

Coddington Parish

- 5.50** Within Coddington Parish, 12 sites have been through the full Assessment process. 2 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages. Site 08_0690 is also partly within Coddington Parish. Full details of this site are provided in the Winthorpe Parish Summary.
- 5.51** 2 sites are considered suitable for development and could provide for approximately 20 dwelling units.
- 5.52** 8 sites may be considered suitable for development and could provide for approximately 303 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.
- 5.53** The following sites within the parish of Coddington 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_0377**
- **08_0467**

Sites which are Considered Suitable

- **08_0468**
- **08_0469**

Sites which may be Considered Suitable

- **08_0157**
- **08_0266**
- **08_0385**
- **08_0466**
- **08_0471**
- **08_0472**
- **08_0473**
- **08_0474**

- 5.54** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken:

- 08_0269- Land at Valley View
- 08_0470- Adj Charity Farm Main Street

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

Site Ref: Blacks Farm, 27 Newark Road**08_0157****Area(ha):** 2.63**Parish:** CODDINGTON**Proposed Yield :** 68

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available in 5 - 10 years time
Availability Comments:	Information supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 68.
Overall Draft Conclusion:	Any possible development would need to mitigate against any detrimental impact on potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.
Overall Final Conclusion:	Any possible development would need to mitigate against any detrimental impact on potential protected species habitat. 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/Countryside**Area Greenfield:** 2.63**Setting:** Countryside**Area PDL:****Current Use:** Pasture LandAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge Eastern half of site within Conservation Area**Other:** NE1 Development in the Countryside, FS2 - Open Breaks between Settlements; NE8 Mature Landscape Area; C1-C5 C12, C15-C18 Conservation Area**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:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3174m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 47m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to required standard. A Traffic Assessment is required.Direct access onto the Beckingham Rd would not be acceptable in this location.
Access onto Newark Rd would likely be possible but subject to satisfactory details

Site Ref: Blacks Farm, 27 Newark Road

08_0157

Area(ha): 2.63

Parish: CODDINGTON

Proposed Yield : 68

of access.

Topography Constraints: No Slopes to south

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)

Site Apparatus:

Neighbour Issues:

Identified in SFRA: No

Site within a flood zone?: In Floodzone 1

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Hedgerow within site. Some trees on boundary.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 68.

Ownership Constraints No ownership constraints 0-5 years Joint ownership. Yearly tenancy - for grazing.

Ownership Comments: Joint ownership. Yearly tenancy - for grazing.

Legal Issues: No

Legal Comments:

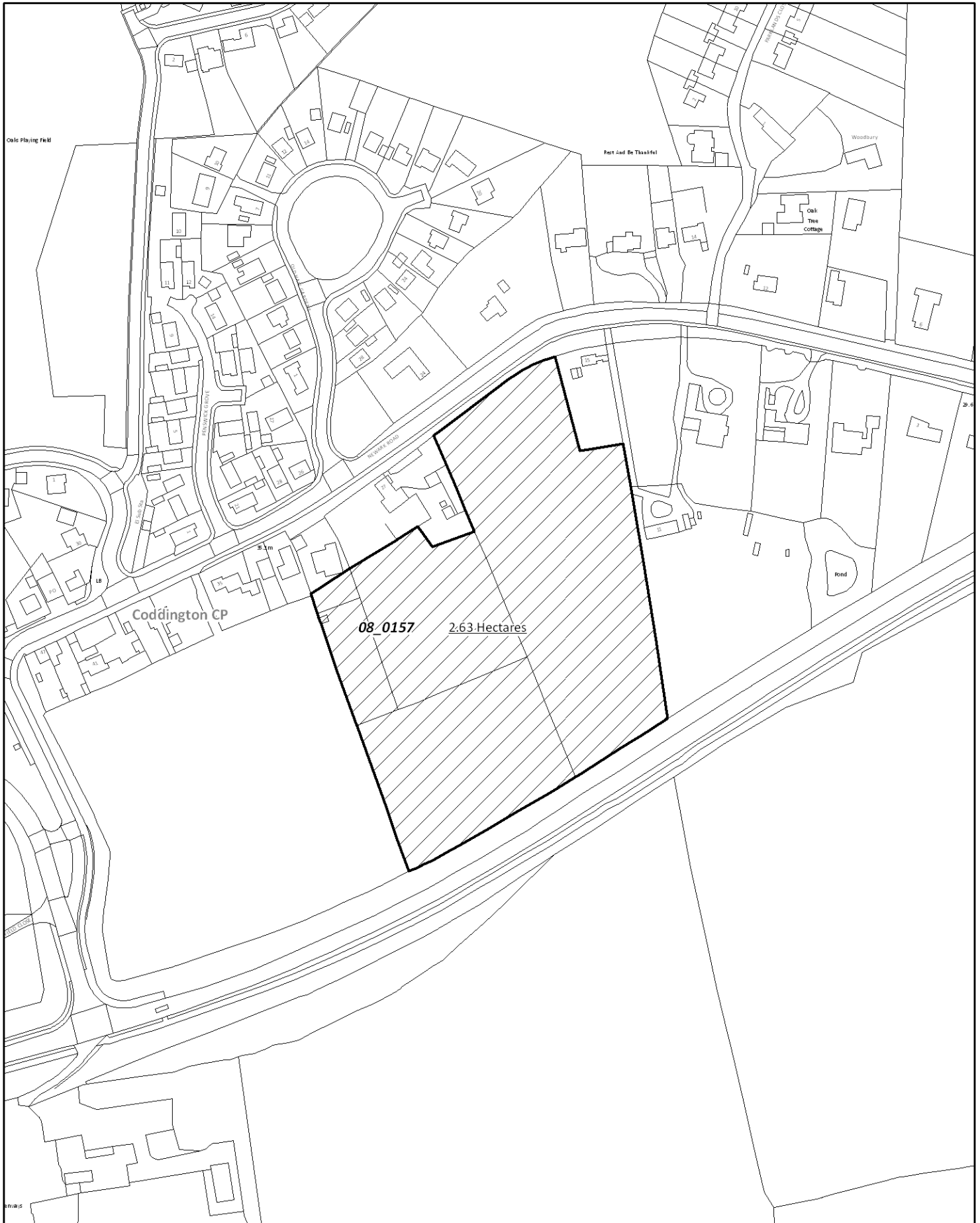
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 68.

Additional Comments: Adjacent to SHLAA sites 08_0466 and 08_0467

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at The Green**08_0266****Area(ha): 0.37****Parish: CODDINGTON****Proposed Yield : 11****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph 5% site area reduction with no on-site POS but POS commuted sum. No. of dwellings 11.

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 on the potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. 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.

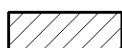
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** CountrysideVillage**Area Greenfield:****Setting:** Countryside Village**Area PDL:** 0.37**Current Use:** AllotmentsOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 4233m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 2m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. No objections in principle but subject to satisfactory details of access.**Topography Constraints:** No Slight slope**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

Site Ref: Land at The Green**08_0266****Area(ha):** 0.37**Parish:** CODDINGTON**Proposed Yield :** 11

identified at the site

Agricultural Land Quality: Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Pylons run across the adjoining field to east**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No At least one tree on site**Impact on existing Recreational Use:** Yes Allotments**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph 5% site area reduction with no on-site POS but POS commuted sum. No. of dwellings 11.**Ownership Constraints** owner constraints 6-10 years
leased to Parish Council**Ownership Comments:** leased to Parish Council**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 5% site area reduction with no on-site POS but POS commuted sum. No. of dwellings 11.**Additional Comments:**

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Site Ref: Land Off Old Hall Gardens**08_0377****Area(ha):** 3.10**Parish:** CODDINGTON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has already invested in the site. Available within 5 to 15 years.

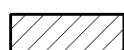
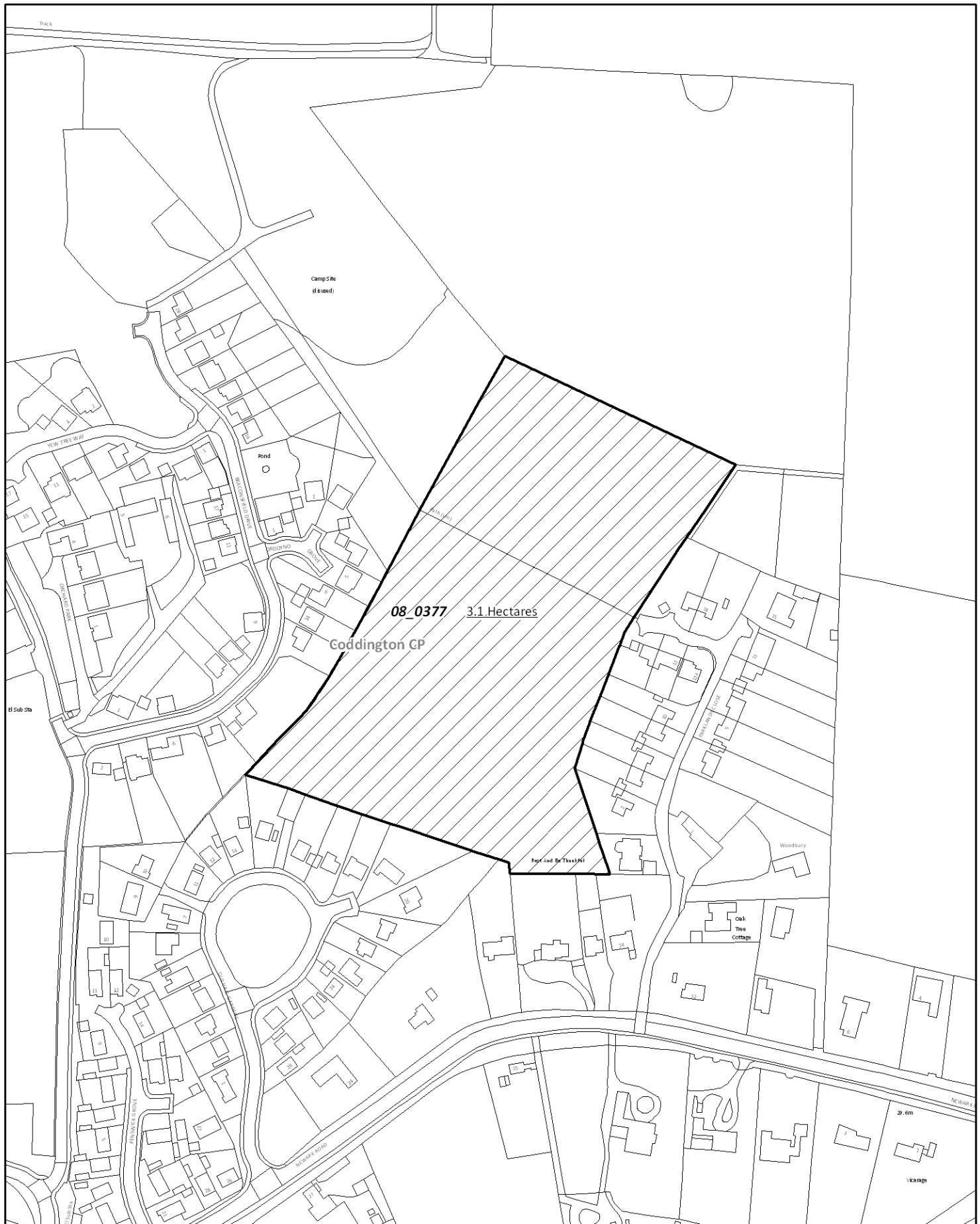
Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential Countryside**Area Greenfield:** 3.1**Setting:** Village Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-5, C12, C15-18 Conservation Areas, NE8 Mature Landscape Areas**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:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3581m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 169m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No Higher ground on western margins, land slopes gently to north 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)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Land Off Old Hall Gardens**08_0377** Area(ha): 3.10 Parish: CODDINGTON**Proposed Yield :****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees to boundaries and two trees within site**Impact on existing Recreational Use:** Yes Footpath running along northern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has already invested in the site. Available within 5 to 15 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
Acquisition required to secure satisfactory access**Ownership Comments:** Acquisition required to secure satisfactory access**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0377 - Land Off Old Hall Gardens,
Coddington**

Date: 08/03/2010

Scale: 1:2,500

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Site Ref: Willowdene, 9 Beckingham Road**08_0385****Area(ha):** 0.42**Parish:** CODDINGTON**Proposed Yield :** 6**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

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

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Area reduced by 50% to reflect extensive on-site trees, no on-site POS and no POS commuted sum. No. of dwellings 6.

Overall Draft Conclusion:

Any possible development would need to mitigate against any detrimental impact on the Potential Protected species habitat. Any possible development would need to mitigate against any detrimental impact on the Oil Pipeline running beneath the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

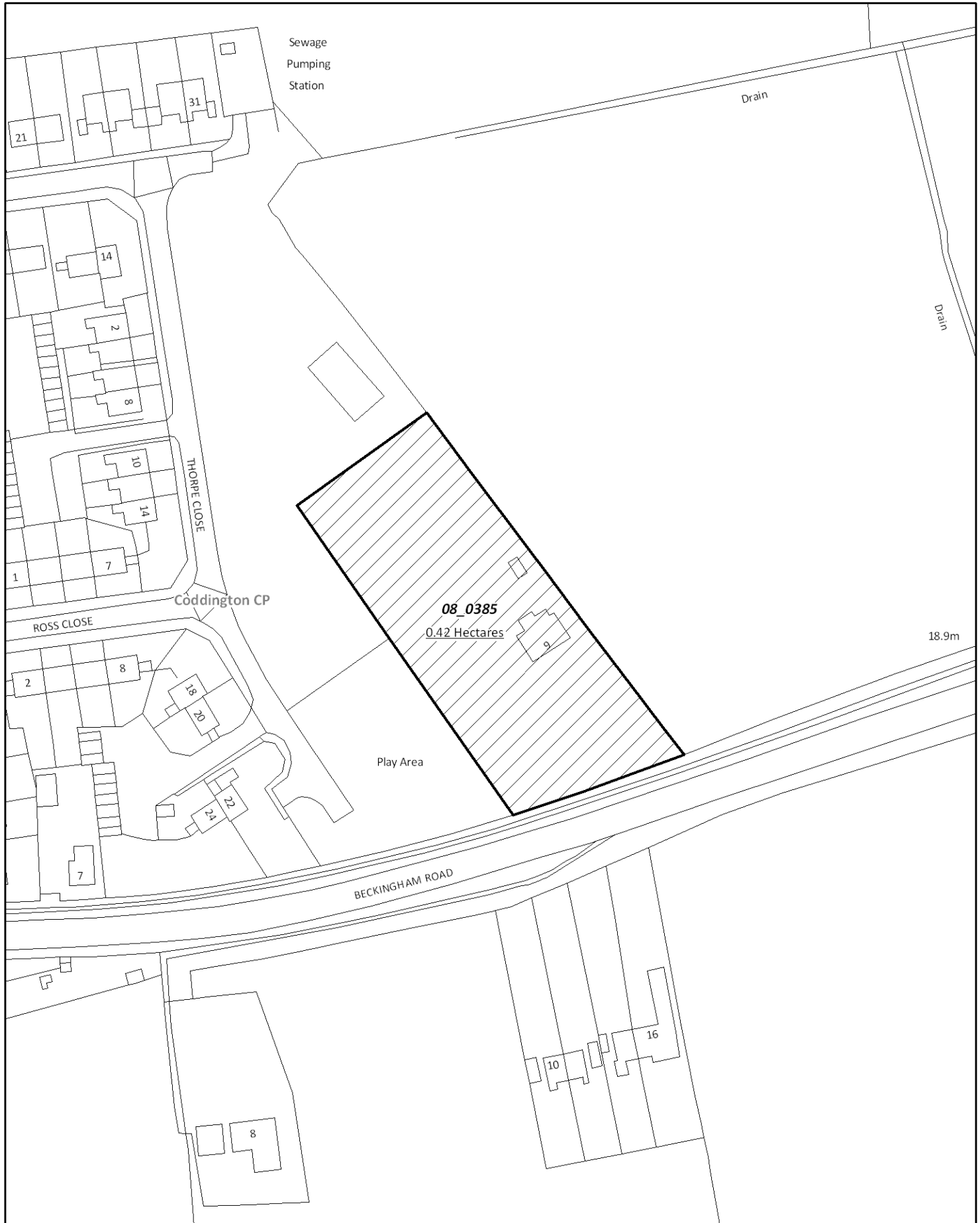
Overall Final Conclusion:

Any possible development would need to mitigate against any detrimental impact on the Potential Protected species habitat. Any possible development would need to mitigate against any detrimental impact on the Oil Pipeline running beneath the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is 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:** PDL**Area Character:** CountrysideVillage**Area Greenfield:****Setting:** Countryside Village**Area PDL:** 0.42**Current Use:** Orchard and GardenResidential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside;**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 4451m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 43m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Site may be able to provide adequate visibility onto the Beckingham Rd

Site Ref: Willowdene, 9 Beckingham Road**08_0385****Area(ha):** 0.42**Parish:** CODDINGTON**Proposed Yield :** 6**Topography** No Flat
Constraints:**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)**Site Apparatus:** Telegraph pole on South West Corner**Neighbour Issues:** Play ground to West of Plot**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown an interest in the site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Area reduced by 50% to reflect extensive on-site trees, no on-site POS and no POS commuted sum. No. of dwellings 6.**Ownership Constraints** No ownership constraints 0-5 years Let on a 6 monthly lease**Ownership Comments:** Let on a 6 monthly lease**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Area reduced by 50% to reflect extensive on-site trees, no on-site POS and no POS commuted sum. No. of dwellings 6.**Additional Comments:** Oil pipeline buffer zone passes through southeast part of site.

Strategic Housing Land Availability Assessment 2010



Site Ref: South of Newark Road**08_0466****Area(ha): 2.12****Parish: CODDINGTON****Proposed Yield : 55****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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS no commuted sum. No. of dwellings 55.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. 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 in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. Potential flooding issues, further information would need to be provided to justify development in this location. 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.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.12**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge

Other: FS2 - Open Breaks between Newark and ...
Coddington, NE1 - Development in the
Countryside, NE8 - Mature Landscape Areas

Conflicting Issues Yes Open Breaks**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:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:**

Proximity to Town centre: Over 1km from a town centre
Newark Town Centre 2995m

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

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 237m**Physical Constraints The site may be suitable**

Site Ref: South of Newark Road**08_0466****Area(ha): 2.12****Parish: CODDINGTON****Proposed Yield : 55**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. Access would not be permitted onto the Beckingham Rd. Access onto Newark Rd would need careful consideration as the frontage is limited.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?:

In Floodzone 1 Possible issues of pluvial flooding

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: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site 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 no commuted sum. No. of dwellings 55.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

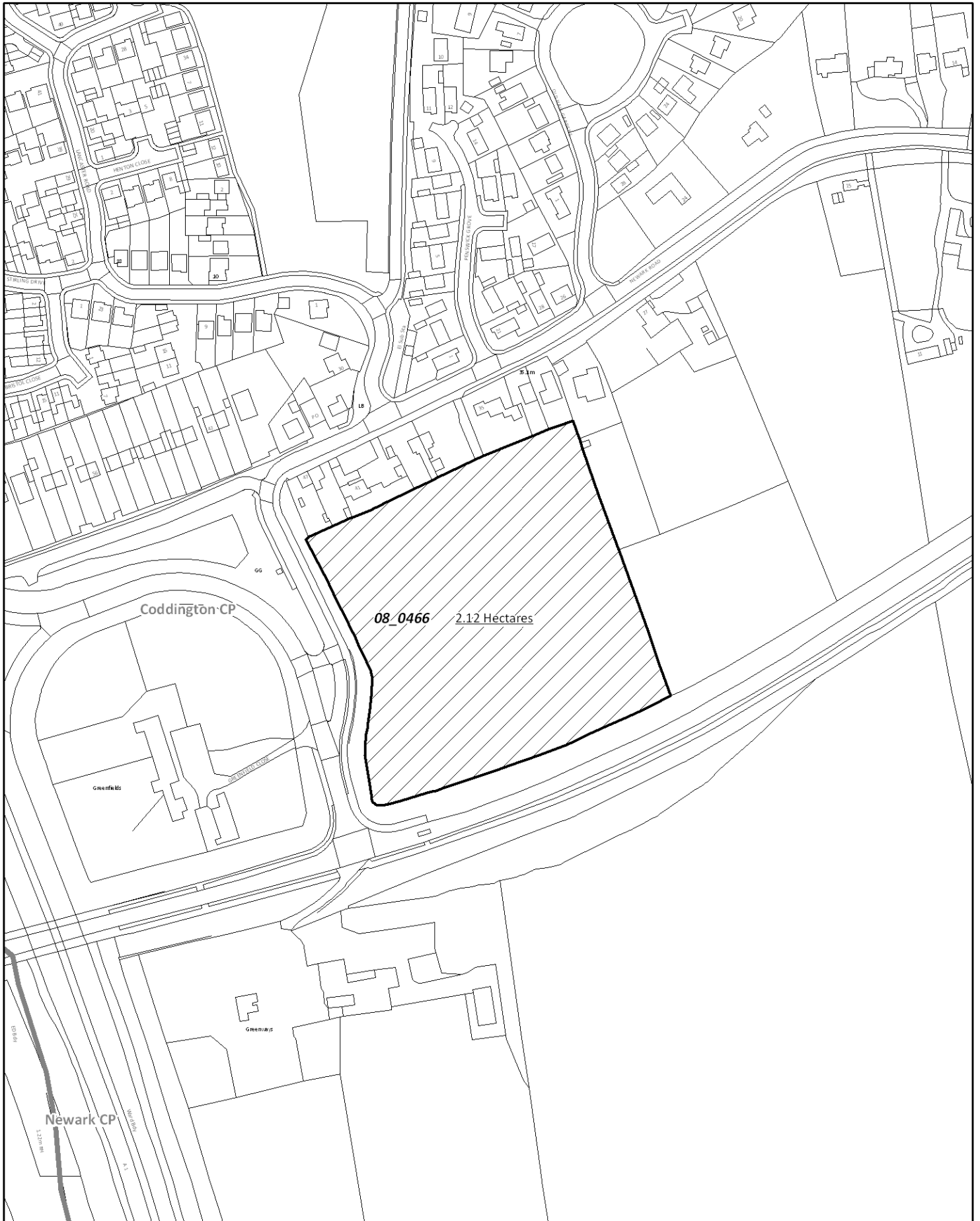
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 14% on-site POS no commuted sum. No. of dwellings 55.

Additional Comments: Site Specific Parish Council Comments: This site could potentially be a very important archaeological site. Access to the site would have ingress/egress onto the very busy C208 and be near the very busy junction to the A1 south and community centre access. Access would be dangerous as there is no speed limit, other than the national 60mph, on the particular stretch of road. General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the County Council refuse to institute traffic management / calming measures to make crossing the C208 safe. Before any further development is considered in the village this issue must be addressed. The present infrastructure, particularly the school, cannot sustain any further development, and would create and cause untold damage and disruption to the village. Many of the sites are within the conservation area. Adjoins SHLAA site 08_0157.

Strategic Housing Land Availability Assessment 2010



Site Ref: Mill Dene, Newark Road

08_0467

Area(ha): 0.69

Parish: CODDINGTON

Proposed Yield :

Suitability Conclusion The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Possible off site highways mitigation works may be required. Not suitable due to environmental constraints – the majority of the site has mature tree coverage and the site is a potential protected species habitat.

Overall Final Conclusion:

Possible off site highways mitigation works may be required. Not suitable due to environmental constraints – the majority of the site has mature tree coverage and the site is a potential protected species habitat.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: PDL

Area Character: Residential

Area Greenfield:

Setting: Village

Area PDL: 0.69

Current Use: Domestic garden.Residential

Proposed Use:

Policy The site may be suitable

AllocatedSite: Open break/Green Wedge

Other: FS2 - Open Breaks between Newark and Coddington, CA Policies C1 - C4 inc., and NE1 - Development in the Countryside

Conflicting Issues Yes Outside Village Envelope and in an Open Break

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:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Newark Town Centre 3451m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 101m

Physical Constraints The site may be suitable

Highway Engineers Comments: This site fronts that part of Beckingham Rd which is subject to the national speed limit of 60 mph. The Highway Authority would therefore not look favourably on the creation of an access on this stretch of the road. The site could be linked to C157 and accessed off Newark Rd..

Topography Constraints: No Slopes up from road to house.

Access to Utilities? Unknown

Contaminated Land?: Maybe

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

Site Ref: Mill Dene, Newark Road

08_0467

Area(ha): 0.69

Parish: CODDINGTON

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None visible.

Neighbour Issues: Busy road.

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes Mature Trees on the site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

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

Legal Issues:

Legal Comments:

Timescale:

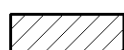
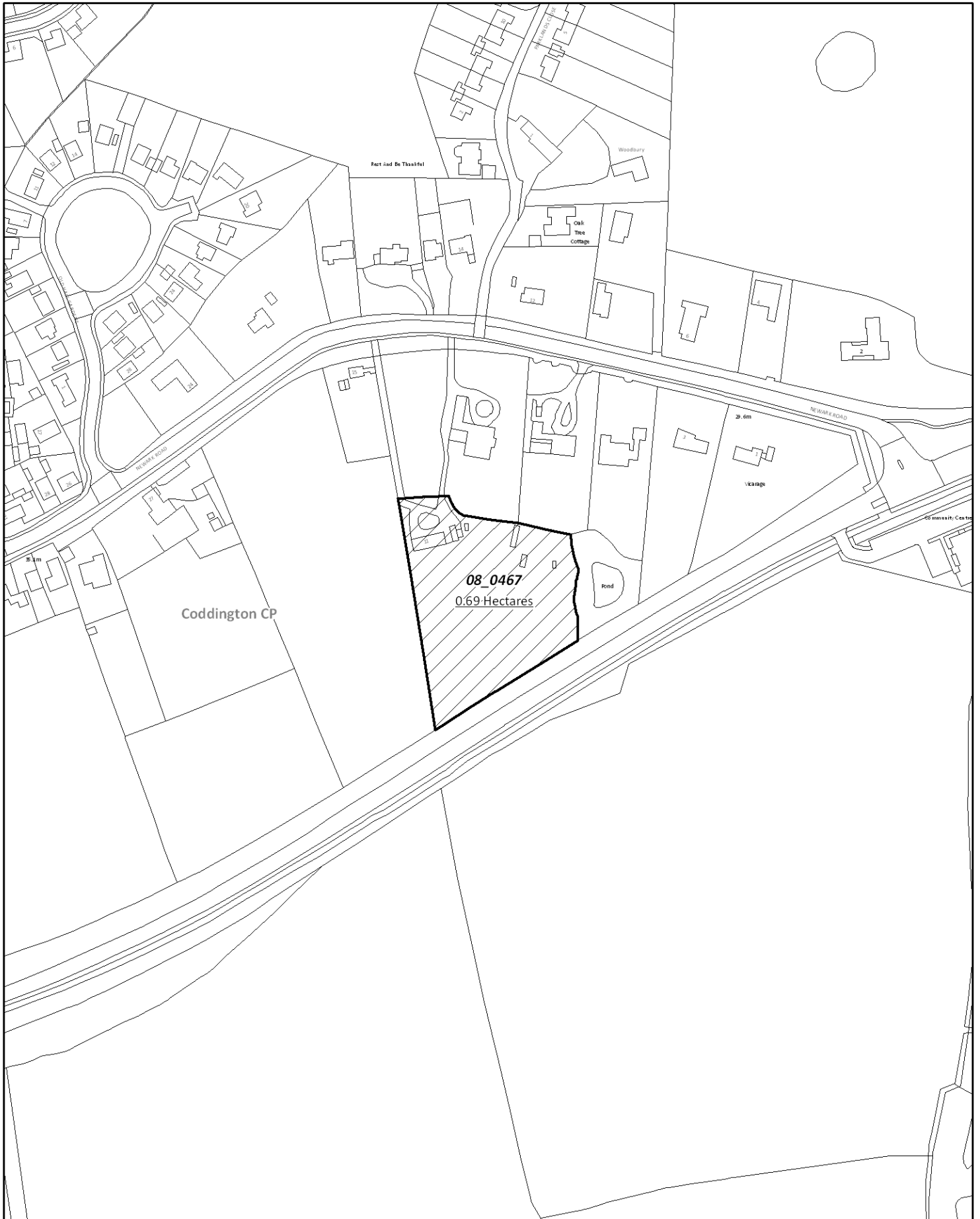
Availability Other Issues:

Viability Comments:

Additional Comments: Adjoins SHLAA site 08_0257.

Site Specific Parish Council Comments: This is an important archaeological site. Vehicular access would have to be from the C208 which is totally unacceptable because of the lack of speed limit other than the national 60mph and close proximity to entrances to the Coddington Centre and nearby school. General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the County Council refuse to institute traffic management / calming measures to make crossing the C208 safe. Before any further development is considered in the village this issue must be addressed. The present infrastructure, particularly the school, cannot sustain any further development, and would create and cause untold damage and disruption to the village. Many of the sites are within the conservation area.

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Main Street**08_0468****Area(ha):** 0.35**Parish:** CODDINGTON**Proposed Yield :** 11**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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 11.

Overall Draft Conclusion:

Although the site is subject to environmental constraints, appropriate mitigation measures could be provided. 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:

Although the site is subject to environmental constraints, appropriate mitigation measures could be provided. 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:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.35**Current Use:** Vacant Land**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Housing**Other:** H13 - Housing Development in Large Villages, CA Policies C1 - C4 inc.**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:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3755m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 78m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Access could be an issue due to the narrow frontage of the site not being able to accommodate adequate visibility. Third party land may therefore be required.**Topography Constraints:** No Uneven - slopes away from the road.**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

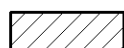
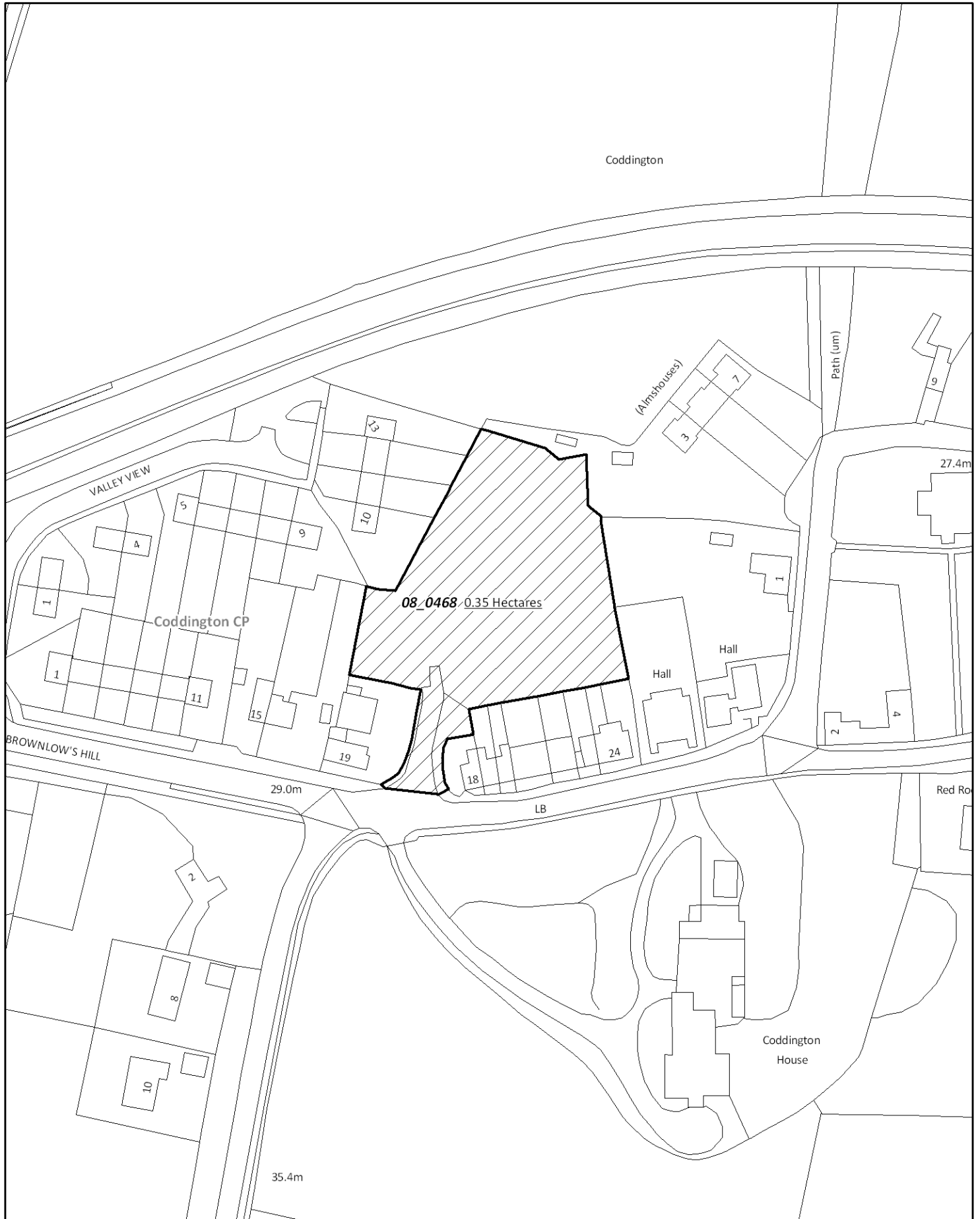
Site Ref: North of Main Street**08_0468****Area(ha): 0.35****Parish: CODDINGTON****Proposed Yield : 11****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** None.**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**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 no on-site POS but POS commuted sum. No. of dwellings 11.**Ownership Constraints** owner constraints 11-15 years **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 11.**Additional Comments:** Adjoins SHLAA site 08_0469.

Start made on development of this site, following grant of permission in late 1970's.

Site Specific Parish Council Comments: The site lies within the Coddington Conservation Area. It already has an extant planning permission. General Parish Council Comments:

Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the County Council refuse to institute traffic management / calming measures to make crossing the C208 safe. Before any further development is considered in the village this issue must be addressed. The present infrastructure, particularly the school, cannot sustain any further development, and would create and cause untold damage and disruption to the village. Many of the sites are within the conservation area.

Strategic Housing Land Availability Assessment 2010



Site Ref: East of Valley View**08_0469****Area(ha):** 0.30**Parish:** CODDINGTON**Proposed Yield :** 9**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/achievable for housing

Achievability Comments:

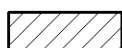
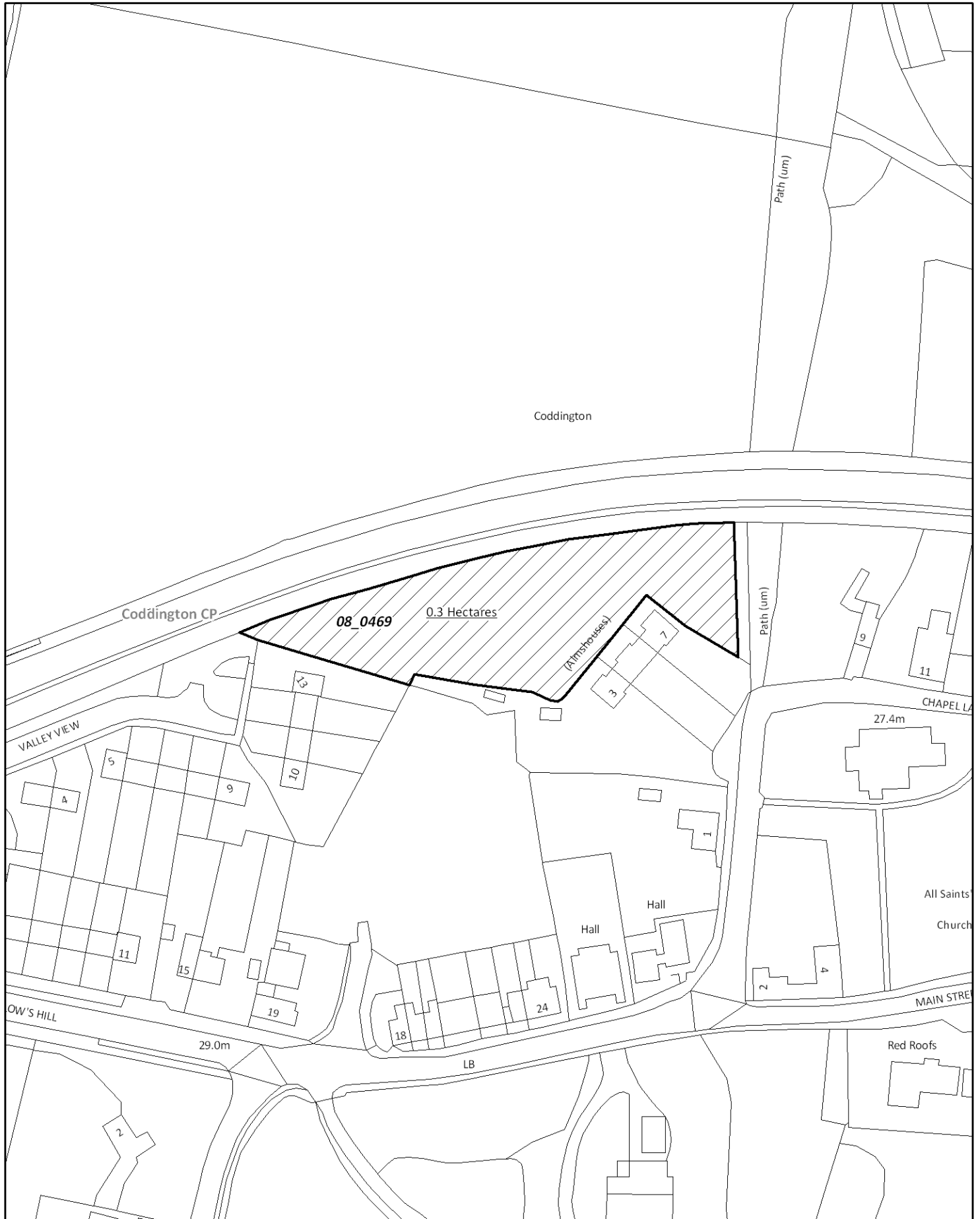
Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 9.

Overall Draft Conclusion:**Possible highway access constraints in this location. Possible Protected Species Habitat in this location. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Possible highway access constraints in this location. Possible Protected Species Habitat in this location. Although the site is subject to constraints, appropriate mitigation measures could be provided. 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:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.3**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H13 - Development in Large Villages, CA Policies C1 - C4 inc.**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:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3813m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 135m**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. The site is located on the derestricted section of Beckingham Rd where maximum visibility splays would be required. The splays would have a considerable impact on the site frontage.**Topography Constraints:** No Slopes from house to road.**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: East of Valley View**08_0469****Area(ha):** 0.30**Parish:** CODDINGTON**Proposed Yield :** 9**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None visible.**Neighbour Issues:** Busy road.**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 Right of way adjoining eastern boundary 139/3/1 Coddington FP3.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**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 no on-site POS but POS commuted sum. No. of dwellings 9.**Ownership Constraints** owner constraints 11-15 years **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 9.**Additional Comments:** Adjoins SHLAA site 08_0468.

Site Specific Parish Council Comments: Thje site lies adjacent to the Coddington Conservation Area. Any vehicular access would have ingress/egress onto the very busy C208, especially on this very fast and dangerous road, where traffic tends to speed up from the long straight on Backingham Road. General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the County Council refuse to institute traffic management / calming measures to make crossing the C208 safe. Before any further development is considered in the village this issue must be addressed. The present infrastructure, particularly the school, cannot sustain any further development, and would create and cause untold damage and disruption to the village. Many of the sites are within the conservation area.

Strategic Housing Land Availability Assessment 2010



Site Ref: West of Balderton Lane**08_0471****Area(ha): 2.25****Parish: CODDINGTON****Proposed Yield : 58****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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH site reduced by 5% to reflect flood risk, further 9% deduction to make up 14% on-site POS, no commuted sum. No. of dwellings 58.

Overall Draft Conclusion:

A Scheduled Ancient Monument (SAM) forms approximately 2% of the site area and would not be suitable for any development. Furthermore, development adjacent to the (SAM) could have a detrimental affect on the setting, any possible development would need to mitigate against this. Any possible development would need to mitigate against any detrimental impact on potential protect species on the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development subject to appropriate mitigation. If 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:

A Scheduled Ancient Monument (SAM) forms approximately 2% of the site area and would not be suitable for any development. Furthermore, development adjacent to the (SAM) could have a detrimental affect on the setting, any possible development would need to mitigate against this. Any possible development would need to mitigate against any detrimental impact on potential protect species on the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development subject to appropriate mitigation. If 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.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.25**Setting:** Countryside**Area PDL:****Current Use:** Countryside**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge

Other: FS2 - Open Breaks between Newark and Coddington, NE1 - Development in the Countryside, NE8 - Mature Landscape Areas, CA Policies C1 - C4 inc., and C22 - Scheduled Ancient Monuments and Archaeological Sites of Major Local Importance

Conflicting Issues Yes Outside Village Envelope, within Open Break**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes

Site Ref: West of Balderton Lane**08_0471****Area(ha):** 2.25**Parish:** CODDINGTON**Proposed Yield :** 58

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
Newark Town Centre 3594m **Proximity Transport Node:** Over 1km from a major public transport node

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 144m

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment required. Access may be available off Balderton Lane but subject to the provision of adequate visibility.

Topography Constraints: No Slopes away from road. **Access to Utilities?** Unknown **Contaminated Land?:** Maybe

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

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

Neighbour Issues: Primary school abuts the site and C road.

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: Yes Views towards site from Beacon Hill Road and across site from Balderton Lane. **Natural Features:** No

Impact on existing Recreational Use: No **Listed Bldg / Local Interest Bldg:** Yes

ProtectedSpecies/Habitats: Yes Potential Protected species habitat. **Tree Preservation Order:** No

Conservation Area: Yes

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 site reduced by 5% to reflect flood risk, further 9% deduction to make up 14% on-site POS, no commuted sum. No. of dwellings 58.

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

Legal Issues: **Legal Comments:**

Timescale: **Availability Other Issues:**

Viability Comments: Viable - Assessed at 30 DPH site reduced by 5% to reflect flood risk, further 9% deduction to make up 14% on-site POS, no commuted sum. No. of dwellings 58.

Additional Comments: General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access

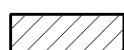
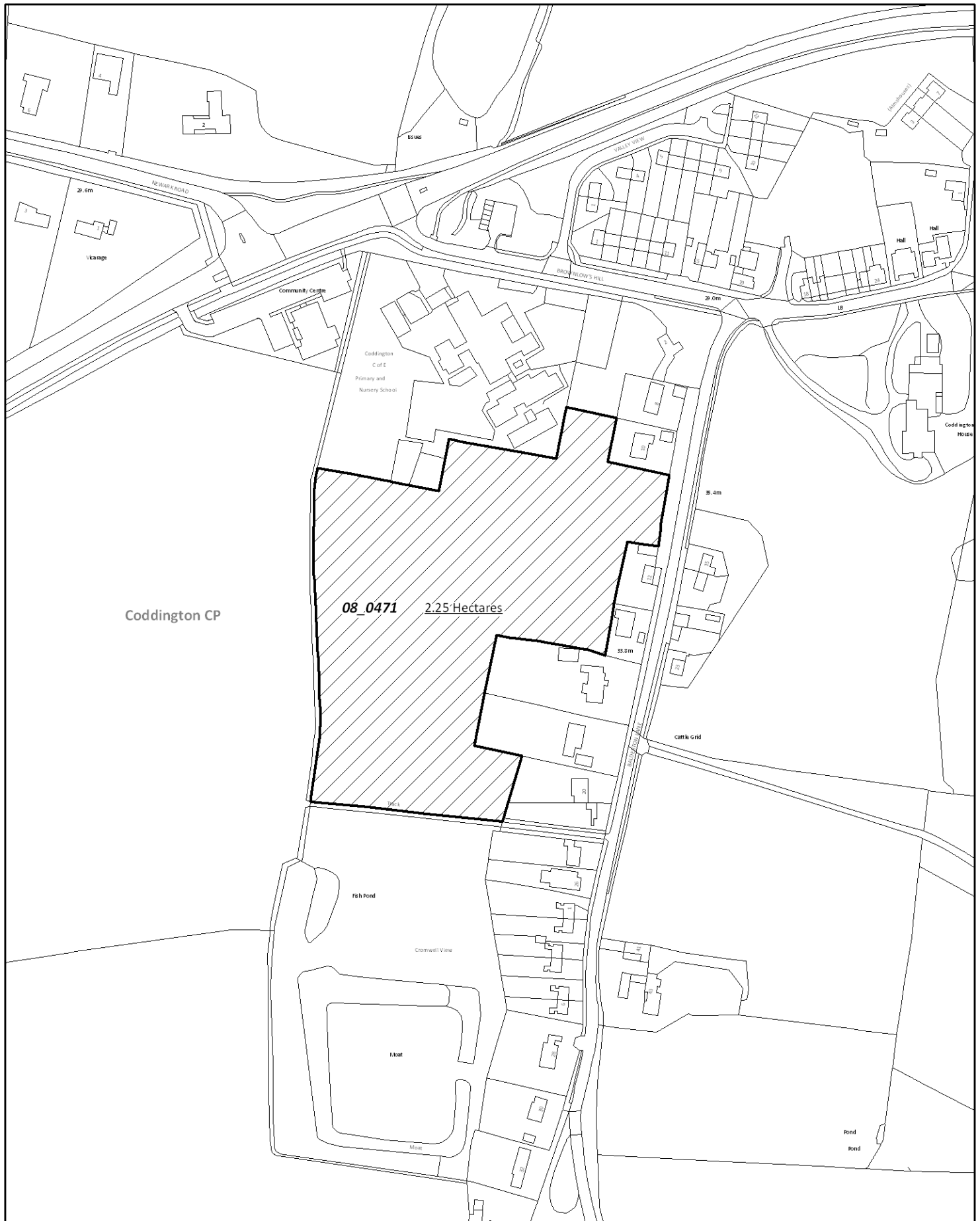
services and facilities. Despite efforts of the Parish Council the Site Specific Parish Council Comments: The site is of archaeological importance as there is a "ridge and furrow" linked to the moat, which is a Scheduled Ancient Monument. Some damage has been done to the "ridge and furrow" by temporary track constructed by NCC but this could be retrieved. The land may be required for a playing field extension to the school and / or Coddington Community Centre. Access to the site is from Balderton Lane which is unacceptable due to traffic volumes, the speed of traffic and the inadequacy of the road. One member of the Parish Council supported this site as it lies to the south of the C208.

County Council refuse to institute traffic management / calming measures to make crossing the C208 safe. Before any further development is considered in the village this issue must be addressed. The present infrastructure, particularly the school, cannot sustain any further development, and would create and cause untold damage and disruption to the village.

Many of the sites are within the conservation area.

Coddington – Site Ref 0471 - The site adjoins a scheduled ancient monument (SAM) to the south, which contains a medieval moat, fishponds and other remains. Given the current open nature of land to the west of Balderton Lane behind the single line of buildings that front the road, there is likely to be a significant impact on the setting of the SAM which may affect how this site is developed (if at all). There is also a high potential for further archaeological remains to be found within the SHLAA site itself (given its proximity to the SAM), requiring further investigation at the earliest opportunity.

Strategic Housing Land Availability Assessment 2010



Site Ref: East of Balderton**08_0472****Area(ha):** 0.65**Parish:** CODDINGTON**Proposed Yield :** 20**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 20.

Overall Draft Conclusion:

Any possible development would need to mitigate against any detrimental impact on the potential protect species habitat on site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5- 10 years.

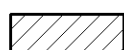
Overall Final Conclusion:

Any possible development would need to mitigate against any detrimental impact on the potential protect species habitat and potential archaeological interest on site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is 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:** Countryside**Area Greenfield:** 0.65**Setting:** Countryside**Area PDL:****Current Use:** Countryside**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside and NE8 - Mature Landscape Areas.**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:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3771m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 80m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Access may be available off Balderton Lane but subject to the provision of adequate visibility.**Topography Constraints:** No Uneven.**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: East of Balderton**08_0472****Area(ha):** 0.65**Parish:** CODDINGTON**Proposed Yield :** 20**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** Next to busy road.**Site Apparatus:** BT pole on boundary with Balderton Lane, feeding houses on Balderton Lane. No utilities obvious on site.**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**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 no on-site POS but POS commuted sum. No. of dwellings 20.**Ownership Constraints** owner constraints 11-15 years **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 20.**Additional Comments:** General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the Site Specific Parish Council Comments: This is a very important archaeological site which could contain civil war or possibly earlier works. Access to any development on this site would have to be from Balderton Lane or Main Street. Both are unsuitable due to traffic volumes and inadequacy of the roads. One member of the Parish Council supported this site as it lies to the south of the C208.

Strategic Housing Land Availability Assessment 2010



Site Ref: South of Hall Farm**08_0473****Area(ha):** 0.59**Parish:** CODDINGTON**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/achievable 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:

Possible on site highways mitigation works may be required, also the Pub Car Park may need to be retained. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, parts of 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:

Possible on site highways mitigation works may be required, also the Pub Car Park may need to be retained. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, parts of this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Countryside/Countryside and Residential.**Area Greenfield:** 0.52**Setting:** Countryside Countryside/Village.**Area PDL:** 0.07**Current Use:** Countryside**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, NE8 - Mature Landscape Areas and CA Policies C1 - C4 inc.**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3973m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 150m

Site Ref: South of Hall Farm**08_0473****Area(ha):** 0.59**Parish:** CODDINGTON**Proposed Yield :** 13**Physical Constraints The site is suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. The site is on the right side of Beckingham Rd in order to provide to provide adequate visibility within the speed limit and may therefore be acceptable.

Topography Constraints: No Uneven, slopes from road.

Access to Utilities? Unknown**Contaminated Land?:** No

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

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** None**Identified in SFRA:** No

Site within a flood zone?: In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** Yes Trees on site

Impact on existing Recreational Use: Yes Rights of way 139/3a/1 Coddington FP 3a adjoining western boundary.

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: Yes**Conservation Area:** Yes

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.

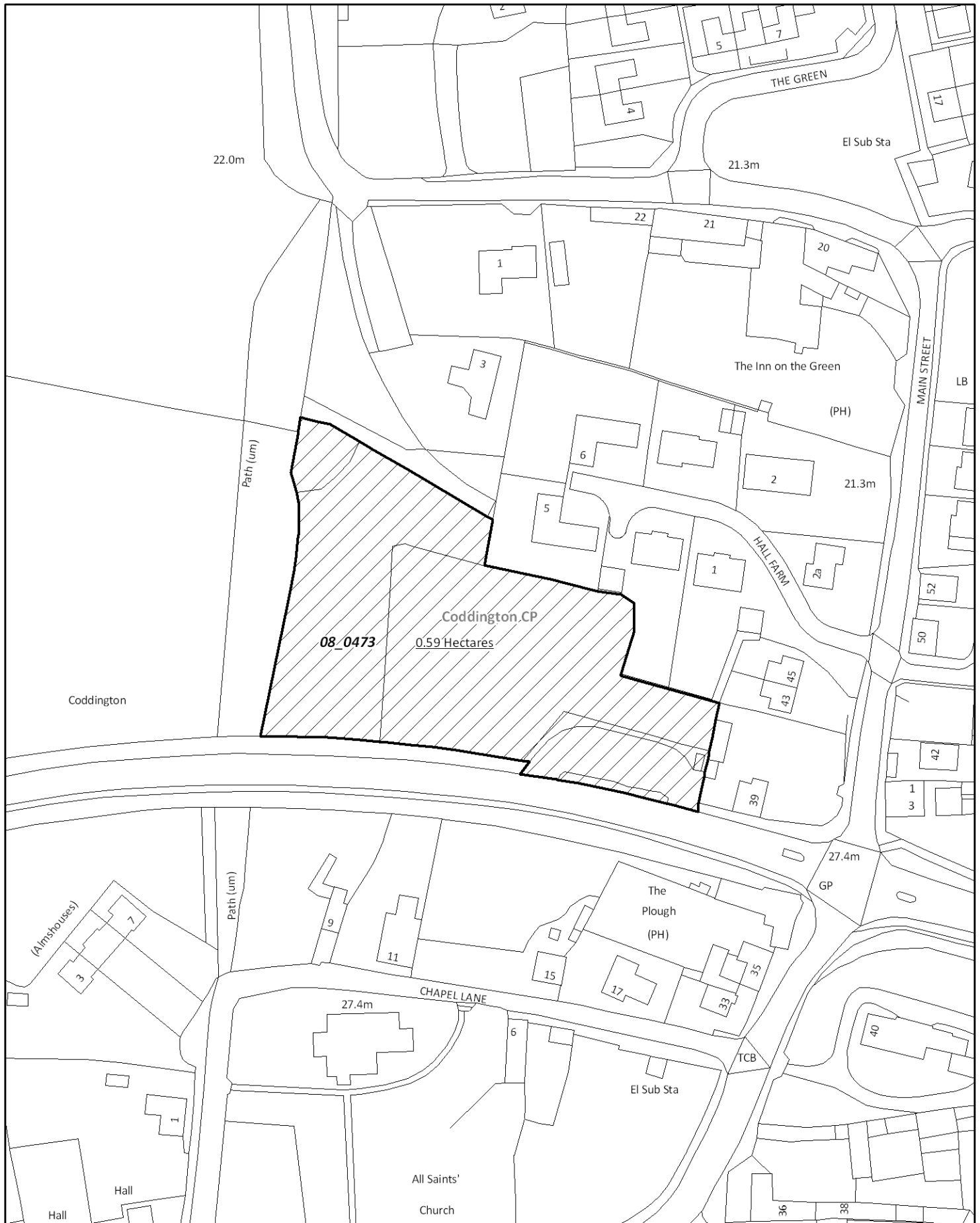
Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

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: General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the Site Specific Parish Council Comments: Possible problems of access to C208 on long sweeping curve with limited visibility and traffic breaking the speed limit.

Strategic Housing Land Availability Assessment 2010



**08_0473 - South Of Hall Farm,
Coddington**

Date: 08/03/2010

Scale: 1:1,250

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Site Ref: South of Beckingham Road**08_0474****Area(ha):** 2.80**Parish:** CODDINGTON**Proposed Yield :** 72**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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS but POS commuted sum. No. of dwellings 72.

Overall Draft Conclusion:

Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. 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:

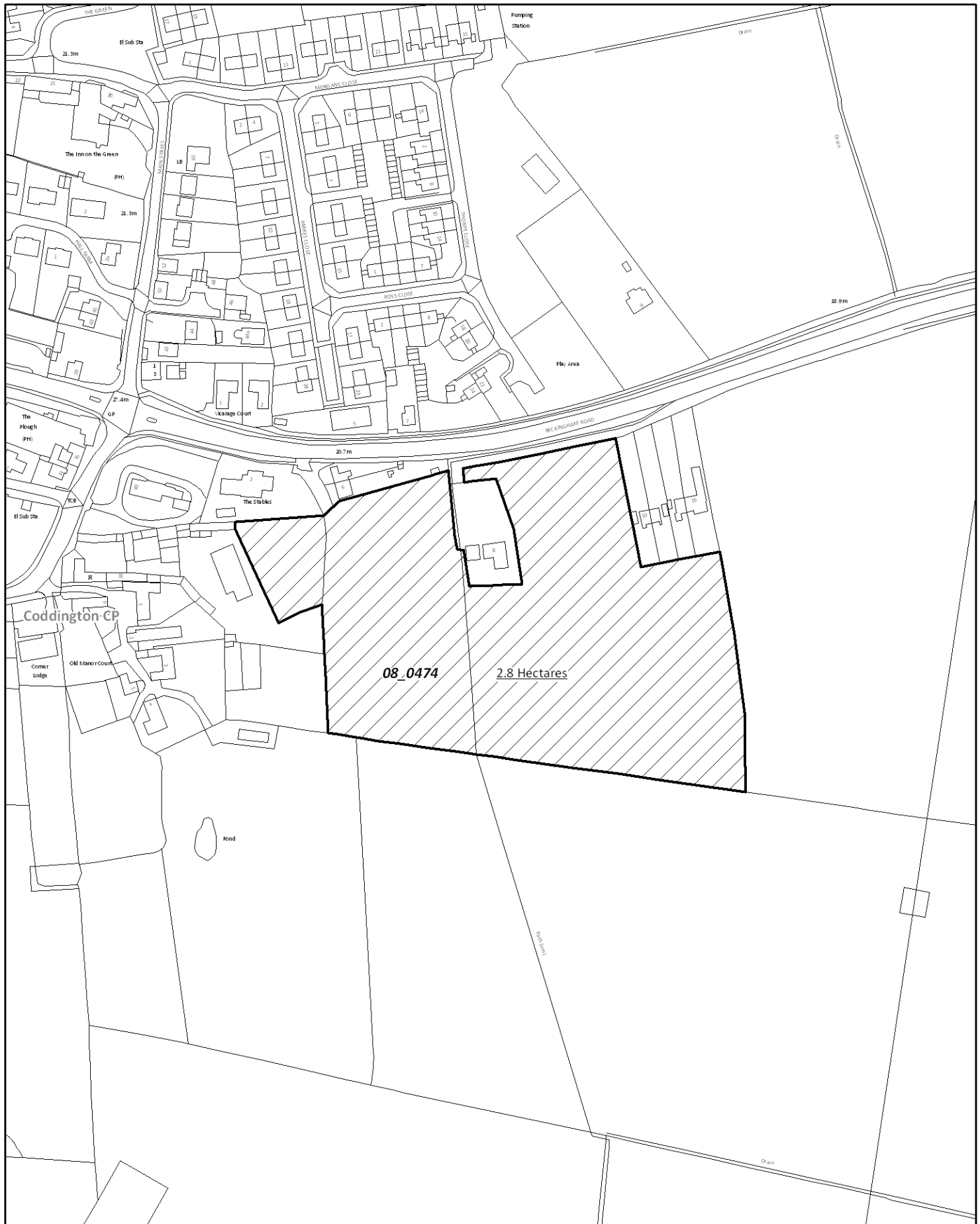
Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.8**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, NE8 - Mature Landscape Areas and CA Policies C1 - C4 inc.**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:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 4244m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 166m**Physical Constraints The site is suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment required. The site is on the right side of Beckingham Rd in order to provide to provide adequate visibility within the speed limit and may therefore be acceptable.

Site Ref: South of Beckingham Road**08_0474****Area(ha):** 2.80**Parish:** CODDINGTON**Proposed Yield :** 72**Topography** No Fairly flat.
Constraints:**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Electricity pole runs through the middle of the site parallel with the road.**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Coddington FP2.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**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 but POS commuted sum. No. of dwellings 72.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS but POS commuted sum. No. of dwellings 72.**Additional Comments:** The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future. General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the Site Specific Parish Council Comments: Any vehicular access to this site would have ingress/egress onto the very busy C208, especially on this very fast and dangerous road, where traffic tends to speed up from the Stapleford Lane roundabout on Beckingham Road. There is a Public Right of Way through this site. One member of the Parish Council supported this site as it lies to the south of the C208.

Strategic Housing Land Availability Assessment 2010



**08_0474 - South Of Beckingham Road,
Coddington**

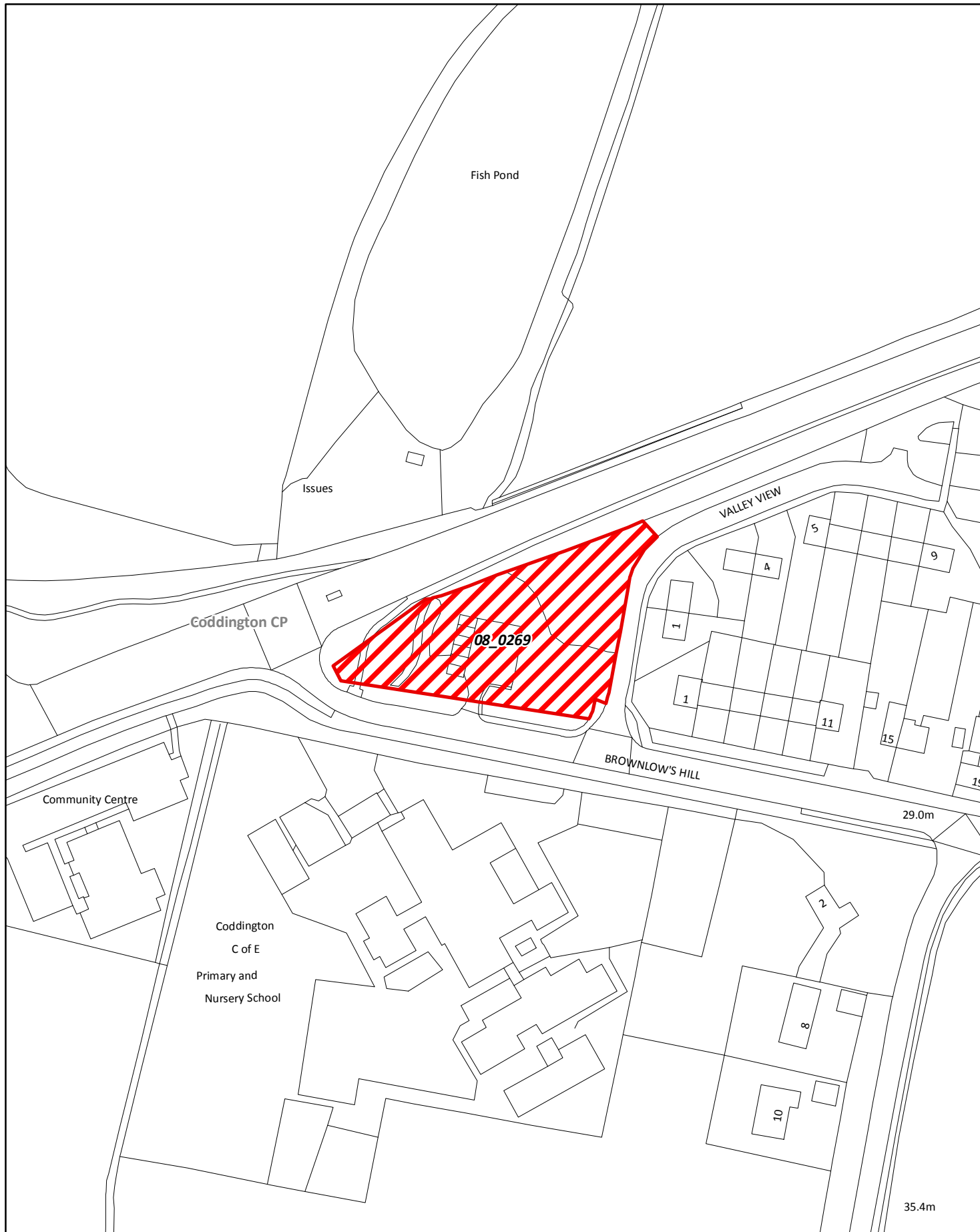
Date: 08/03/2010
Scale: 1:2,500

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CODDINGTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0269	Land at Valley View	Coddington	Site below 0.25ha. Not included in study.
08_0470	Adj Charity Farm Main Street	Coddington	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



**08_0269,
Coddington**

Date: 05/05/2010

Scale: 1:1,250