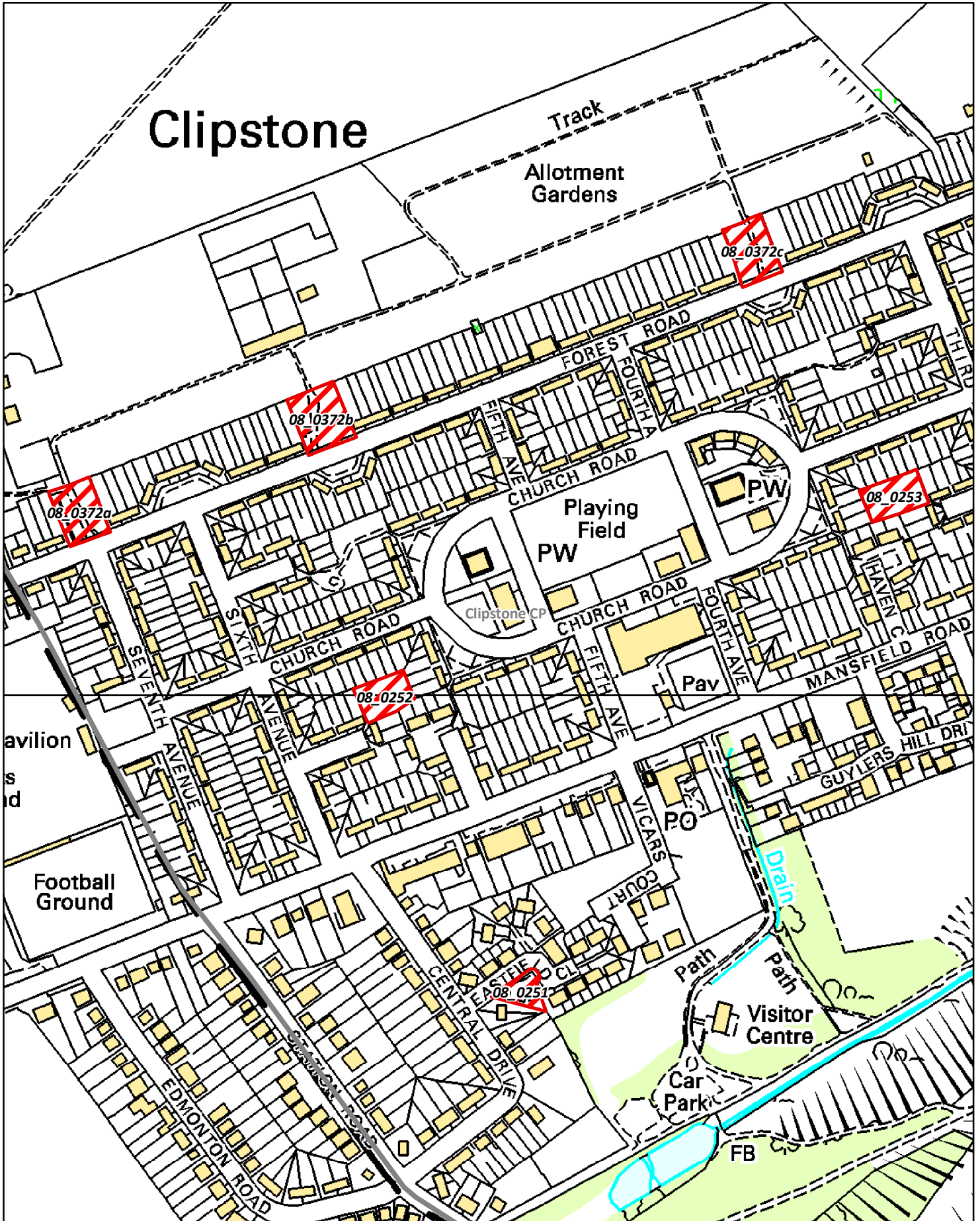
**08\_0610 - Highfield Road,  
Clipstone**

Date: 08/03/2010

Scale: 1:1,250

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

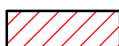
| <b>Ref</b> | <b>Address</b>           | <b>Parish</b> | <b>Reason Why Not Fully Assessed/Removed from the Study</b> |
|------------|--------------------------|---------------|---|
| 08_0251    | Land at Eastfield Close  | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0252    | Land off Fairholme Close | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0253    | Land off Haven Close     | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0372A   | Forest Road              | Clipstone     | Multiple Sites below 0.25 ha. Not included in study.        |
| 08_0372B   | Forest Road              | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0372C   | Forest Road              | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0456    | Osberne Way              | Clipstone     | Site below 0.25ha. Not included in study.                   |
| 08_0457    | Highfield Road           | Clipstone     | Site has been developed.                                    |
| 08_0611    | Gwendoline Grove         | Clipstone     | Site has been fully developed.                              |



08\_0251 - 08\_0252 - 08\_0253 - 08\_0372a

08\_0372b - 08\_0372c

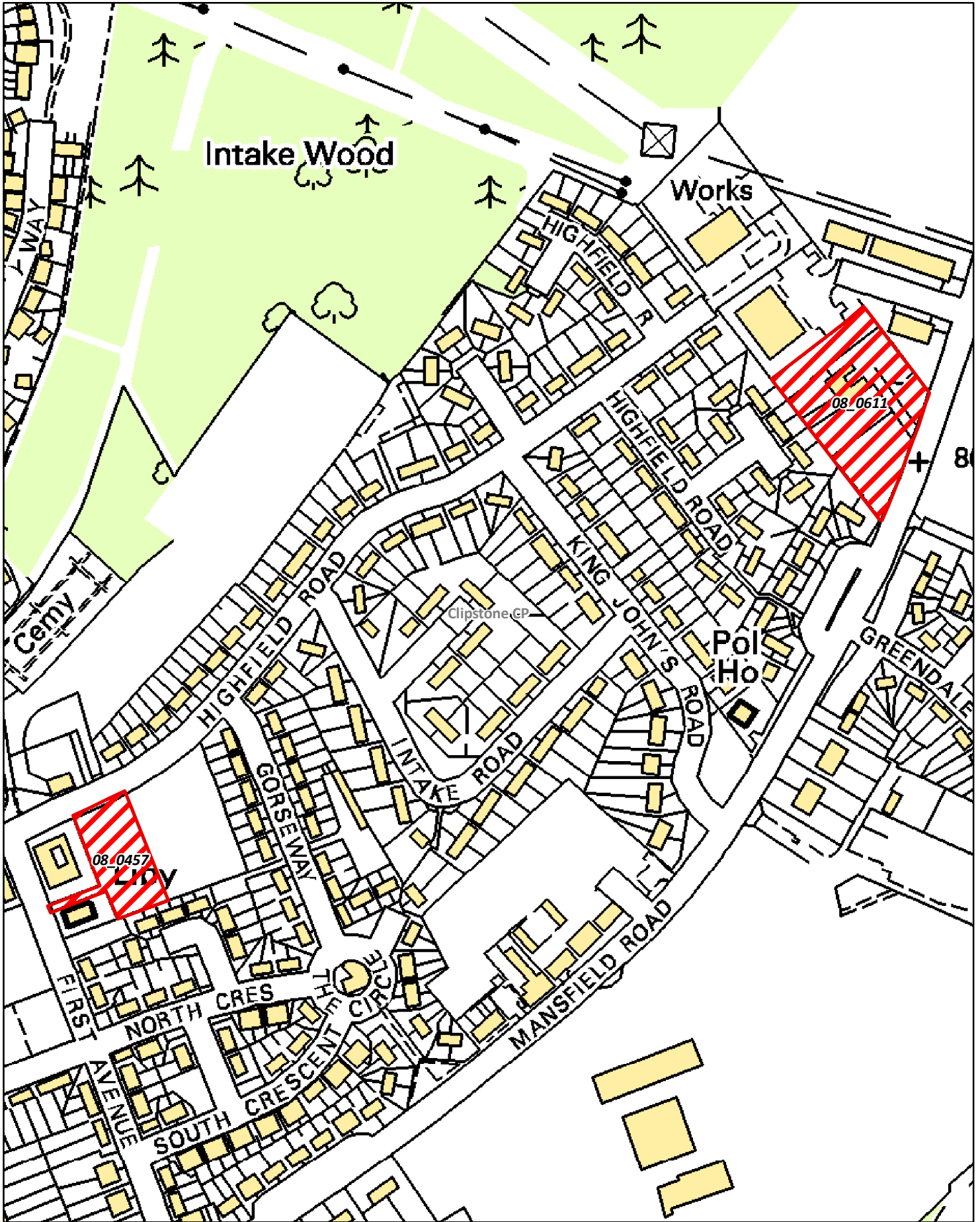
Clipstone 1 of 2



Date: 05/05/2010

Scale: 1:3,950

# Strategic Housing Land Availability Assessment 2010



08\_0457 - 08\_0611,  
Clipstone 2 of 2

Date: 05/05/2010

Scale: 1:3,061