#### **Edwinstowe Parish**

- **5.74** Within Edwinstowe Parish, 19 sites have been through the full Assessment process. 11 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- **5.75** 1 site is considered suitable for development and could provide for approximately 11 dwelling units.
- **5.76** 7 sites may be considered suitable for development and could provide for approximately 1087 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.
- **5.77** The following sites within the parish of Edwinstowe 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\_0137
- 08 0139A
- 08 0139B
- 08 0139C
- 08\_0141
- 08\_0142
- 08\_0143
- 08\_0488
- 08\_0489
- 08\_0490
- 08\_0493

Sites which are Considered Suitable

• 08\_0494

Sites which May be Considered Suitable

- 08\_0116
- 08\_0138
- 08\_0139D
- 08\_0139E
- 08\_0491
- 08\_0492

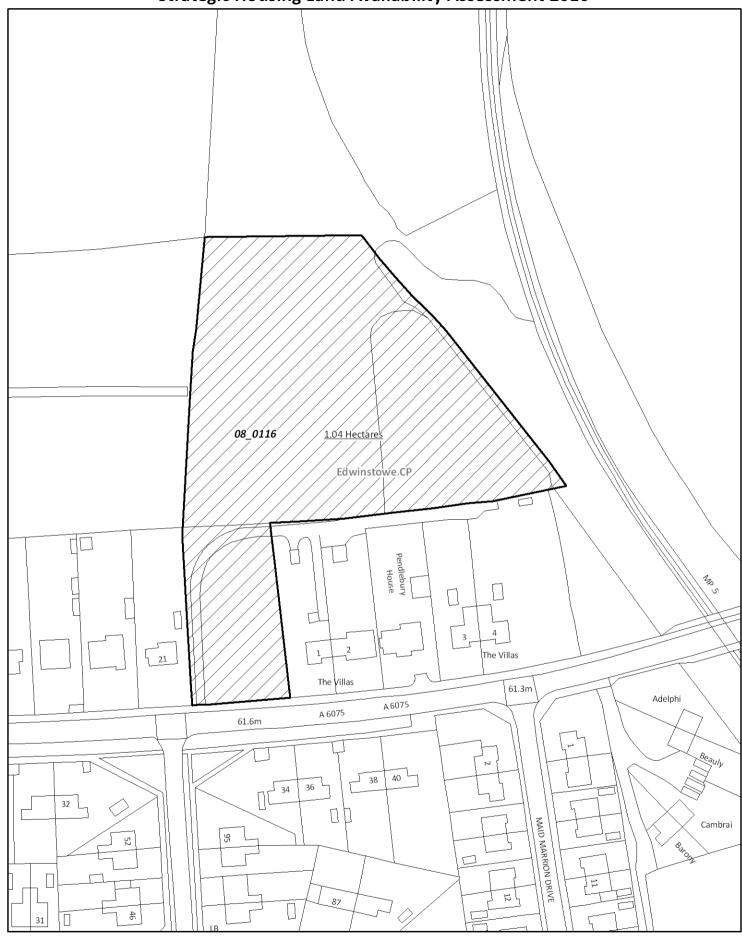
- 08\_0495
- **5.78** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken:
  - 08\_0032 Mill Lane, Edwinstowe
  - 08\_0308 Land at Mill Lane, Edwinstowe
  - 08\_0334a Land at Abbey Road, Edwinstowe
  - 08\_0334b Land at Abbey Road
- **5.79** However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: Ollerton Road										
<b>08_0116</b> Area(ha): 1.04	Parish: EDWINSTOWE		Proposed Y	/ield :	29					
Suitability Conculsion	The site may be suitable									
Availability Conclusions:	The site could be availab	ole in 5 - 10 years time								
Availability Comments:	Information Supplied: De invested in site. Submiss site currently has policy of	ion details between 30	and 50 dwe	ellings. Ho	wever, a					
Achievability Conclusion:	The site is economically	viable/acheivable for ho	ousing							
Achievabilty Comments:	Viable - Assessed at 30dph with 6% on-site POS and POS commuted sur dwellings 29.			d sum. I	No. of					
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. 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.			e a not						
Overall Final Conclusion: Potential contamination issues at the site would need to be investigated a mitigated if necessary. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown n to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. Th site is Achievable and it is considered that it could be developed within 5 years.			not e he							
Character Land Use Location	•									
Location: Village (outside but a		PDL/Greenfield: Gr	reenfield							
Area Character: MixedReside		Area Greenfield:		1.04						
Setting: Other Residential, c	ountryside, colliery	Area PDL:								
Current Use: Vacant Land		Proposed Use:								
Policy       The site may be suitable         AllocatedSite:       Countryside       Other:       NE1 Development in the countryside, NE9         Sherwood Forest Special Landscape Area, Pl Aquifer Protection Zone       Aquifer Protection Zone										
Conflicting Issues Yes Outsi	de Village Envelope					Conflicting Issues Yes Outside Village Envelope				
Access to Services The site is suitable										
			ravel hv nu	blic trans	port					
Within 800m or 10 mins walki	ng	Within 30 mins t	aver by pu		-point					
	-	Within 30 mins to Secondary schoo		Retail A	-	Yes				
Primary school: Yes Bus st GP/ Health Yes Cash	op: Yes Yes	Secondary schoo Further Educatio	ol: Yes	Retail A Hospital	rea:	Yes				
Within 800m or 10 mins walkinPrimary school:YesBus stGP/ HealthYesCashCentre:MachinStore of Local Importance:	op: Yes Yes	Secondary schoo	ol: Yes	Retail A	rea:	Yes No Yes				

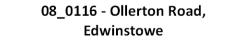
GreenSpaceStandards: Within 400m of publicly accessible green space

08_0116 Area(h	<b>1.04</b>	Parish: EDWINSTOW	'E Proposed Yield : 29	
ireenSpaceStrateg	y Comment	<b>s:</b> 178m		
hysical Constrain	ts The site	e may be suitable		
lighway Engineers	Comments	Statement required. T	ighway Layout to be provided to standard. Traffic his site will be able to provide for adequate visibility onto previous works carried out.	
opography No S		Access to Utilities?	Yes Contaminated Land?: No	
constraints: to nor	th	Contamination Cate	<b>gory:</b> A-Potentially contaminative usage has been identified at the site	
Agricultural Land G	uality: Gra	de 3 (Good-moderate)	Site Apparatus: Industrial unit on western side of site	
leighbour Issues:	None		Site within a flood In Floodzone 1	
dentified in SFRA:	Yes		zone?:	
FRA Comments:	Suitable for a	all types of development		
npact on Landsca	pe Biodiver	sity The site may be s	uitable	
mpact on views: N	No		Natural Features: No	
npact on existing	No		Listed Bldg / Local Interest Bldg: No	
ecreational Use: ProtectedSpecies/	Voc Brovin	nity to Birklands	Tree Preservation Order: No	
	may have a SAC - Poss Appropriate	haugh SAC. Conservation Area: No coment of these sites ve an impact on the Possible need for an riate Assessment mend consultation with Egland).		
uitability Conclus	ion: T	he site may be suitable		
Availability and	Achievabi	lity		
vailability Conclus	sions:	The site could be avai	lable in 5 - 10 years time	
chievability Concl	lusion:	The site is economica	Illy viable/acheivable for housing	
Availability Comme	ents:	Information Supplied: Developer has shown interest in the site. Developer has invested in site. Submission details between 30 and 50 dwellings. However, as the site currently has policy constraints it has been put in the 5-10 tranche.		
Achievabilty Comm	ients:	Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. o dwellings 29.		
Wnership Constra	<b>iints</b> No owr years	nership constraints 0-5	Ownership Comments:	
egal Issues: No			Legal Comments:	
imescale: No othe	er constraints	s 0-5 years	Availability Other Issues: No other constraints 0-5 years	
iability Comments	: Viable - As 29.	ssessed at 30dph with 69	% on-site POS and POS commuted sum. No. of dwellings	
Additional Comme	Councill		e, which is adjacent to 08_0141. s Sherwood Forest and is within Sherwood Forest Special	

Strategic Housing Land Availability Assessment 2010







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

Site Ref:	Ref: Adjacent to Rufford Comp School, Mansfield Rd				
08_0137	Area(ha): 21.08	Parish: EDWINSTOWE	Proposed Yield :		
Suitability Conculsion		The site is not suitable			
Availability (		Information provided: Site availat	Information provided: Site available within 10 to 15 years.		
	y Conclusion: / Comments:				
Overall Draft Conclusion:		developed, some areas could a information would need to be p Birklands and Bilhaugh Specia carefully assessed in order to a have a detrimental impact on t shown not to have an adverse	could prevent part of the site from being accommodate development. Further provided. Any development in proximity to al Area of Conservation (SAC) will need to be ascertain that proposed development will not he SAC. Only development which can be impact will be allowed. However the site is not of separation from existing settlement.		
Overall Fina	I Conclusion:	developed, some areas could a information would need to be p Birklands and Bilhaugh Specia carefully assessed in order to a have a detrimental impact on t shown not to have an adverse	could prevent part of the site from being accommodate development. Further provided. Any development in proximity to al Area of Conservation (SAC) will need to be ascertain that proposed development will not he SAC. Only development which can be impact will be allowed. However the site is not of separation from existing settlement.		

#### Character Land Use Location The site is not suitable

Location: Seperated from urban/village boundary	PDL/Greenfield: Greenfield
Area Character: Countryside	Area Greenfield: 21.08
Setting: Countryside	Area PDL:
Current Use: Agriculture	Proposed Use:
Policy The site is not suitable	

AllocatedSite: Countryside

Other: Ne1- Development in the Countryside, NE9-Sherwood Forest Special Landscape Area, PU4- Aquifer Protection Zone

Conflicting Issues Yes Development in the Countryside

Access to Servi	ces	The site is sui	table				
Within 800m or 10 mins walking				Within 30	mins travel by p	ublic transport	
Primary school:	Yes	Bus stop:	Yes	Secondar	<b>y school:</b> Yes	Retail Area:	Yes
GP/ Health	No	Cash	No	Further Ed	ducation: Yes	Hospital:	No
Centre:		Machine/PO:		Supermar	ket: Yes	Employment:	Yes
Store of Local In	nporta	ance:					
Proximity to Town centre:				Proximity Transport Node:	Over 1km from node	a major public tran	sport

GreenSpaceStandards: Within 800m of publicly accessible green space

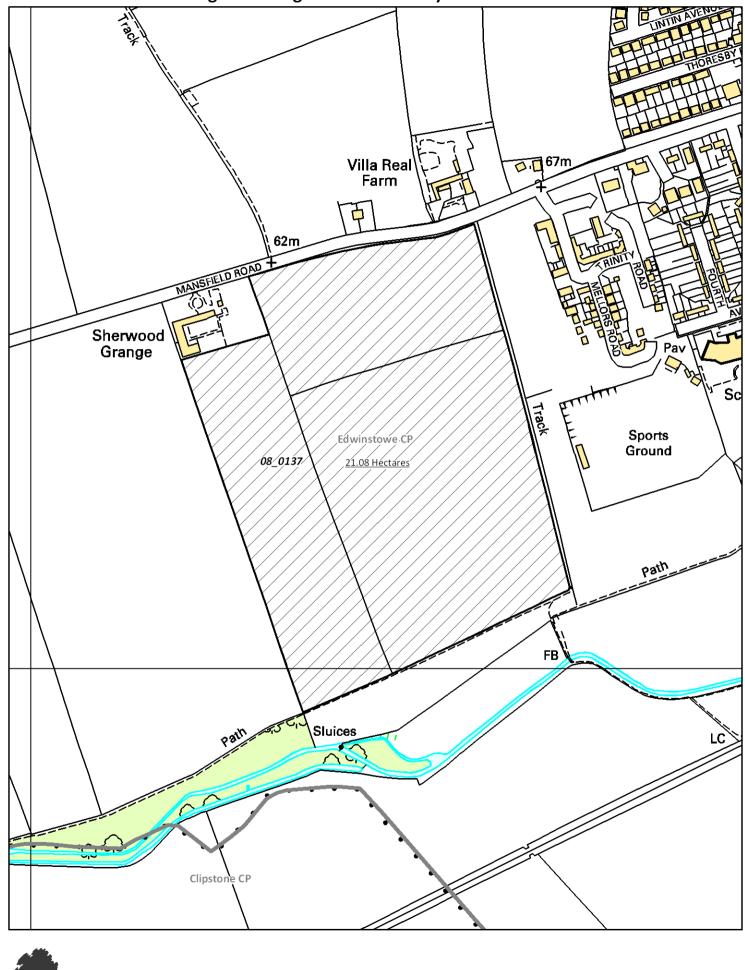
GreenSpaceStrategy Comments: 419m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site Highway Layout to be provided to standard. Off site highways work required. Traffic assessment required. Site located on the 60 mph section of

Site Ref:	Adjacent to Ru	fford Comp School,	, Mansfield Rd	
08_0137	Area(ha): 21.08	Parish: EDWINSTOW	E I	Proposed Yield :
			posal would need to den of traffic on the adjacen	nonstrate adequate access t highway. TA required
	No Slight slope to	Access to Utilities?	Yes Contam	inated Land?: No
constraints	: South East	Contamination Cate		ntaminative usage is yet to be site or surrounding areas
gricultural	Land Quality: Gra	de 3 (Good-moderate)	Site Apparatus: P	ylon along main road(North)
Neighbour Issues: None		Site within a flood	In zone 2 (small southern	
dentified in	SFRA: Yes		zone?:	part of site) however remainder of site is very close to Zones 2 & 3
FRA Comn		e 1- but in close proximity ood Zone 2. Potential dev		in, small southern part of site is ecount of this.
npact on L	andscape Biodiver	sity The site may be s	uitable	
mpact on vi	iews: No		Natural Features:	No
mpact on ex Recreationa		Track/ path to the South ast of site. Edwinstowe	Listed Bldg / Local	Interest Bldg: No
ProtectedSpecies/ Yes P		nity to Birklands	Tree Preservation C	Order: Yes
labitats:	and Bilhaug Developme may have a SAC - Poss Appropriate	nt of these sites n impact on the ible need for an Assessment d consultation with	Conservation Area:	Νο
Suitability C	onclusion: T	he site is not suitable		
Availabilit	y and Achievabi	lity		
	Conclusions:	,		
chievabilit	y Conclusion:			
vailability	Comments:	Information provided: S	ite available within 10 to	15 years.
chievabilty	Comments:			
Ownership (	Site in	constraints 11-15 years multiple ownership, g agricultural tenancies	Ownership Comments	: Site in multiple ownership, existing agricultural tenancies
egal Issue	s: No		Legal Comments:	
imescale:	No other constraints	s 0-5 years	Availability Other Issue	es: No other constraints 0-5 years
iability Cor	nments:			
Additional C	countrys Sherwoo	ide. This footpath is one	of a number that provide f the Maun Valley trail. A	an important footpath in open e circular walks out of, into Il the sites identified are in the

Strategic Housing Land Availability Assessment 2010





08\_0137 - Adjacent to Rufford Comp School, Mansfield Road, Edwinstowe

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

Proposed Yield : 298 e in 5 - 10 years time reloper has shown an interest in the site. Site available iable/acheivable for housing oh with 30% on-site POS no POS commuted sum. 149 units giving a total yield of 298 units on a net area of \$ 298. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain the developed within 5 - 10 years.
veloper has shown an interest in the site. Site available iable/acheivable for housing oh with 30% on-site POS no POS commuted sum. 149 units giving a total yield of 298 units on a net area of 5 298. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain the developed within 5 - 10 years.
veloper has shown an interest in the site. Site available iable/acheivable for housing oh with 30% on-site POS no POS commuted sum. 149 units giving a total yield of 298 units on a net area of 5 298. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain the developed within 5 - 10 years.
iable/acheivable for housing oh with 30% on-site POS no POS commuted sum. 149 units giving a total yield of 298 units on a net area of 298. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be nvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain ent will not have a detrimental impact on the SAC. n can be shown not to have an adverse impact will be need to be carefully assessed in order to ascertain the will not have a detrimental impact on the SAC.
oh with 30% on-site POS no POS commuted sum. 149 units giving a total yield of 298 units on a net area of 298. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. n can be shown not to have an adverse impact will be need to be carefully assessed in order to ascertain then t will not have a detrimental impact on the SAC.
149 units giving a total yield of 298 units on a net area of a 298. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the tess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. n can be shown not to have an adverse impact will be hvelope designation is changed through the
by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the ess, this site could be considered suitable isubject to yorks. The site is Achievable and information d be developed within 5 - 10 years. ys mitigation works may be required. Any by to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be hvelope designation is changed through the
ys mitigation works may be required. Any ty to Birklands and Bilhaugh Special Area of need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be nvelope designation is changed through the
need to be carefully assessed in order to ascertain nent will not have a detrimental impact on the SAC. In can be shown not to have an adverse impact will be nvelope designation is changed through the
orks. The site is Achievable and information d be developed within 5 - 10 years.
PDL/Greenfield: Greenfield
Area Greenfield: 14.16
Area PDL:
Proposed Use:
<b>Other:</b> NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone
Within 30 mins travel by public transport
Secondary school: Yes Retail Area: Yes
Further Education: Yes Hospital: No
Supermarket: Yes Employment: Yes
<b>eximity</b> Over 1km from a major public transport <b>nsport Node:</b> node

GreenSpaceStrategy Comments: 686m

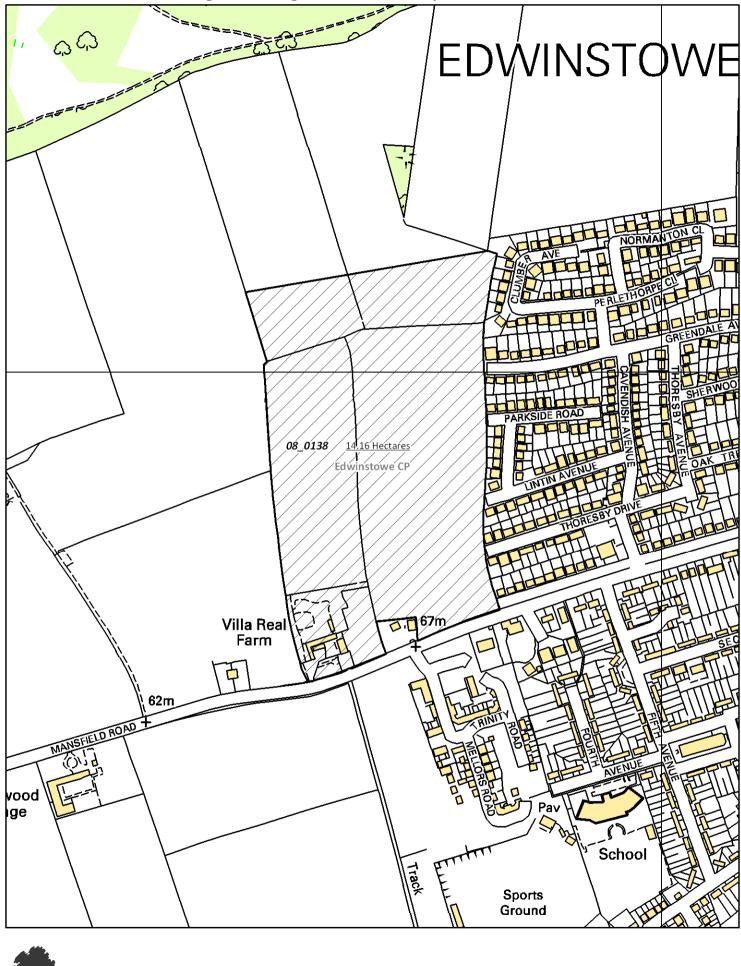
## Site Ref: Land at Villa Real Farm, Mansfield Road

08\_0138 Area(ha): 14.16 Parish: EDWINSTOWE

Physical Constrain	ts The site	e is suitable		
Highway Engineers	s Comments:	work required. Traffic as	ssessment required.	ovided to standard. Off site highways Two points of access to this site , it is ould be achieved but may require off
Topography No L		Access to Utilities?	Yes Conta	aminated Land?: No
Constraints: gently	to the south	Contamination Categ		contaminative usage is yet to be e site or surrounding areas
Agricultural Land G Neighbour Issues:	Quality: Grad None	de 3 (Good-moderate)	Site Apparatus:	Buildings on site including a pumphouse
Identified in SFRA:	Yes		Site within a flood zone?:	In Floodzone 1
SFRA Comments:	The entire sit	e is located within flood zo	one 1 and is therefore	e suitable for all forms of development
Impact on Landsca	pe Biodiver	sity The site may be su	itable	
Impact on views:	-	-	Natural Features:	No
Impact on existing			Listed Bldg / Loca	al Interest Bldg: No
Recreational Use: ProtectedSpecies/ Yes Proxi		Tree Preservation Order: Notity to Birklands		Order: No
Suitability Conclus	Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural Egland).			
		•		
Availability and Availability Conclus		IITY The site could be availa	blo in 5 - 10 voars ti	mo
Achievability Concl		The site is economicall	•	
Availability Comme			•	in interest in the site. Site available
Achievabilty Comm	nents:		f 149 units giving a to	POS no POS commuted sum. otal yield of 298 units on a net area of
Ownership Constra	aints No owr years	ership constraints 0-5 C	wnership Commen	its:
Legal Issues: No		L	egal Comments:	
Timescale: No othe	er constraints	0-5 years	vailability Other Iss	sues: No other constraints 0-5 years

Additional Comments: Councillor Shirley Moore stated that the northern part of the site is on the edge of Sherwood Forest and that it is within the Sherwood Forest Special Landscape Area.

Strategic Housing Land Availability Assessment 2010





08\_0138 - Adjacent At Villa Real Farm, Manfield Road, Edwinstowe

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

Site Ref: Land south of	Lansbury Road			
08_0139A Area(ha): 8.32	Parish: EDWINSTOW	E Proposed Yield :		
Suitability Conculsion	The site is not suitable			
Availability Conclusions:				
Availability Comments:	Information provided: Si	te available within 10-15 years.		
Achievability Conclusion:				
Achievabilty Comments:				
Overall Draft Conclusion:	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Highway access constraints in this location, make this site unsuitable for development.			
Overall Final Conclusion:	Any development in p	roximity to Birklands and Bilhaugh Special Area of		
	Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Although the site now has a potential access identified, this access lies within Environment Agency Flood Zone 3 and is therefore not suitable.			
Character Land Use Location	The site may be suitable	•		
Location: Village (outside but a	adjoining Boundary)	PDL/Greenfield: Greenfield		
Area Character: MixedVillage	, countryside	Area Greenfield: 8.32		
Setting: Other Village, counti	ryside	Area PDL:		
Current Use: Agriculture		Proposed Use:		
Policy The site may be suita	able			
AllocatedSite: Open break/Green Wedge Other: FS6 Edwinstowe Green Wedge, NE1 Development in the Countryside, PU4 Aquifer Protection Zone, NE9 Sherwood Forest Special Landscape Area				
Conflicting Issues Yes Outs	ide Village Envelope			
Access to Services The si	te is suitable			
Within 800m or 10 mins walki	ng	Within 30 mins travel by public transport		
Primary school: No Bus st	op: Yes	Secondary school: Yes Retail Area: Yes		
GP/ Health No Cash Centre: Machin	Yes	Further Education: Yes Hospital: No		
Store of Local Importance:	ile/FU.	Supermarket: Yes Employment: Yes		
		roximityOver 1km from a major public transportransport Node:node		
GreenSpaceStandards: Within	n 800m of publicly accessib	ble green space		
GreenSpaceStrategy Commer	nts: 478m			
Physical Constraints The s	ite is not suitable			
Highway Engineers Comments: Comments amended in response to consultation reply: The potential for 250 dwellings would require a Transport Assessment to evaluate the standard of access and suitability of the surrounding highway network to accommodate the potential traffic. Limited to 150 dwellings by the single point of access.				

Site Ref:	f: Land south of Lansbury Road							
08_0139A	Area(ha): 8.32	Parish: EDWINSTOWE	Pr	oposed Yield :				
	No Land slopes	Access to Utilities? Y	es Contamin	nated Land?: Yes				
Constraints:	down to the River Maun	Contamination Catego	ory: A-Potentially conta identified at the sit	aminative usage has been e				
Agricultural	Land Quality: Gra	de 3 (Good-moderate)	Site Apparatus: Nor	ne				
Neighbour Is			Site within a flood zone?:	In zone 3 Suggested Access would be within Zone 3 although site is adjacent zone 3				

SFRA Comments: In flood zone 1 should be suitable for most forms of development

		· ·
Impact on Landsca	pe Biodiversity The site may be	suitable
	Yes Impact on views of / from green wedge	Natural Features: No
Impact on existing Recreational Use:	Yes Edwinstowe BW10/Edwinstowe BW10/Edwinstowe BW11/Edwinstowe BW11	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Habitats:	Yes Proximity to Birklands and Bilhaugh SAC. Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural Egland). Potential Protected species habitat.	Tree Preservation Order: No Conservation Area: Yes
Suitability Conclus	ion: The site is not suitable	
Availability and	Achievability	
Availability Conclu	sions:	
Achievability Conc	lusion:	
Availability Comme	ents: Information provided:	Site available within 10-15 years.
Achievabilty Comm	nents:	
Ownership Constra	aints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No		Legal Comments:
	onstraints 11-15 years However currently subject to an agricultural y	Availability Other Issues: other constraints 11-15 years
Viability Comments	5:	

Additional Comments: Councillor Shirley Moore: The site is within greenwedge which is an important green corridor through the centre of the village. Site is within Sherwood Forest Special Landscape Area.

## Strategic Housing Land Availability Assessment 2010







08\_0139a - Land South Of Lansbury Road, Edwinstowe

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

Site Ref: Land to west	of Mill Lane		
08_0139B Area(ha): 3.22	Parish: EDWINSTC	OWE Proposed Yield :	
Suitability Conculsion Availability Conclusions:	The site is not suitab	ble	
Availability Comments: Achievability Conclusion:	Information provided	l: Site available within 10-15 years.	
Achievabilty Comments:			
Overall Draft Conclusion:	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential flooding issues at site entrance. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.		
Overall Final Conclusion:	Conservation (SAC) that proposed deve Only development v allowed. Potential f would need to be p	n proximity to Birklands and Bilhaugh Special Area of ) will need to be carefully assessed in order to ascertain elopment will not have a detrimental impact on the SAC. which can be shown not to have an adverse impact will be flooding issues at site entrance. Further information provided to justify development in this location. Possible ts in this location. Not presently suitable due to level of isting settlement.	
Character Land Use Location	The site is not suitable	le	
Location: Seperated from urba	an/village boundary	PDL/Greenfield: Greenfield	
Area Character: MixedVillage	, countryside	Area Greenfield: 3.22	
Setting: Other Village, count	ryside	Area PDL:	
Current Use: Agriculture		Proposed Use:	
Policy The site is not suitat	ble		
AllocatedSite: Open break/G	reen Wedge	Other: FS6 Edwinstowe Green Wedge, NE1 Development in the countryside, NE9 Sherwood	

Conflicting Issues Yes Development in the countryside

Access to Servio	ces	The site is su	itable				
Within 800m or 2	10 miı	ns walking		Within 30	mins travel by p	ublic transport	
Primary school:	No	Bus stop:	Yes	Secondary	<b>y school:</b> Yes	Retail Area:	Yes
GP/ Health	No	Cash	Yes	Further Ec	ducation: Yes	Hospital:	No
Centre: Machine/PO:			Supermar	ket: Yes	Employment:	Yes	
Store of Local In	nporta	ance:					
Proximity to Town centre:		r 1km from a tov rton Town Centr		Proximity Transport Node:	Over 1km from a node	a major public tran	sport

Forest Special Landscape Area, PU4 Aquifer

protection zone

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 478m

Physical Constraints The site may be suitable

Highway Engineers Comments: Insufficient information to give advice. Traffic Assessment required. The adjacent

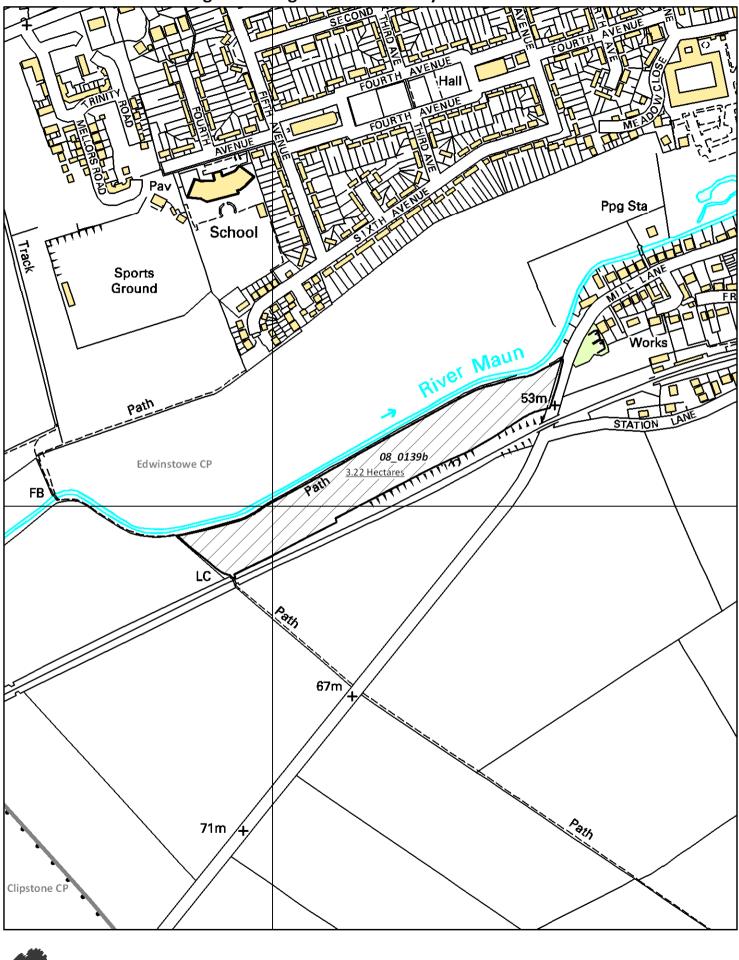
Site Ref: Land	to west of Mill Lane	
08_0139B Area(h	ha): 3.22 Parish: EDWINSTOWE	Proposed Yield :
	if an acceptable access of	s would likely obstruct visibility from this site. It is doubtful could be achieved . It is suggested that a full TA would be suitability of the site for residential dev.
Topography No Constraints:	Access to Utilities? Y	Yes Contaminated Land?: Yes
Constraints.	Contamination Catego	ory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Q	uality: Grade 3 (Good-moderate)	Site Apparatus: Pylons to the south east of the site
Neighbour Issues:	Close to HV overhead power line (See notes)	Site within a floodIn zone 3Approx 50% Zonezone?:2, 5% Zone 3.
Identified in SFRA:	Yes	
		flood mitigation will be required. Potential for the entrance nould be to the south of this site beyond the railway line.
Impact on Landsca	pe Biodiversity The site may be sui	table
Impact on views: N	10	Natural Features: No
Impact on existing Recreational Use:	Yes Footpath on western and northern boundary. Edwinstowe BW10/Edwinstowe BW10/Edwinstowe BW11/Edwinstowe BW11	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/	Yes Proximity to Birklands	Tree Preservation Order: No
Habitats:	and Bilhaugh SAC. Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural Egland). Potential Protected species habitat.	Conservation Area: No
Suitability Conclusi	ion: The site is not suitable	
Availability and	Achievability	
Availability Conclus	sions:	
Achievability Concl	usion:	
Availability Comme	nts: Information provided: Site	e available within 10-15 years.
Achievabilty Comm	ents:	
Ownership Constra	ints No ownership constraints 0-5 <b>O</b> years However site is currently subject to an agricultural tenancy	wnership Comments: However site is currently subject to an agricultural tenancy
Legal Issues: No	Le	egal Comments:
site is c tenancy	currently subject to an agricultural	vailability Other Issues: other constraints 11-15 years
Viability Comments	:	
Additional Commer	through the centre of the village. Si	is within green wedge which is an important green corridor te is within Sherwood Forest Special Landscape Area he east and 08_0139C is to the south on the opposite side

# Site Ref:Land to west of Mill Lane08\_0139BArea(ha): 3.22Parish: EDWINSTOWE

**Proposed Yield :** 

of the former railway

Strategic Housing Land Availability Assessment 2010





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

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08\_0139b - Land to west of Mill Lane,

Edwinstowe

Site Ref: Land be	etween railwa	y and Mill La	ne (west)					
08_0139C Area(ha):	4.38 Parish	n: EDWINSTOV	/E		Pr	oposed	Yield :	
Suitability Conculsion	The si	te is not suitable						
Availability Conclusion	ns:							
Availability Comments	s: Inform	ation provided: \$	Site available	e within	10-15 y	ears.		
Achievability Conclusi	ion:							
Achievabilty Commen	ts:							
Overall Draft Conclusion: Any development in pro Conservation (SAC) wi that proposed develop Only development whic allowed. Possible high due to level of separati			will need to opment will nich can be ghway cons	be care not hav shown straints	fully as ve a de not to in this	ssessed trimenta have an location	in order to asce I impact on the S adverse impact	rtain SAC. will be
Overall Final Conclusi	Conse that p Only o allowe	ervation (SAC) roposed develo development wi	will need to opment will nich can be ghway cons	be care not hav shown straints	fully as ve a de not to in this	ssessed trimenta have an locatior	gh Special Area of in order to asce il impact on the S adverse impact a Not presently s	rtain SAC. will be
Character Land Use Lo	ocation The site	is not suitable						
Location: Seperated fr	rom urban/village	boundary	PDL/Gre	enfield	: Gree	enfield		
Area Character: Coun	ntryside		Area Gr	eenfield	l:		4.38	
Setting: Countryside			Area PD	Area PDL:				
Current Use: Agricultu	ıre		Propose	Proposed Use:				
Policy The site is no	ot suitable							
AllocatedSite: Countr	ryside			Sherwoo	od Fore		e countryside, NE al Landscape Are	
Conflicting Issues Ye	s Development	in the countrysid	е					
Access to Services	The site is suit	able						
Within 800m or 10 min	s walking		With	in 30 m	ins tra	vel by p	ublic transport	
Primary school: No	Bus stop:	Yes	Seco	ondary s	school	Yes	Retail Area:	Yes
GP/ Health No Centre:	Cash Machine/PO:	Yes		her Edu			Hospital:	No
Store of Local Importa	ince:		Supe	ermarke	;L. `	Yes	Employment:	Yes
	r 1km from a towr rton Town Centre		Proximity Transport N		Over 1k node	m from a	a major public trar	isport
GreenSpaceStandards	s: Within 800m o	f publicly access	ible green si	oace				

GreenSpaceStrategy Comments: 478m

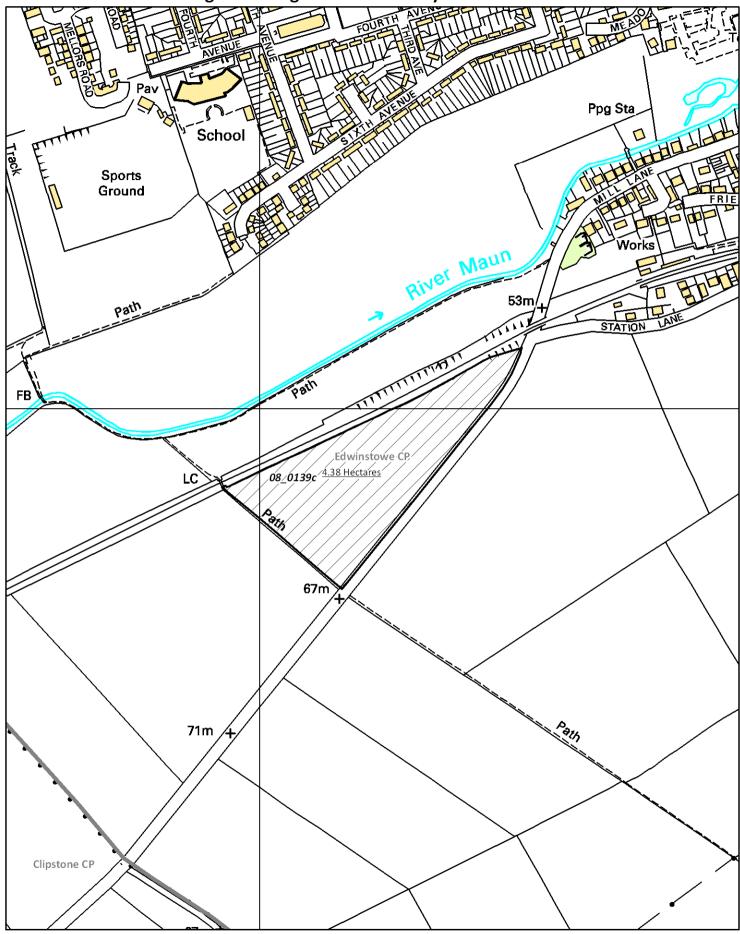
Physical Constraints The site may be suitable

**Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Information information provided to give advice. Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. However, there would be no safe pedestrian route back into the village due to the restrictive width of highway between the bridge abutments to the north.

Site Ref: Land be	etween railway and Mill Lane	e (west)
08_0139C Area(ha):	4.38 <b>Parish:</b> EDWINSTOWE	Proposed Yield :
Topography No Flat	land Access to Utilities?	Yes Contaminated Land?: Yes
Constraints:	Contamination Catego	ory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Qual	lity: Grade 3 (Good-moderate)	Site Apparatus: Pylons on north west side
Neighbour Issues:	Close to HV overhead power line	Site within a flood In Floodzone 1
Identified in SFRA: Ye		zone?:
SFRA Comments: Loc	ated in flood zone 1 which would be	e appropriate fro most forms of development
Impact on Landscape	Biodiversity The site may be sui	itable
Impact on views: No		Natural Features: No
Impact on existing Recreational Use:	Yes Footpaths on western boundary. Edwinstowe BW10/Edwinstowe BW10/Edwinstowe BW11/Edwinstowe BW11	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Ye	es Proximity to Birklands	Tree Preservation Order: No
Habitats: an De ma SA Ap (re Na	ad Bilhaugh SAC. evelopment of these sites ay have an impact on the AC - Possible need for an opropriate Assessment ecommend consultation with atural Egland). Potential otected species habitat.	Conservation Area: No
Suitability Conclusion	The site is not suitable	
Availability and Ac Availability Conclusion Achievability Conclusi	ns:	
Availability Comments	Information provided: Site	e available within 10-15 years.
Achievabilty Comment	tS:	
Ownership Constraints	<ul> <li>No ownership constraints 0-5</li> <li>years However site is currently subject to an agricultural tenancy</li> </ul>	Ownership Comments: However site is currently subject to an agricultural tenancy
Legal Issues: No	L	egal Comments:
	traints 11-15 years However <b>A</b> ently subject to an agricultural	vailability Other Issues: other constraints 11-15 years
Viability Comments:		
Additional Comments:	Councillor Shirley Moore: The site	is within green wedge which is an important green corridor

Additional Comments: Councillor Shirley Moore: The site is within green wedge which is an important green corridor through the centre of the village. Site is within Sherwood Forest Special Landscape Area. Site 08\_0139B is to north of the side on opposite side of railway and 08\_0139D is to south east.

Strategic Housing Land Availability Assessment 2010





08\_0139c - Land Between Railway And Mill Lane (West), Edwinstowe

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

Site Ref: Land south of	Station Street							
08_0139D Area(ha): 27.71	Parish: EDWINSTOWE	Propos	ed Yield : 580					
Suitability Conculsion	The site may be suitable							
Availability Conclusions:	The site could be available	e in 5 - 10 years time						
Availability Comments:	Information provided: Site provided: Site w	ite available within 10-15 years. Futher information within 5-10 years.						
Achievability Conclusion:	The site is economically v	The site is economically viable/acheivable for housing						
Achievabilty Comments:		oh with 30% on-site POS no P of 145 units giving a total yield						
Overall Draft Conclusion:	Conservation (SAC) will that proposed developm Only development which	ximity to Birklands and Bilh need to be carefully assess nent will not have a detrime h can be shown not to have	ed in order to as ntal impact on the an adverse impac	certain e SAC. ct will be				
	Potential contamination and mitigated if necessa through the Developmen suitable subject to appro	allowed. Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigate 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 an information supplied is that sit could be developed within 10- 15 years.						
Overall Final Conclusion:		ximity to Birklands and Bilh need to be carefully assess						
		nent will not have a detrime						
	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro-	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope ont Plan process, this site co opriate mitigation works. The that sit could be developed	an adverse impacts s may be required I need to be invest designation is char uld be considered he site is Achieva	ct will be d. tigated anged d ble and				
Character Land Use Location	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appre- information supplied is	h can be shown not to have te highways mitigation work issues in the locality would ary. If the Village Envelope nt Plan process, this site co opriate mitigation works. Th	an adverse impacts s may be required I need to be invest designation is char uld be considered he site is Achieva	ct will be d. tigated anged d ble and				
	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is The site may be suitable	h can be shown not to have te highways mitigation work issues in the locality would ary. If the Village Envelope nt Plan process, this site co opriate mitigation works. Th	an adverse impacts s may be required I need to be invest designation is cha uld be considered he site is Achieva within 5 - 10 year	ct will be d. tigated anged d ble and				
Location: Village (outside but a	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is The site may be suitable adjoining Boundary)	h can be shown not to have te highways mitigation work issues in the locality would ary. If the Village Envelope on nt Plan process, this site co opriate mitigation works. The that sit could be developed	an adverse impacts s may be required I need to be invest designation is cha uld be considered he site is Achieva within 5 - 10 year	ct will be d. tigated anged d ble and				
Location: Village (outside but a Area Character: MixedVillage,	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is The site may be suitable adjoining Boundary) , countryside	h can be shown not to have te highways mitigation work issues in the locality would ary. If the Village Envelope of nt Plan process, this site co opriate mitigation works. The that sit could be developed	an adverse impacts s may be required i need to be invest designation is cha uld be considered he site is Achieva within 5 - 10 year	ct will be d. tigated anged d ble and				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is The site may be suitable adjoining Boundary) , countryside	h can be shown not to have te highways mitigation work issues in the locality would ary. If the Village Envelope ont Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Greenfield Area Greenfield:	an adverse impacts s may be required i need to be invest designation is cha uld be considered he site is Achieva within 5 - 10 year	ct will be d. tigated anged d ble and				
Character Land Use Location Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appre- information supplied is The site may be suitable adjoining Boundary) , countryside ryside	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Greenfield Area Greenfield: Area PDL:	an adverse impacts s may be required i need to be invest designation is cha uld be considered he site is Achieva within 5 - 10 year	ct will be d. tigated anged d ble and				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appre- information supplied is The site may be suitable adjoining Boundary) , countryside ryside	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Greenfield Area Greenfield: Area PDL:	an adverse impacts may be required in the considered to be investignation is characteristic to be investignation is characteristic to be considered to be considered within 5 - 10 years and 27.71	ct will be d. tigated anged d ble and s.				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is the The site may be suitable adjoining Boundary) , countryside ryside	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in Sherwood Forest Sp	an adverse impacts may be required in the considered to be investignation is characteristic to be investignation is characteristic to be considered to be considered within 5 - 10 years and 27.71	ct will be d. tigated anged d ble and s.				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outsi	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is the The site may be suitable adjoining Boundary) , countryside ryside	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in Sherwood Forest Sp	an adverse impacts may be required in the considered to be investignation is characteristic to be investignation is characteristic to be considered to be considered within 5 - 10 years and 27.71	ct will be d. tigated anged d ble and s.				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The site	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appre- information supplied is the <b>The site may be suitable</b> adjoining Boundary) , countryside ryside able ide Village Envelope te is suitable	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co opriate mitigation works. The that sit could be developed PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in Sherwood Forest Sp	an adverse impacts may be required in need to be invested by the signation is characteristic is Achieva within 5 - 10 years 27.71	ct will be d. tigated anged d ble and s.				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The site Within 800m or 10 mins walking	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Developmen suitable subject to appro- information supplied is the <b>The site may be suitable</b> adjoining Boundary) , countryside ryside able ide Village Envelope te is suitable ng	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co- opriate mitigation works. The that sit could be developed PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in Sherwood Forest Sp Aquifer protection zo	an adverse impacts may be required in need to be invest designation is characteristic is Achieva within 5 - 10 years 27.71	ct will be d. tigated anged d ble and s.				
Location: Village (outside but a Area Character: MixedVillage, Setting: Other Village, countr Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The site Within 800m or 10 mins walking	Only development which allowed. Possible off sit Potential contamination and mitigated if necessa through the Development suitable subject to appro- information supplied is the adjoining Boundary) , countryside ryside able ide Village Envelope te is suitable ng top: Yes Yes	h can be shown not to have the highways mitigation work issues in the locality would ary. If the Village Envelope of the Plan process, this site co- opriate mitigation works. The that sit could be developed PDL/Greenfield: Greenfield Area Greenfield: Area PDL: Proposed Use: Other: NE1 Development in Sherwood Forest Sp Aquifer protection zo Within 30 mins travel by	an adverse impacts may be required in eed to be invest designation is characteristic is Achieva within 5 - 10 years within 5 - 10 years are also as a second straight of the Countryside, Netrial Landscape Ane are are and the countryside of the country of th	ct will be d. tigated anged d ble and s. NE9 rea, PU4				

Proximity to<br/>Town centre:Over 1km from a town centre<br/>Ollerton Town Centre 5141mProximity<br/>Transport Node:Over 1km from a major public transport<br/>node

#### Site Ref: Land south of Station Street

#### 08 0139D Area(ha): 27.71 Parish: EDWINSTOWE

#### GreenSpaceStandards: Within 800m of publicly accessible green space

#### GreenSpaceStrategy Comments: 478m

#### Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and On site Highway Layout to be provided to standard. Information information provided to give advice. Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. However, there would be no safe pedestrian route back into the village due to the restrictive width of highway between the bridge abutments to the north. **Topography** No land rises Access to Utilities? Yes Contaminated Land?: Yes Constraints: gently to west and **Contamination Category:** B-Potentially contaminative usage has been south identified in close proximity to the site

Agricultural Land Quality: Grade 3 (Good-moderate) Site Apparatus: Pylons on road on north side of site Close to HV overhead power line **Neighbour Issues:** (See notes)

Site within a flood In Floodzone 1 zone?:

Identified in SFRA: Yes

SFRA Comments: Located in flood zone 1 which would be appropriate for most forms of development

#### Impact on Landscape Biodiversity The site may be suitable Impact on views: No Natural Features: No Impact on existing Yes Footpath on western Listed Bldg / Local Interest Bldg: No **Recreational Use:** boundary. Edwinstowe BW10/Edwinstowe BW10/Edwinstowe BW11/Edwinstowe BW11 Tree Preservation Order: Yes Yes Proximity to Birklands ProtectedSpecies/ Conservation Area: No Habitats: and Bilhaugh SAC. Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural Egland). Potential Protected species habitat. **Suitability Conclusion:** The site may be suitable Availability and Achievability **Availability Conclusions:** The site could be available in 5 - 10 years time Achievability Conclusion: The site is economically viable/acheivable for housing **Availability Comments:** Information provided: Site available within 10-15 years. Futher information provided: Site available within 5-10 years.

**Achievabilty Comments:** Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. Site assessed in four phases of 145 units giving a total yield of 580 units on 19.32 net Ha. No. of dwellings 580.

Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No	Legal Comments:
<b>Timescale:</b> other constraints 11-15 years However site is currently subject to an agricultural	Availability Other Issues: other constraints 11-15 years

## Site Ref: Land south of Station Street

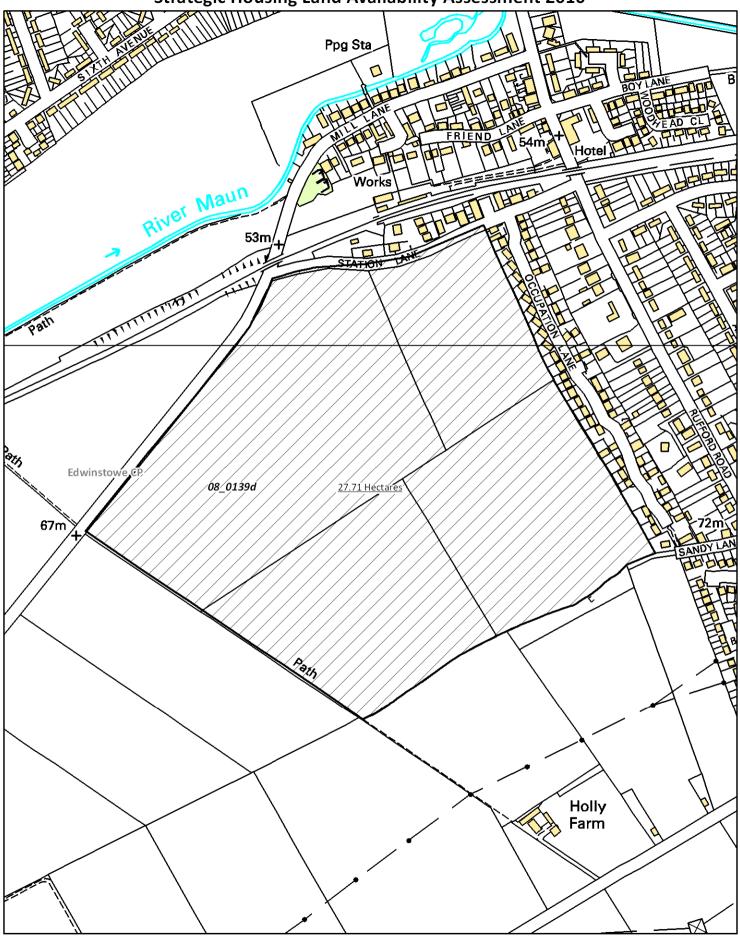
08\_0139D Area(ha): 27.71 Parish: EDWINSTOWE

tenancy

Viability Comments: Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. Site assessed in four phases of 145 units giving a total yield of 580 units on 19.32 net Ha. No. of dwellings 580.

Additional Comments: Submission 08\_0139C is to north west and 08\_0139E is to south

Strategic Housing Land Availability Assessment 2010







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

Site Ref: Land south o	f Sandy I ane					
08 0139E Area(ha): 2.31	Parish: EDWINSTO	NE	Proposed	Yield :	57	
Suitability Conculsion	The site may be suitable					
Availability Conclusions:	The site could be available in 5 - 10 years time					
Availability Comments:	Information provided: Site available within 10-15 years. Futher information provided: Site available within 5-10 years.					
Achievability Conclusion:	The site is economica	Ily viable/acheivable for	housing			
Achievabilty Comments:	Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 57.					
Overall Draft Conclusion:	Conservation (SAC) that proposed develo Only development w allowed. Potential co investigated and mit may be required. If the Development Plan p appropriate mitigation	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will b allowed. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible 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 information supplied is that sit could be developed within 10 - 15 years.				
	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will b allowed. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible 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 information supplied is that sit could be developed within 5 - 10 years.					
Character Land Line Landier	Development Plan p appropriate mitigation supplied is that sit c	rocess, this site could on works. The site is a ould be developed wit	esignation is be consider Achievable a	changed ed suitab nd inform	through the le subject to	
Character Land Use Location	Development Plan p appropriate mitigation supplied is that sit c n The site may be suitab	rocess, this site could on works. The site is a ould be developed wit	esignation is be consider Achievable a hin 5 - 10 ye	changed ed suitab nd inform	through the le subject to	
Location: Village (outside but	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary)	rocess, this site could on works. The site is a ould be developed wit ble PDL/Greenfield:	esignation is be consider Achievable a hin 5 - 10 ye	changed ed suitab nd inform ars.	through the le subject to	
Location: Village (outside but Area Character: MixedVillage	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside	orocess, this site could on works. The site is a ould be developed wit ole PDL/Greenfield: Area Greenfield:	esignation is be consider Achievable a hin 5 - 10 ye	changed ed suitab nd inform	through the le subject to	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside	rocess, this site could on works. The site is a ould be developed wit ple PDL/Greenfield: Area Greenfield: Area PDL:	esignation is be consider Achievable a hin 5 - 10 ye	changed ed suitab nd inform ars.	through the le subject to	
Location: Village (outside but Area Character: MixedVillage	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside	orocess, this site could on works. The site is a ould be developed wit ole PDL/Greenfield: Area Greenfield:	esignation is be consider Achievable a hin 5 - 10 ye	changed ed suitab nd inform ars.	through the le subject to	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside	ould be developed with ould be developed with ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Developed Sherwood	esignation is be consider Achievable a hin 5 - 10 ye Greenfield	e countrysial Landsca	through the le subject to lation	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside	ould be developed with ould be developed with ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Developed Sherwood	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specia	e countrysial Landsca	through the le subject to lation	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside	ould be developed with ould be developed with ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Developed Sherwood	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specia	e countrysial Landsca	through the le subject to lation	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside table side Village Envelope ite is suitable	ould be developed with ould be developed with ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Developed Sherwood	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specie otection Zone	changed red suitab nd inform ars. 2.31 2.31	through the le subject to lation de, NE9 ape Area, PU4	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The s	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside table side Village Envelope ite is suitable ing	rocess, this site could on works. The site is a ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Deve Sherwood Aquifer Pro	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specie otection Zone	changed red suitab nd inform ars. 2.31 2.31	through the le subject to lation de, NE9 ape Area, PU4	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside table table side Village Envelope ite is suitable ing stop: Yes Yes	vocess, this site could on works. The site is a ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Deve Sherwood Aquifer Pro	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specie otection Zone	changed red suitab nd inform ars. 2.31 2.31 e countrysi al Landsca	through the le subject to lation de, NE9 ape Area, PU4 sport rea: Ye	
Location: Village (outside but Area Character: MixedVillage Setting: Other Village, coun Current Use: Agriculture Policy The site may be suit AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The s Within 800m or 10 mins walk Primary school: No Bus s GP/ Health No Cash	Development Plan p appropriate mitigation supplied is that sit c in The site may be suitable adjoining Boundary) e, countryside tryside table side Village Envelope ite is suitable ing stop: Yes	ould be developed with ould be developed with ould be developed with ole PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Deve Sherwood Aquifer Pro Within 30 mine Secondary sci	esignation is be consider Achievable a hin 5 - 10 ye Greenfield opment in the Forest Specia otection Zone	changed red suitab nd inform ars. 2.31 2.31 e countrysi al Landsca ublic trans Retail A	through the le subject to lation de, NE9 ape Area, PU4 sport rea: Ye I: No	

GreenSpaceStandards: Within 800m of publicly accessible green space

## Site Ref: Land south of Sandy Lane

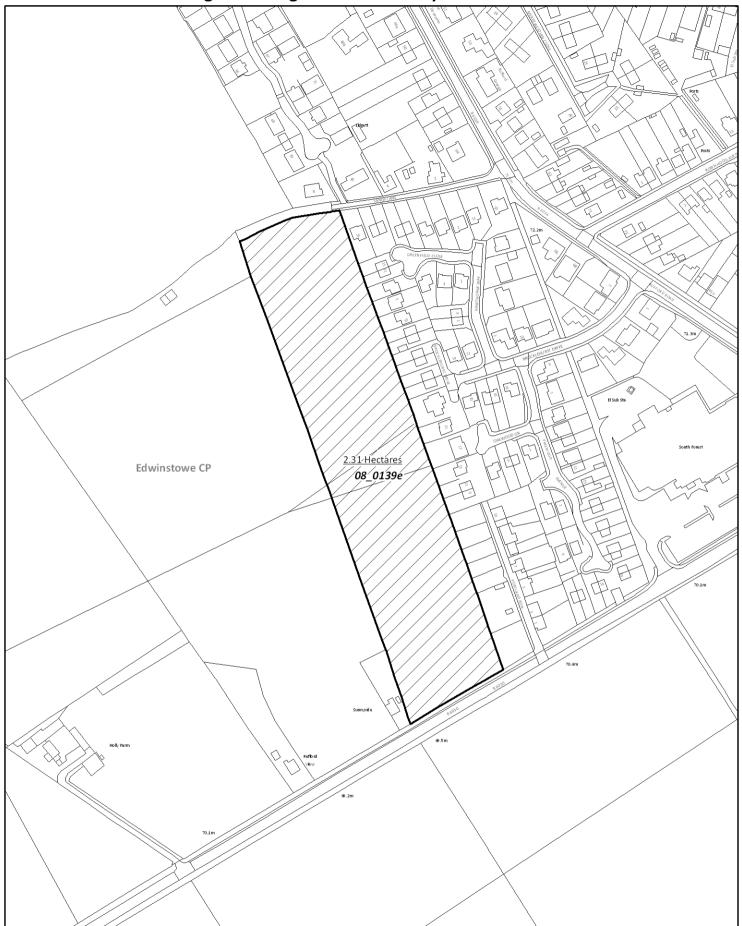
08\_0139E Area(ha): 2.31 Parish: EDWINSTOWE

Proposed Yield : 57

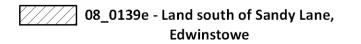
### GreenSpaceStrategy Comments: 478m

Physical Constrain	ts The sit	e may be suitable			
Highway Engineers	s Comments	Assessment rquired.	Any access to this line	provided to standard. Traffic ear site would need to provide the d of vehicles on the adjacent road.	
	opography No Flat land, Constraints: gentle slopes		Yes Con	taminated Land?: Yes	
Constraints: genue				contaminative usage has been close proximity to the site	
Agricultural Land G	Quality: Gra	de 3 (Good-moderate)	Site Apparatus:	Pylons run east to west through the	
Neighbour Issues:	Close to (See no	o HV overhead power lir otes)	e Site within a floo	site In Floodzone 1	
Identified in SFRA:	Yes		zone?:		
SFRA Comments:	Located in flo	ood zone 1 which would	be appropriate fro mo	st forms of development	
Impact on Landsca	pe Biodive	rsity The site may be s	suitable		
Impact on views:	No		Natural Features	: No	
Impact on existing Recreational Use:	BW10 BW10	Edwinstowe )/Edwinstowe )/Edwinstowe I/Edwinstowe BW11	Listed Bldg / Local Interest Bldg: No		
ProtectedSpecies/	Yes Provi	mity to Birklands	Tree Preservatio	n Order: No	
Habitats:	may have a SAC - Poss Appropriate (recommen Natural Egl	nt of these sites in impact on the sible need for an Assessment d consultation with and). Potential pecies habitat.	Conservation Area: No		
Suitability Conclus	ion:	he site may be suitable			
Availability and	Achievab	ility			
Availability Conclu	sions:	The site could be avai	ilable in 5 - 10 years	time	
Achievability Conc	lusion:	The site is economic	ally viable/acheivable	e for housing	
Availability Comme	ents:	Information provided: Sprovided: Sprovided: Site available		0-15 years. Futher information	
Achievabilty Comm	nents:	Viable - Assessed at 3 of dwellings 57.	0dph with 14% on-site	POS and POS commuted sum. No.	
Ownership Constra	aints No ow years	nership constraints 0-5	Ownership Comme	nts:	
Legal Issues: No			Legal Comments:		
Timescale: other c site is c tenanc	currently sub	-15 years However ject to an agricultural	Availability Other Is	sues: other constraints 11-15 years	
Viability Comments	s: Viable - A 57.	ssessed at 30dph with 1	4% on-site POS and F	POS commuted sum. No. of dwellings	

Strategic Housing Land Availability Assessment 2010







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

Site Ref: Land adjoining	Maythorn Grove					
<b>08_0141</b> Area(ha): 1.48	Parish: EDWINSTOV	VE Proposed Yield :				
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable	e Site available within 5 to 10 years.				
Overall Draft Conclusion:	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. 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. This site is not appropriate for development in isolation. However, this site is adjecent to other sites, which may be considered suitable for development. See Sites 08_0116 and 08_0142.					
Overall Final Conclusion:	Conservation (SAC) that proposed develor Only development we allowed. Potential co investigated and miti- location, make this s appropriate for develo	proximity to Birklands and Bilhaugh Special Area of will need to be carefully assessed in order to ascertain opment will not have a detrimental impact on the SAC. hich can be shown not to have an adverse impact will be ontamination issues at the site would need to be igated if necessary. Possible highway constraints in this ite unsuitable for development. This site is not lopment in isolation. However, this site is adjecent to ay be considered suitable for development. See Sites 2.				
Character Land Use Location	The site may be suitab	le				
Location: Village (outside but ad	djoining Boundary)	PDL/Greenfield: Greenfield				
Area Character: MixedVillage, o	countryside, colliery	Area Greenfield: 1.48				
Setting: Other Village, country	side, colliery	Area PDL:				
Current Use: Agriculture		Proposed Use:				
Policy The site may be suitab						
AllocatedSite: Countryside		<b>Other:</b> NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone				
Conflicting Issues Yes Outsid	e Village Envelope					
Access to Services The site	e is suitable					
Within 800m or 10 mins walking	g	Within 30 mins travel by public transport				
Primary school: Yes Bus sto	p: Yes	Secondary school: Yes Retail Area: Yes				
GP/ Health Yes Cash	Yes	Further Education: Yes Hospital: No				
Centre: Machine Store of Local Importance:	e/PO:	Supermarket: Yes Employment: Yes				
-	n a tawn aantra	<b>Provimity</b> Over 1km from a major public transport				
		ProximityOver 1km from a major public transportTransport Node:node				
GreenSpaceStandards: Within	400m of publicly access	sible green space				
GreenSpaceStrategy Comment	<b>s:</b> 90m					

Site Ref: Land adjoining May	ythorn Grove	
08_0141 Area(ha): 1.48 Pari	ish: EDWINSTOWE	Proposed Yield :
Physical Constraints The site is n		
rep		onsultation reply: May be as stated in the nstructed the site remains unsuitable in
	ccess to Utilities? Yes	Contaminated Land?: Yes
Constraints: down to east and north	• •	ntially contaminative usage has been ed at the site
Agricultural Land Quality: Grade 3 (	(Good-moderate) Site Appar	atus: None
Neighbour Issues: Colliery to ea railway line	ast with mineral Site within zone?:	a flood In Floodzone 1
Identified in SFRA: Yes	20101.	
SFRA Comments: Entire site is locate	ed within flood zone 1 and is theref	fore suitable for all types of development
Impact on Landscape Biodiversity	The site may be suitable	
Impact on views: No	Natural Fea	atures: Yes Ditch on southern side of the site
Impact on existing No	Listed Bldg	g / Local Interest Bldg: No
Recreational Use: ProtectedSpecies/ Yes Proximity to	Birklands	rvation Order: No
Habitats: and Bilhaugh SA Development of t may have an imp SAC - Possible n Appropriate Asse (recommend con Natural Egland).	these sites bact on the need for an essment	ion Area: Yes
Suitability Conclusion: The sit	te is not suitable	
Availability and Achievability		
Availability Conclusions:		
Achievability Conclusion:		
Availability Comments: Info	rmation provided: Site available with	thin 5 to 10 years.
Achievabilty Comments:		
Ownership Constraints No ownersh years	ip constraints 0-5 <b>Ownership Co</b>	omments:
Legal Issues: No	Legal Comme	ents:
Timescale: other constraints 6-10 year currently subject to a tena allotments are also let to Council	ancy and	ther Issues: other constraints 6-10 years
Viability Comments:		
Forest Visitors	s Centre and site is within Sherwoo	he proposed site for the new Sherwood od Forest Special Landscape Area.

Submission 08\_0142 and 08\_0491 are to the south and 08\_0116 is to south east.

# Strategic Housing Land Availability Assessment 2010





08\_0141 - Land Adjoining Maythorne Grove, Edwinstowe

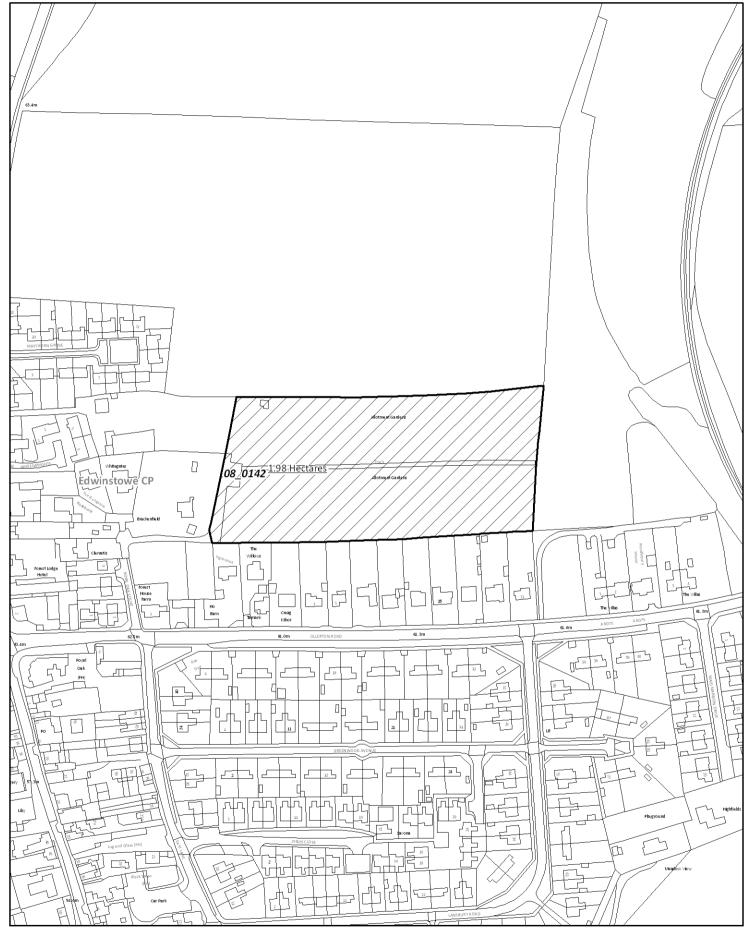
Date:	08/03/2010
Scale:	1:2,500

		f Ollerton Road					
08_0142	Area(ha): 1.98	Parish: EDWINSTOWE Proposed Yield :					
Suitability C Availability (	conculsion Conclusions:	The site is not suitable					
Availability (	Comments:	Information Provided: Sit to the Parish Council for	e available within 5 years. However the site is currently l use of allotments.				
	y Conclusion:						
-	Comments:						
Overall Draft Conclusion: Any development in proximity to Birklands and Bilhaugh Special Ar Conservation (SAC) will need to be carefully assessed in order to as that proposed development will not have a detrimental impact on th Only development which can be shown not to have an adverse impa- allowed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site is currently used a allotment land, appropriate alternative provision would need to be Highway access constraints in this location. This site is not approp development in isolation. However, the site is adjacent to other SH which may be considered suitable for development and provide acc Site 08 0116.							
	I Conclusion:	Conservation (SAC) wi that proposed develop Only development whice allowed. Potential cont investigated and mitiga allotment land, approp Highway access constru- development in isolatic	proximity to Birklands and Bilhaugh Special Area of will need to be carefully assessed in order to ascertain opment will not have a detrimental impact on the SAC. hich can be shown not to have an adverse impact will be ntamination issues at the site would need to be gated if necessary. The site is currently used as opriate alternative provision would need to be provided. straints in this location. This site is not appropriate for tion. However, the site is adjacent to other SHLAA sites, lered suitable for development and provide access. See				
		The site may be suitable					
Location: V	/illage (outside but a	adjoining Boundary)	PDL/Greenfield: Greenfield				
Location:  ∨ Area Charac	/illage (outside but a cter: MixedVillage	adjoining Boundary) , countryside, colliery	Area Greenfield: 1.98				
Location: V Area Charac Setting: Oth	'illage (outside but ; c <b>ter:</b> MixedVillage her Village, counti	adjoining Boundary) , countryside, colliery ryside, colliery	Area Greenfield: 1.98 Area PDL:				
Location: V Area Charac Setting: Oth	/illage (outside but a cter: MixedVillage	adjoining Boundary) , countryside, colliery ryside, colliery	Area Greenfield: 1.98				
Location: V Area Charac Setting: Oth Current Use	'illage (outside but ; c <b>ter:</b> MixedVillage her Village, counti	adjoining Boundary) , countryside, colliery ryside, colliery	Area Greenfield: 1.98 Area PDL:				
Location: V Area Charac Setting: Oth Current Use Policy The	<ul> <li>(illage (outside but a ster: MixedVillage)</li> <li>her Village, countration of the stere and the stere a</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery <b>able</b> Whilst the site is not 2 land it is still protected by of the the policy given that	Area Greenfield: 1.98 Area PDL:				
Location: V Area Charac Setting: Oth Current Use Policy The AllocatedSit	<ul> <li>(illage (outside but a ster: MixedVillage)</li> <li>her Village, countration</li> <li>e: AllotmentsOther</li> <li>e: Site may be suitate</li> <li>e: Countryside Nallocated as R the provisions it is used as allocated a</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery <b>able</b> Whilst the site is not 2 land it is still protected by of the the policy given that	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9         Sherwood Forest Special Landscape Area, R2         Existing Open Space, PU4 Aquifer Protection				
Location: V Area Charac Setting: Oth Current Use Policy The AllocatedSit	<ul> <li>(illage (outside but a cter: MixedVillage)</li> <li>her Village, countration of the country of the provisions it is used as all country of the coun</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery <b>able</b> Whilst the site is not 2 land it is still protected by of the the policy given that lotment land.	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9         Sherwood Forest Special Landscape Area, R2         Existing Open Space, PU4 Aquifer Protection				
Location: V Area Charac Setting: Otl Current Use Policy The AllocatedSit Conflicting I Access to S	<ul> <li>(illage (outside but a cter: MixedVillage)</li> <li>her Village, countration of the country of the provisions it is used as all country of the coun</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery able Whilst the site is not 2 land it is still protected by of the the policy given that lotment land. ide Village Envelope te is suitable	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9         Sherwood Forest Special Landscape Area, R2         Existing Open Space, PU4 Aquifer Protection				
Location: V Area Charac Setting: Oth Current Use Policy The AllocatedSit Conflicting I Access to S Within 800m	<ul> <li>(illage (outside but a cter: MixedVillage)</li> <li>her Village, countration of the country of the country of the country of the country of the provisions it is used as all the provisions it is used as all the country of the coun</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery able Whilst the site is not 2 land it is still protected by of the the policy given that lotment land. ide Village Envelope te is suitable ng	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9         Sherwood Forest Special Landscape Area, R2       Existing Open Space, PU4 Aquifer Protection Zone				
Location: V Area Charac Setting: Oth Current Use Policy The AllocatedSit Conflicting I Access to S Within 800m Primary sch GP/ Health	<ul> <li>(illage (outside but a ster: MixedVillage her Village, countrate of the village, countrate of the site may be suitate of the may be suitate of the site may be suitate of the site of the sit</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery able Whilst the site is not 2 land it is still protected by of the the policy given that lotment land. ide Village Envelope te is suitable ng	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, R2 Existing Open Space, PU4 Aquifer Protection Zone         Within 30 mins travel by public transport Secondary school:       Yes         Retail Area:       Y Further Education:				
Location: V Area Charac Setting: Oth Current Use Policy The AllocatedSit Conflicting I Access to S Within 800m Primary sch GP/ Health Centre:	<ul> <li>(illage (outside but a ster: MixedVillage her Village, countrate of the village, countrate of the site may be suitate of the may be suitate of the site may be suitate of the site of the sit</li></ul>	adjoining Boundary) , countryside, colliery ryside, colliery able Whilst the site is not 2 land it is still protected by of the the policy given that lotment land. ide Village Envelope te is suitable ng cop: Yes Yes	Area Greenfield:       1.98         Area PDL:       Proposed Use:         Other:       NE1 Development in the Countryside, NE9         Sherwood Forest Special Landscape Area, R2         Existing Open Space, PU4 Aquifer Protection         Zone         Within 30 mins travel by public transport         Secondary school:       Yes         Retail Area:       Y				

Site Ref: Allotments of	ff Ollerton Road	
08_0142 Area(ha): 1.98	Parish: EDWINSTOW	E Proposed Yield :
GreenSpaceStandards: With		ole green space
GreenSpaceStrategy Comme		
,	site is not suitable	
Highway Engineers Commen	gain access through sit	n response to consultation reply: This site would need to te 08_0141. May be as stated in the representation but ucted the site remains unsuitable in highway terms.
<b>Topography</b> No Fairly level <b>Constraints:</b>	Access to Utilities?	Yes Contaminated Land?: Yes
Constraints:	Contamination Cate	<b>gory:</b> A-Potentially contaminative usage has been identified at the site
Agricultural Land Quality: G	rade 3 (Good-moderate)	Site Apparatus: Numerous sheds and structures for
Neighbour Issues: Collie east	ery and mineral railway line	to allotments
Identified in SFRA: Yes		Site within a flood In Floodzone 1 zone?:
SFRA Comments: Entire site	is located within flood zone	1 and is therefore suitable for all types of development
mpact on Landscape Biodiv	versity The site mav be s	uitable
mpact on views: No		Natural Features: No
mpact on existing Yes Recreational Use:	Would affect allotments	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
Developr may have SAC - Po Appropria	augh SAC. nent of these sites e an impact on the ossible need for an ate Assessment end consultation with	Conservation Area: Yes
Suitability Conclusion:	The site is not suitable	
Availability and Achieva	bility	
Availability Conclusions:		
Achievability Conclusion:		
Availability Comments:	Information Provided: S to the Parish Council fo	ite available within 5 years. However the site is currently let r use of allotments.
Achievabilty Comments:		
	wnership constraints 0-5	Ownership Comments:
Ownership Constraints No c year	-	
year	S	Legal Comments:
Legal Issues: No Timescale: other constraints currently subject	s 6-10 years However site	Legal Comments: Availability Other Issues: other constraints 6-10 years

Additional Comments: Councillor Shirley Moore: Well used allotments and VERY important to the village and is within Sherwood Forest Special Landscape Area. Submission 08\_0141 is to the north and 08\_0116 is to the east

# Strategic Housing Land Availability Assessment 2010







08\_0142 - Allotments Off Ollerton Road, Edwinstowe

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

Site Ref:	Land off Boy I	Lane				
08_0143	Area(ha): 1.44	Parish: EDWINSTON	VE		Proposed	Yield :
_						
Suitability C		The site is not suitable	;			
•	Conclusions:					
Availability Comments: Information provided: S Achievability Conclusion:				le within 5 to	10 years.	
	-					
-	Comments:			<b>B</b>		
Overall Draf	t Conclusion:	Any development in Conservation (SAC)				gh Special Area of in order to ascertain
Iocation. This site is the site is adjacent the for development and Coverall Final Conclusion:Iocation. This site is adjacent the for development and Conservation (SAC)			igated if ne not appror o other SHI provide ac proximity t will need to	cessary. Hig priate for dev LAA sites, wl ccess. See S o Birklands a o be carefully	hway acce elopment i hich may b ite 08_049 and Bilhau / assessed	ess constraints in this n isolation. However, e considered suitable 2.
	and Use Location	allowed. Potential co investigated and mit location. This site is	ntaminatio igated if ne not approp o other SH provide ad	on issues in t ccessary. Hig priate for dev LAA sites, wl	he locality hway acce elopment i hich may b	ess constraints in this n isolation. However, e considered suitable
		adjoining Boundary)		r <b>eenfield:</b> G	reenfield	
	ter: MixedVillage,			reenfield:		1.44
	her Village, countr	-	Area PDL:			
•	: Agriculture	,	Proposed Use:			
Policy The	e site may be suita	able				
AllocatedSite: Open break/Green Wedge			Other:	Developmen	it in the Cou ial Landsca	Wedge, NE1 untryside, NE9 Sherwood pe Area, PU4 Aquifer
Conflicting	I <b>ssues</b> Yes Outsi	de Village Envelope				
Access to S	ervices The sit	te is suitable				
Within 800m	n or 10 mins walkiı	ng	Wit	hin 30 mins t	travel by p	ublic transport
Primary sch	ool: No Bus st	op: Yes	Sec	condary scho	ool: Yes	Retail Area: Yes

Store of Local Importance:

GP/ Health

Centre:

Proximity toOver 1km from a town centreTown centre:Ollerton Town Centre 4329m

Yes Cash

Machine/PO:

ProximityOver 1kmTransport Node:node

Supermarket:

Further Education: Yes

Yes

Over 1km from a major public transport node

Hospital:

**Employment:** 

No

Yes

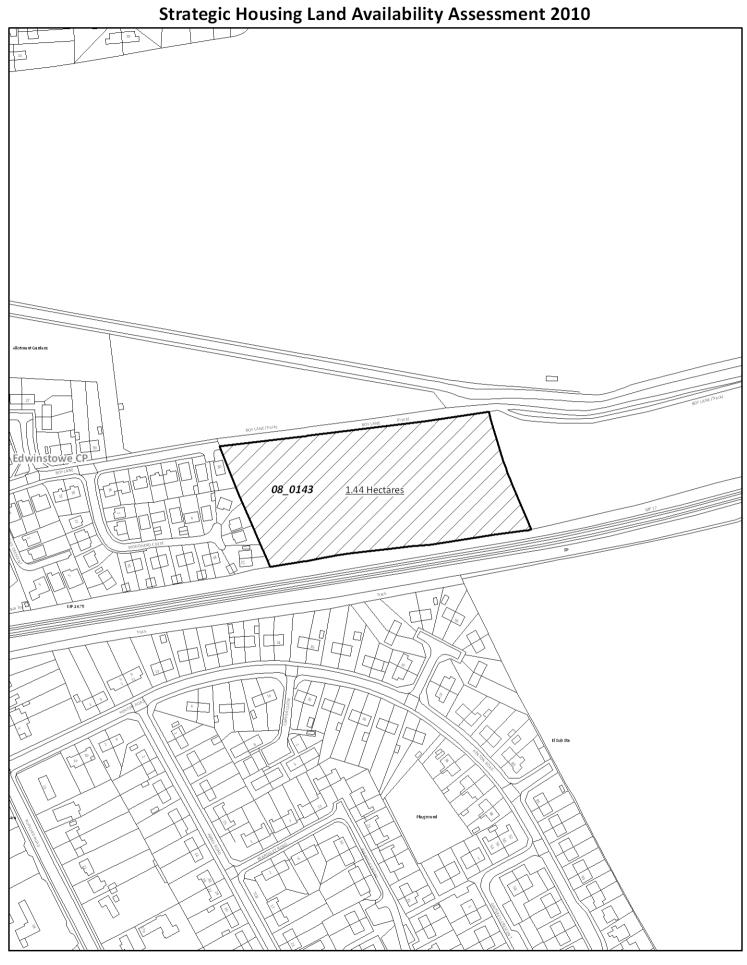
GreenSpaceStandards: Within 400m of publicly accessible green space

Yes

GreenSpaceStrategy Comments: 258m

Site Ref:	Land	off Boy La	ane			
08 0143		<b>a):</b> 1.44	Parish: EDWINSTOW	/E		Proposed Yield :
00_0143		<b></b>				
Highway Enç	gineers	Comments	would limit the number to 150 dwellings in tota restricted visibility in th	r of prop al. How ne south dwelling	perties served off ever, the junction erly direction whit are unlikely to	on reply: Single point of access Boy Lane under current guidance n of Boy lane onto High St has ich is likely to restrict development be suitable in highways terms ess.
Topography No Flat Land		Access to Utilities?	Yes	Contan	ninated Land?: Maybe	
Constraints:			Contamination Cate	egory:		ntaminative usage has been se proximity to the site
Agricultural	Land Q	uality: Grad	de 3 (Good-moderate)	Site	Apparatus: N	lone
Neighbour Is	ssues:	Mineral	railway to south		within a flood	Adjacent zone 3
Identified in	SFRA:	Yes		zon		
SFRA Comm	nents: I	n flood zone	1 and should be suitabl	e for mo	ost forms of devel	lopment
Impact on La	andscap	e Biodiver	sity The site may be s	suitable		
Impact on vie	ews: Y	es		Nat	ural Features:	No
Impact on ex Recreational		No		List	ed Bldg / Local	Interest Bldg: No
ProtectedSp		Yes Proxir	ity to Birklands		e Preservation (	Drder: No
Habitats:		and Bilhaug Developmen may have a SAC - Poss Appropriate	h SAC. nt of these sites n impact on the ible need for an Assessment d consultation with	Cor	servation Area	: No
Suitability Co	onclusi	on: T	he site is not suitable			
Availability	y and A	Achievabi	lity			
Availability C	Conclus	ions:				
Achievability	y Conclu	usion:				
Availability C	Commer	nts:	Information provided: S	Site avai	lable within 5 to 1	10 years.
Achievabilty	Comme	ents:				
Ownership C	Constrai	i <b>nts</b> No owr years	ership constraints 0-5	Owner	ship Comments	S:
Legal Issues	: No			Legal	Comments:	
		onstraints 6-2 y subject to a	10 years However site a tenancy	Availal	bility Other Issu	es: other constraints 6-10 years
Viability Con	nments:	:				
Additional C	ommen					which is an important green corridor ood Forest Special Landscape Area

SHLAA site 08\_0492 is to the north of this site.







08\_0143 - Land Off Boy Lane, Edwinstowe

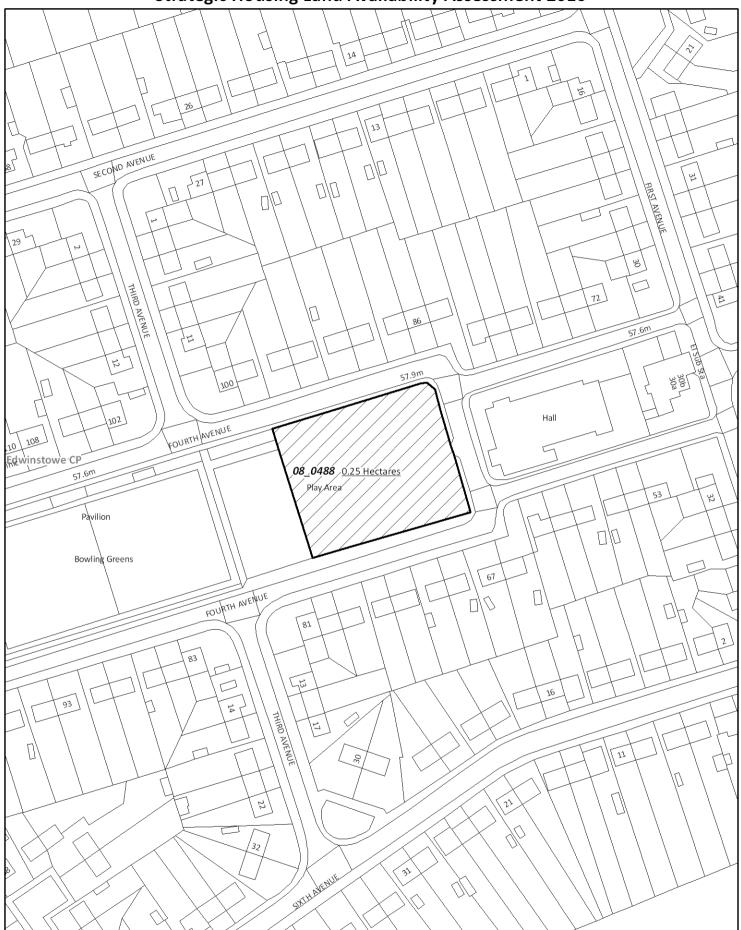
Date:	08/03/2010
Scale:	1:2,500

Site Ref: 08_0488	Land at Four	III Avenue		
00_0400	Area(ha): 0.25	Parish: EDWINST	OWE Proposed Yiel	d ·
	Area(11a). 0.23	Fansii. Edwingt	Fioposed Her	u .
Availability ( Achievability	Conclusions: Comments: y Conclusion:	The site is not suita	ble	
Achievabilty Comments: Overall Draft Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Currently used as a Car Park for the adjacent Miners Welfare - loss of this facility would cause traffic management problems. Although there appears to be an area of land which could accommodate development when looked at through a desktop exercise, further investigation shows that the land is part of the operational requirements of the wider land holding and is therefore not currently suitable for development.				
Overall Final Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Currently used as a Car Park for the adjacent Miners Welfare - loss of this facility would cause traffic management problems. Although there appears to be an area of land which could accommodate development when looked at through a desktop exercise, further investigation shows that the land is part of the operational requirements of the wider land holding and is therefore not currently suitable for development.				
Character La	and Use Locatio	n The site is suitable		
	illage (within bour	ndary)	PDL/Greenfield: PDL	
rea Charac	ter: Residential	ndary)	Area Greenfield: 0.2	25
Area Charac Setting: Vill	ter: Residential		Area Greenfield: 0.2 Area PDL:	25
Area Charac Setting: Vill	ter: Residential	ndary) ners Welfare and Bowle	Area Greenfield: 0.2 Area PDL:	25
Area Charac Setting: Vill Current Use	ter: Residential lage : Car Park for Mi		Area Greenfield: 0.2 Area PDL:	25
Area Charac Setting: Vill Current Use Policy The	eter: Residential lage : Car Park for Mi Club.Other		Area Greenfield: 0.2 Area PDL:	in Large Villages,
Area Charac Setting: Vill Current Use Policy The AllocatedSit	eter: Residential lage : Car Park for Mi Club.Other e site is suitable e: Not Allocated	ners Welfare and Bowl	Area Greenfield: 0.2 Area PDL: Proposed Use: Other: H13 Housing Development	in Large Villages,
Area Charac Setting: Vill Current Use Policy The AllocatedSite	eter: Residential lage : Car Park for Mi Club.Other e site is suitable re: Not Allocated ssues No	ners Welfare and Bowl	Area Greenfield: 0.2 Area PDL: Proposed Use: Other: H13 Housing Development	in Large Villages,
area Charac etting: Vill current Use Policy The IllocatedSite conflicting I	eter: Residential lage : Car Park for Mi Club.Other e site is suitable re: Not Allocated ssues No	iners Welfare and Bowls Smoke Control Zone	Area Greenfield: 0.2 Area PDL: Proposed Use: Other: H13 Housing Development	in Large Villages, e
area Charac Setting: Vill Surrent Uses Policy The AllocatedSite Conflicting Is Access to Se Vithin 800m	eter: Residential lage : Car Park for Mi Club.Other e site is suitable e: Not Allocated ssues No ervices The s	iners Welfare and Bowls Smoke Control Zone Site is suitable	Area Greenfield: 0.2 Area PDL: Proposed Use: Other: H13 Housing Development PU4 Aquifer Protection Zond Within 30 mins travel by public	in Large Villages, e c transport
area Charac etting: Vill current Uses olicy The llocatedSite conflicting Is access to Se vithin 800m rimary sche GP/ Health	eter: Residential lage : Car Park for Mi Club.Other e site is suitable e: Not Allocated ssues No ervices The s or 10 mins walk ool: Yes Bus s Yes Cash	iners Welfare and Bowls Smoke Control Zone Site is suitable Stop: Yes Yes	Area Greenfield:       0.2         Area PDL:	in Large Villages, e <b>c transport</b>
Area Charac Setting: Vill Current Uses Policy The AllocatedSite Conflicting Is Access to So Vithin 800m Primary scho SP/ Health Centre:	eter: Residential lage : Car Park for Mi Club.Other e site is suitable es: Not Allocated ssues No ervices The s or 10 mins walk ool: Yes Bus s Yes Cash Mach	iners Welfare and Bowls Smoke Control Zone Site is suitable Sing Stop: Yes	Area Greenfield:       0.2         Area PDL:	in Large Villages, e c transport etail Area: Yes pspital: No
Area Charac Setting: Vill Current Uses Policy The AllocatedSite Conflicting Is Access to Se Within 800m Primary sche SP/ Health Centre: Store of Loc	eter: Residential lage : Car Park for Mi Club.Other e site is suitable e: Not Allocated ssues No ervices The s or 10 mins walk ool: Yes Bus s Yes Cash Mach sal Importance:	iners Welfare and Bowls Smoke Control Zone Site is suitable Stop: Yes Yes Yes ine/PO:	Area Greenfield:       0.2         Area PDL:       9         Proposed Use:       0         Other:       H13 Housing Development PU4 Aquifer Protection Zond         Within 30 mins travel by public Secondary school:       Yes         Reference       Yes         Further Education:       Yes         Supermarket:       Yes	in Large Villages, e <b>c transport</b> etail Area: Yes ospital: No nployment: Yes
Area Charac Setting: Vill Current Use Policy The AllocatedSite Conflicting I Access to So Vithin 800m Primary scho SP/ Health Centre:	eter: Residential lage : Car Park for Mi Club.Other e site is suitable e: Not Allocated ssues No ervices The s or 10 mins walk ool: Yes Bus s Yes Cash Mach sal Importance: Over 1km fi	iners Welfare and Bowls Smoke Control Zone Site is suitable Stop: Yes Yes	Area Greenfield:       0.2         Area PDL:	in Large Villages, e <b>c transport</b> etail Area: Yes ospital: No nployment: Yes
Area Charac Setting: Vill Current Uses Policy The AllocatedSite Conflicting Is Access to Se Vithin 800m Primary sche SP/ Health Centre: Store of Loc Proximity to Town centre	eter: Residential lage : Car Park for Mi Club.Other e site is suitable es: Not Allocated ssues No ervices The s ool: Yes Bus s Yes Cash Mach cal Importance: Over 1km fr Ollerton To	iners Welfare and Bowls Smoke Control Zone Site is suitable Stop: Yes Yes ine/PO:	Area Greenfield:       0.2         Area PDL:       Proposed Use:         Other:       H13 Housing Development PU4 Aquifer Protection Zond         Within 30 mins travel by public Secondary school:       Yes         Read Supermarket:       Yes         Proximity       Over 1km from a mathing Transport Node:	in Large Villages, e <b>c transport</b> etail Area: Yes ospital: No nployment: Yes

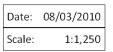
Site Ref: Land	l at Fourth	Avenue		
08_0488 Area(	ha): 0.25	Parish: EDWINSTOW	E Proposed Yield :	
Physical Constrain	ts The site	e is not suitable		
Highway Engineers	s Comments	None given		
Topography No		Access to Utilities?	Unknown Contaminated Land?:	
Constraints: Contamination Category:				
Agricultural Land C	Quality: Grad	de 3 (Good-moderate)	Site Apparatus: None	
Neighbour Issues:	Car Par Miners	k used by the adjacent Welfare	Site within a flood In Floodzone 1 zone?:	
Identified in SFRA:	No		20101.	
SFRA Comments:				
Impact on Landsca	ape Biodiver	sity The site may be s	uitable	
Impact on views:	No		Natural Features: No	
Impact on existing Recreational Use:	No		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No	
ProtectedSpecies/ Habitats:	and Bilhaug Developmen may have a SAC - Poss Appropriate	nt of these sites n impact on the ible need for an Assessment d consultation with	Conservation Area: No	
Suitability Conclus	ion: T	he site is not suitable		
Availability and	Achievabi	lity		
Availability Conclu	sions:			
Achievability Conc	lusion:			
Availability Comme	ents:			
Achievabilty Comm	nents:			
Ownership Constra	aints owner	constraints 11-15 years	Ownership Comments:	
Legal Issues:			Legal Comments:	
Timescale:			Availability Other Issues:	
Viability Comments:				

Additional Comments: NSDC Councillor Shirley Moore: This site is the Thoresby Colliery Welfare Car Park and is important to the village.

Strategic Housing Land Availability Assessment 2010







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08\_0488 - Land At Fourth Avenue, Edwinstowe

Site Ref: Birklands, Ma	nsfield Road		
<b>08 0489</b> Area(ha): 0.87	Parish: EDWINSTOWE	:	Proposed Yield :
00_0409 Alca(iia). 0.07			
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion: Achievability Comments:	The site is not suitable		
•			nd Bilhaugh Special Area of
	Conservation (SAC) will need to be carefully assessed in order to that proposed development will not have a detrimental impact or Only development which can be shown not to have an adverse in allowed. Not suitable due to environmental constraints - the majo site is covered in mature trees.		
Overall Final Conclusion:			nd Bilhaugh Special Area of
Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Not suitable due to environmental constraints - the majority of the site is covered in mature trees.			detrimental impact on the SAC. to have an adverse impact will be
Character Land Use Location	The site is suitable		
Location: Village (within bound	lary)	PDL/Greenfield: PI	DL
Area Character: Residential		Area Greenfield:	
Setting: Village		Area PDL:	0.87
Current Use: Residential		Proposed Use:	
Policy The site is suitable			
AllocatedSite: Not Allocated		Other: H13 Develop Protection Zo	ment in Large Villages PU4 Aquifer one
Conflicting Issues No			
Access to Services The si	te is suitable		
Within 800m or 10 mins walki	ng	Within 30 mins t	ravel by public transport
Primary school: Yes Bus st	op: Yes	Secondary scho	ol: Yes Retail Area: Yes
GP/Health Yes Cash	Yes	Further Education	on: Yes Hospital: No
Centre: Machin	ne/PO:	Supermarket:	Yes Employment: Yes
5			1km from a major public transport
Town centre: Ollerton Tow	n Centre 4515m Tr	ansport Node: node	
GreenSpaceStandards: Within	1 400m of publicly accessib	le green space	
GreenSpaceStrategy Commer	nts: 256m		
Physical Constraints The s	te is suitable		
Highway Engineers Comment		to be a position on the	ded to standard. Traffic statement site frontage where adequate
Topography No	Access to Utilities?	Unknown Contam	ninated Land?: No

Site Ref: Birkl	lands, Mansfield Road			
08_0489 Area(	ha): 0.87 Parish: EDWINSTOWI	E Proposed Yield :		
Agricultural Land C Neighbour Issues: Identified in SFRA: SFRA Comments:		Site Apparatus: None Site within a flood In Floodzone 1 zone?:		
Impact on Landsca	ape Biodiversity The site is not sui	table		
Impact on views:	No	Natural Features: Yes The site is substainally covered in mature trees		
Impact on existing Recreational Use: ProtectedSpecies/ Habitats:		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No		
Suitability Conclus	sion: The site is not suitable			
Availability and Availability Conclu Achievability Conc Availability Comm Achievability Comm Ownership Constra	usions: clusion: ents: ments:	Ownership Comments:		
Legal Issues:		Legal Comments:		
Timescale:		Availability Other Issues:		
Viability Comments	s:			
Additional Comments:				

Strategic Housing Land Availability Assessment 2010





08_0489 - Birklands, Mansfield Road,	
Edwinstowe	

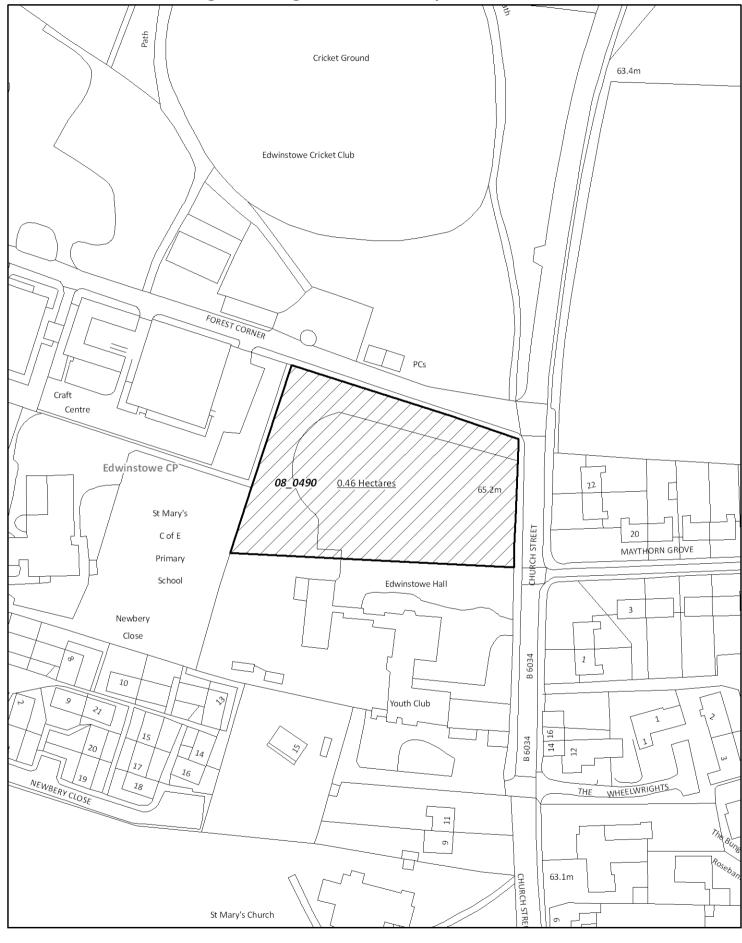
Date:	08/03/2010
Scale:	1:1,250

Site Ref: La	nd at	Edwinstowe	Hall				
08_0490 Are	ea(ha):	0.46 <b>Paris</b>	h: EDWINSTO	DWE	Proposed	l Yield :	
Suitability Conculsion       The site is not suitable         Availability Conclusions:       Availability Comments:							
Achievability Co	nclusi	on:					
Achievabilty Cor	nment	s:					
Overall Draft Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascer that proposed development will not have a detrimental impact on the S Only development which can be shown not to have an adverse impact w allowed. The sie is in the grounds of Edwinstowe Hall - which is used a respite care centre - therefore development would be inappropriate.				rtain SAC. will be			
Overall Final Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. The sie is in the grounds of Edwinstowe Hall - which is used as a respite care centre - therefore development would be inappropriate.				rtain SAC. will be			
Character Land			e is not suitab	le PDL/Greenfield:	וחפ		
_			d Village	Area Greenfield:			
Area Character: MixedCountryside and Village Setting: Village			Area PDL:		0.46		
Current Use: Grounds of Edwinstowe Hall - Residential InstitutionLand & Bldgs in Use							
Policy The site AllocatedSite:	Heritag		designation			nent in Large Villag ervation Areas, PU	
					rotection Zon		+
Conflicting Issue	es No						
Access to Servio	ces	The site is suit	able				
Within 800m or 1	10 min	s walking		Within 30 mir	is travel by p	oublic transport	
Primary school:		-	Yes	Secondary so		Retail Area:	Yes
GP/ Health	Yes	Cash	Yes	Further Educ	ation: Yes	Hospital:	No
Centre:		Machine/PO:		Supermarket	Yes	Employment:	Yes
Store of Local In	nporta	nce:					
Proximity to Town centre:		1km from a tow ton Town Centre			ver 1km from ode	a major public tran	sport
GreenSpaceStar GreenSpaceStra				ssible green space			
Physical Constra	aints	The site may	be suitable				
Highway Engine	ers Co	not a St. Ti	n adopted high ne access onto	highway layout to be pr way therefore access o Church St is not straigh actions. Further investiga	ould only be t forward due	considered onto Ch to the proximity of	nurch

Site Ref: Land at Edwinstowe Hall					
08_0490 Area(ha): 0.46 Parish: EDWINSTOWE	Proposed Yield :				
Topography         No         Access to Utilities?	Unknown Contaminated Land?: Maybe				
Constraints: Contamination Categ	ory: B-Potentially contaminative usage has been identified in close proximity to the site				
Agricultural Land Quality: Not Applicable	Site Apparatus: Electricity Poles and wires to North				
Neighbour Issues: None	of the site				
Identified in SFRA: No	Site within a flood In Floodzone 1 zone?:				
SFRA Comments:					
Impact on Landscape Biodiversity The site may be su	itable				
Impact on views: No	Natural Features: Yes approximately 30% covered by trees				
Impact on existingYesEdwinstowe BW4Recreational Use:	Listed Bldg / Local Interest Bldg: Yes Tree Preservation Order: No				
ProtectedSpecies/ Habitats: Yes Proximity to Birklands and Bilhaugh SAC. Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural England).	Conservation Area: Yes				
Suitability Conclusion: The site is not suitable					
Availability and Achievability					
Availability Conclusions:					
Achievability Conclusion:					
Availability Comments:					
Achievabilty Comments:					
Ownership Constraints owner constraints 11-15 years	Ownership Comments:				
Legal Issues:	egal Comments:				
Timescale:	Availability Other Issues:				
Viability Comments:					

Additional Comments: NSDC Councillor Shirley Moore: This site is the garden area of Edwinstowe Hall a listed building in the conservation area. It is at the entrance to the Sherwood Forest Nature Reserve. The Hall is at present used for Respite Care and the garden is used for the residents. An important site to the village.

Strategic Housing Land Availability Assessment 2010





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

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08\_0490 - Land At Edwinstowe Hall, Edwinstowe

Site Ref:	20 Church Stre	et			
08_0491	Area(ha): 0.39	Parish: EDWINSTOWE	Proposed Yield :	12	
Suitability Co	onculsion	The site may be suitable			
Availability C	onclusions:	The site could be available in 5 - 10 years tir	ne		
Availability C	omments:				
Achievability	Conclusion:	The site is economically viable/acheivable for	r housing		
Achievabilty	Comments:	Viable - Assessed at 30 dph with 6% on-site dwellings 12.	POS and POS commut	ted sum. No. of	
Overall Draft	Conclusion:	Any development in proximity to Birkland Conservation (SAC) will need to be careful that proposed development will not have	Illy assessed in order	to ascertain	
Only development which can be shown not to have an adverse in allowed. Potential contamination issues at the site would need to investigated and mitigated if necessary. Possible highway constr location. If the Village Envelope designation is changed through to Development Plan process, all of this site could be considered su subject to appropriate mitigation works. The site is adjacent to of sites, which may be considered suitable for development and pro alternative access. See Sites 08_0142 and 08_0116. The site is A and it is considered that it could be developed within 10- 15 years		to be straints in this h the suitable other SHLAA rovide Achievable			
Overall Final Conclusion:		Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, all of this site could be considered suitable subject to appropriate mitigation works. The site is adjacent to other SHLAA sites, which may be considered suitable for development and provide alternative access. See Sites 08_0142 and 08_0116. The site is Achievable and it is considered that it could be developed within 10- 15 years.			
Character La	nd Use Location				

Location: Village (outside but adjoining Boundary) Area Character: MixedResidental/Countryside Setting: Village Current Use: Residential	PDL/Greenfield:PDLArea Greenfield:0.39Area PDL:Proposed Use:
Policy The site may be suitable	
AllocatedSite: Heritage Conservation designation	Other: H13 Housing Development in Large Villages NE1 Development in the Countryside, C1-5, C12, C15 -18 Conservation Areas, PU4 Aquifer Protection Zone NE9 Sherwood Forest Special Landscape Area
Conflicting Issues Yes Partly Outside Village Envel	lope
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/ HealthYesCashYesCentre:Machine/PO:	Further Education: Yes Hospital: No

Supermarket:

Yes

Employment:

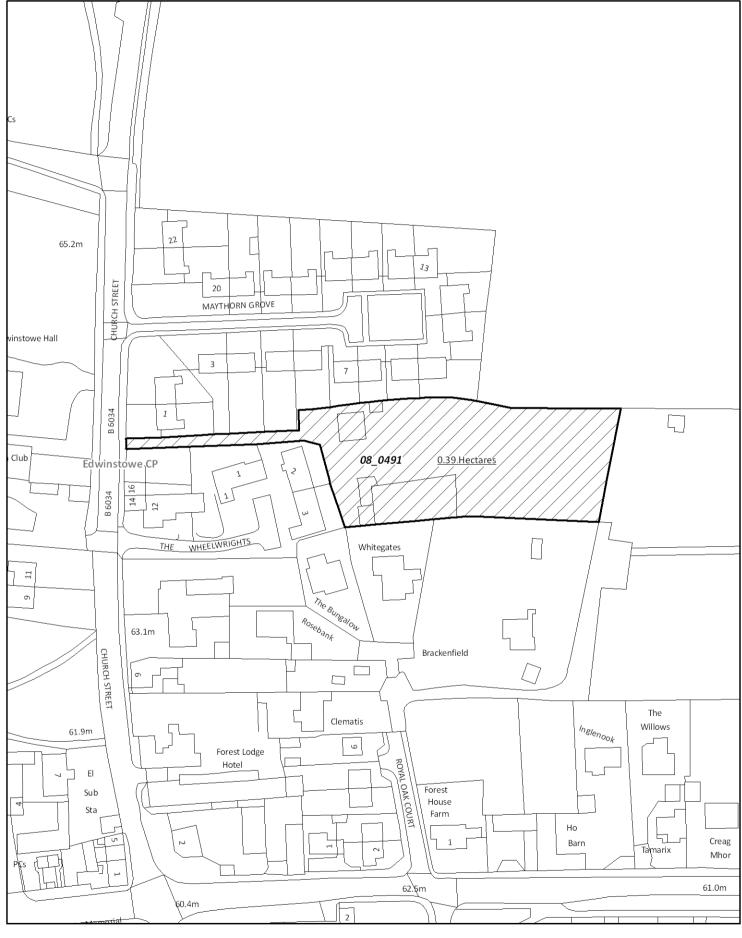
Yes

Store of Local Importance:

Site Ref:	20 Church Str	eet				
08 0491	Area(ha): 0.39	Parish: EDWINSTOW	E	Proposed Yield :	12	
Proximity to Town centre	•••••		roximity ransport Node:	Over 1km from a major pu node	ublic transport	
GreenSpace	Standards: Withir	1 400m of publicly accessil	ole green space			
GreenSpace	Strategy Commer	its: 86m				
Physical Co	nstraints The si	te may be suitable				
<b>Highway Engineers Comments:</b> Visibility and on site highway layout to be provided to standard. This site has previously been assessed for residential development and has restricted access width and visibility onto Church St. Third party land is likely to be required in order to satisfactorily access the site.						
Topography		Access to Utilities?	Unknown C	contaminated Land?: Ye	S	
Constraints	:	Contamination Cate		ally contaminative usage hat the site	as been	
Agricultural	Land Quality: Gra	ade 3 (Good-moderate)	Site Apparatu	<b>is:</b> None		
Neighbour I	ssues: None		Site within a			
Identified in	SFRA:		zone?:			
SFRA Comments:						
Impact on L	andscape Biodive	ersity The site may be s	uitable			
Impact on vi	iews: No		Natural Featu	ires: No		
Impact on ex Recreationa			Listed Bldg /	Local Interest Bldg: No		
		imity to Birklands	Tree Preservation Order: No			
ProtectedSpecies/ Habitats:       Yes       Proximity to Birklands and Bilhaugh SAC.       Conservation Area: Yes         Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural England).       Conservation Area: Yes				<b>Area:</b> Yes		
Suitability C	onclusion:	The site may be suitable				
Availabilit	y and Achievat	oility				
Availability	Conclusions:	The site could be avail	able in 5 - 10 yea	ars time		
Achievabilit	y Conclusion:	The site is economica	lly viable/acheiva	able for housing		
Availability	Comments:					
Achievability Comments: Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 12.						
Ownership (	Constraints owner	constraints 11-15 years	Ownership Com	ments:		
Legal Issues	5:		Legal Comments	S:		
Timescale:			Availability Othe	er Issues:		
Viability Cor	mments: Viable - A 12.	Assessed at 30 dph with 69	% on-site POS an	d POS commuted sum. No	o. of dwellings	
	Semmenter Adiaca		1 and 00, 0110			

Additional Comments: Adjacent to SHLAA sites 08\_0141 and 08\_0142.

## Strategic Housing Land Availability Assessment 2010







08\_0491 - 20 Church Street, Edwinstowe

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

Site Ref: North of Bo	y Lane						
08 0492 Area(ha): 1.62	•	/E	Proposed Yield : 39				
Suitability Conculsion	The site may be suitab	le					
Availability Conclusions:	The site could be availa	The site could be available in 5 - 10 years time					
Availability Comments:	Information supplied: A	vailable within	n 5 - 10 years.				
Achievability Conclusion:	The site is economicall	The site is economically viable/acheivable for housing					
Achievabilty Comments:	Viable - Assessed at 3 POS and POS commu		% site area reduction accomoda of dwellings 39.	ating 6% on-site			
Overall Draft Conclusion: Any development in proximity to Birklands and Bilhaugh Special Are Conservation (SAC) will need to be carefully assessed in order to as that proposed development will not have a detrimental impact on th Only development which can be shown not to have an adverse impa allowed. Potential contamination issues in the locality would need to investigated and mitigated if necessary. Possible off site highways r works may be required. Part of the site lies within Environment Ager Zone 3 where residential development should be resisted. Potential issues. Further information would need to be provided to justify development on part of this site. Part of this site is currently used as allotment land, appropriate alternative provision would need to be p Any possible development would need to mitigate against any detrii impact on potential protected species habitat and trees within the si Green Wedge Boundary, Village Envelope and Main Open Area desig changed through the Development Plan process, this site could be considered suitable isubject to appropriate mitigation works. The si Achievable and it is considered that it could be developed within 10-							
Overall Final Conclusion:	Conservation (SAC) we that proposed develop Only development wh allowed. Potential co- investigated and mitig works may be require Zone 3 where resident issues. Further inform development on part allotment land, approv Any possible develop impact on potential p Green Wedge Boundar changed through the considered suitable is	will need to be pment will n nich can be sl ontamination gated if neces ed. Part of the nitial developm mation would of this site. P priate alterna oment would rotected spec ary, Village E Developmen subject to ap	Birklands and Bilhaugh Speci e carefully assessed in order ot have a detrimental impact hown not to have an adverse issues in the locality would n ssary. Possible off site highw e site lies within Environment nent should be resisted. Pote I need to be provided to justif art of this site is currently us tive provision would need to need to mitigate against any cies habitat and trees within the nvelope and Main Open Area t Plan process, this site could propriate mitigation works. The at it could be developed with	to ascertain on the SAC. impact will be eed to be vays mitigation Agency Flood ntial flooding by ed as be provided. detrimental the site. If the designation is d be The site is			
Character Land Use Locati	on The site may be suitabl	е					
Location: Village (outside b	out adjoining Boundary)	PDL/Gree	nfield: Greenfield				
Area Character: MixedCou	intryside and Residential	Area Greenfield: 1.62					
Setting: Countryside		Area PDL:					
Current Use: Paddock and	Allotment gardensOther	Proposed	Use:				
Policy The site may be s	uitable						
	<pre>c/Green Wedge Smoke</pre>	W NI R2	57 Main Open Area, FS9 Edwir edge, NE1 Development in the E9 Sherwood Forest Special La 2 Existing Open Space, PU1 W quifer Protection Zone	Countryside, andscape Area,			

	n of Boy Lane na): 1.62 Parish: EDWINSTOWE	Proposed Yield : 39				
Access to Services	The site is suitable					
Within 800m or 10 r	nins walking	Within 30 mins travel by public transport				
Primary school: No	<b>Bus stop:</b> Yes	Secondary school: Yes Retail Area: Yes				
GP/ Health Ye Centre:	es Cash Yes Machine/PO:	Further Education:YesHospital:NoSupermarket:YesEmployment:Yes				
Store of Local Impo	ortance:					
Proximity to Town centre:Over 1km from a town centre Ollerton Town Centre 4373mProximity Transport Node:Over 1km from a major public transport node						
•	rds: Within 400m of publicly accessib y Comments: 110m	le green space				
Physical Constraint	ts The site may be suitable					
Highway Engineers	works required. Traffic	hway layout to be provided to standard. Off site highway assessment required. Boy lane is an adopted highway but improved if residential development were to be considered.				
Topography No	Access to Utilities?	Unknown Contaminated Land?: Maybe				
Constraints:	Contamination Categ	<b>Jory:</b> B-Potentially contaminative usage has been identified in close proximity to the site				
Agricultural Land Q	uality: Grade 3 (Good-moderate)	Site Apparatus: Allotment buildings				
Neighbour Issues:	None					
dentified in SFRA:	Yes	Site within a flood zone?:In zone 3Approximately 5% in Flood zone 3. 20% in Flood Zone 2				
	Development suitable subject to steeri Functional Floodplain.	ng development away from flood zone 3 and the				
Impact on Landsca	pe Biodiversity The site may be su	litable				
mpact on views: N	No	Natural Features: Yes Trees on area designated as Main Open Area.				
Impact on existing Recreational Use:	Yes Edwinstowe BW6. Allotment land.	Listed Bldg / Local Interest Bldg: No				
ProtectedSpecies/	Yes Potential Protected	Tree Preservation Order: No				
Habitats:	species habitat. Proximity to Birklands and Bilhaugh SAC. Development of these sites may have an impact on the SAC - Possible need for an Appropriate Assessment (recommend consultation with Natural England).	Conservation Area: No				
Suitability Conclusi	ion: The site may be suitable					
Availability and	Achievability					
Availability Conclus	•	able in 5 - 10 years time				

The site is economically viable/acheivable for housing

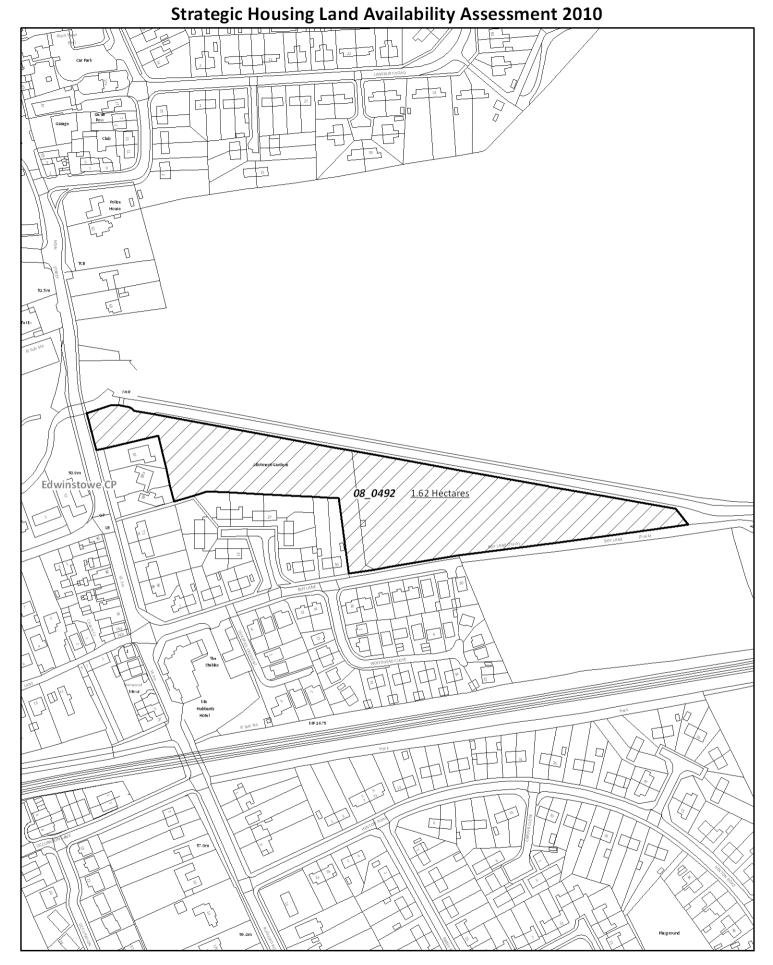
Information supplied: Available within 5 - 10 years.

Achievability Conclusion:

Availability Comments:

Site Ref:	North of Boy Lane						
08_0492	Area(ha): 1.62	Parish: EDWINSTOWE	Proposed Yield :	39			
Achievabilty Comments: Viable - Assessed at 30 dph with 20% site area reduction accomodating 6% on-si POS and POS commuted sum. No. of dwellings 39.							
Ownership (	Constraints owner	constraints 11-15 years Ownership Com	ments:				
Legal Issues	5:	Legal Comments	:				
Timescale:	Timescale: Availability Other Issues:						
Viability Comments: Viable - Assessed at 30 dph with 20% site area reduction accomodating 6% on-site POS and POS commuted sum. No. of dwellings 39.							
Additional Comments: Adjacent to SHLAA site 08_0143. Environment Agency flood bank to the north requires access.							

NSDC Councillor Shirley Moore: This land is in the designated Green Wedge, it includes a village conservation site, and allotments. This site is important to the village.







08\_0492 - North Of Boy Lane, Edwinstowe

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

Site Ref: North of Edwinstowe Station							
08_0493 Area	<b>(ha):</b> 0.60	Parish: EDWINSTOWE		Proposed Yield :			
Suitability Conculsion		The site is not suitable					
Availability Conclusions:							
Availability Comm							
Achievability Con							
Achievabilty Com							
		that proposed develop Only development whic allowed. Potential con investigated and mitiga location. Not suitable d be gained through Site	servation (SAC) will need to be carefully assessed in order to ascertain proposed development will not have a detrimental impact on the SAC. development which can be shown not to have an adverse impact will be ved. Potential contamination issues at the site would need to be stigated and mitigated if necessary. Possible highway constraints in this tion. Not suitable due to environmental constraints – access could only ained through Site of Interest for Nature Conservation 2/737 - instowe Station which forms the western element of this site.				
Conservation (SAC) w that proposed develop Only development wh allowed. Potential cor investigated and mitig location. Not suitable be gained through Site			Il need to be careful ment will not have a ch can be shown no tamination issues at ated if necessary. Po lue to environmenta of Interest for Natur	and Bilhaugh Special Area of ly assessed in order to ascertain a detrimental impact on the SAC. t to have an adverse impact will be t the site would need to be ossible highway constraints in this I constraints – access could only re Conservation 2/737 - ern element of this site.			
Character Land Use Location The site may be suitable							
Location: Village	(outside but a	djoining Boundary)	PDL/Greenfield:	Combination			
Area Character:	MixedResiden	tial and Countryside	Area Greenfield:	0.23			
Setting: Village			Area PDL:	0.37			
Current Use: Pon	nd & wildlife ar	reaResidential	Proposed Use:				

## Policy The site may be suitable

AllocatedSite: Landscape Designation Smoke Control Zone Other: NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone

Conflicting Issues Yes Outside Village Envelope

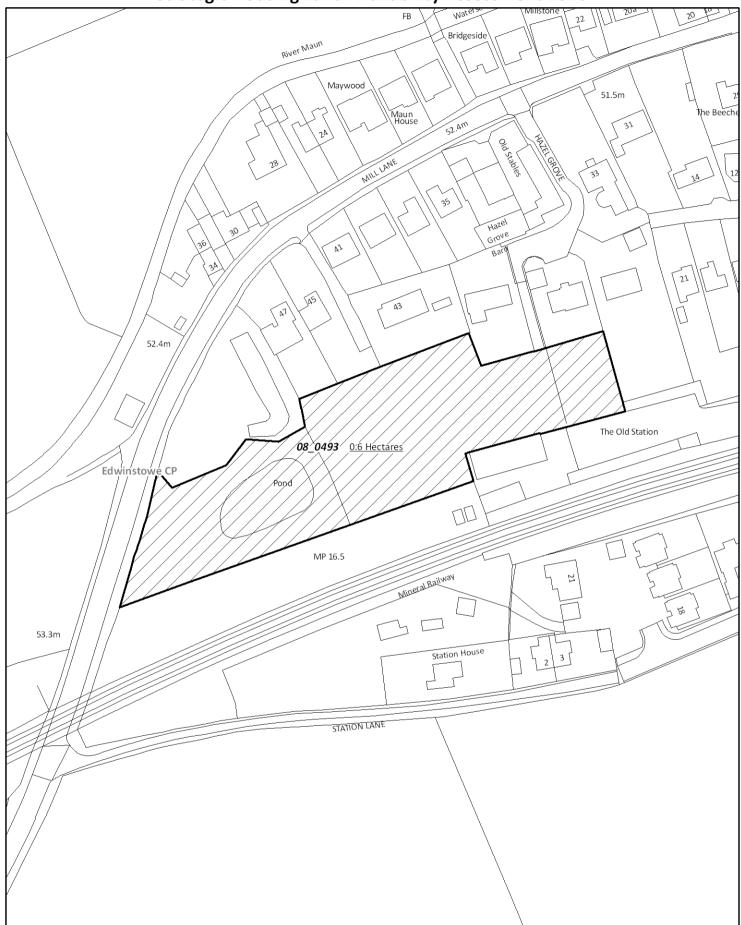
Access to Service	es	The site is suitable						
Within 800m or 10 mins walking				Within 30 mins travel by public transport				
Primary school:	Yes	Bus stop:	Yes	Secondary sch	nool: Yes	Retail Area:	Yes	
GP/ Health Centre:	Yes	Cash Machine/PO:	Yes	Further Education: Yes Supermarket: Yes		Hospital: Employment:	No Yes	
Store of Local Im	porta	ince:		oupermarket.	163	Employment	105	
Proximity toOver 1km from a town centreTown centre:Ollerton Town Centre 4947m			Proximity Over Transport Node: nod		a major public trans	sport		

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 258m

Site Ref:	North	of Edwins	stowe Station				
08_0493	Area(ha	<b>a):</b> 0.60	Parish: EDWINSTOW	Έ	Proposed Yield :		
Highway Eng	gineers	Comments:	Visibility and on site highway layout to be provided to standard. Off site highway works required. Could be a difficult site to access as it is on the inside of a bend and close to bridge abutments which would obstruct visibility. Further investigation would be required.				
Topography			Access to Utilities?	Unknown C	Contaminated Land?: Yes		
Constraints:			Contamination Cate		ally contaminative usage has been at the site		
Agricultural I	Land Qu	uality: Grad	e 3 (Good-moderate)	Site Apparate	us: None		
Neighbour Is	sues:	None		Site within a			
Identified in S	SFRA:	No		zone?:			
SFRA Comm	ents:						
Impact on La	andscap	e Biodivers	ity The site is not su	itable			
Impact on vie	ews: N	0		Natural Featu	<b>Ires:</b> Yes Pond, embankments and Trees		
Impact on ex		No		Listed Bldg /	Local Interest Bldg: No		
Recreational		Vac Brovim	ity to Birklands	Tree Preserv	ation Order: No		
Habitats: and Bill Develop may ha SAC - F Approp (recom Natural		and Bilhaugh Developmen may have an SAC - Possit Appropriate (recommend	n SAC. t of these sites impact on the ole need for an Assessment consultation with and). 2/737 -	Conservatior	n Area: No		
Suitability Co	onclusio	on: Th	ne site is not suitable				
Availability	•		ity				
Availability C							
Achievability							
Availability C							
Achievabilty	Comme	ents:					
•		nts owner c	onstraints 11-15 years	-			
Legal Issues	:			Legal Comment			
Timescale:				Availability Othe	er Issues:		
Viability Com	nments:						

**Additional Comments:** 



Strategic Housing Land Availability Assessment 2010





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

Site Ref: 18 Rufford Ro	ad							
<b>08_0494</b> Area(ha): 0.40	Parish: EDWINSTC	WE	Proposed Yie	e <b>ld :</b> 11				
Suitability Conculsion	The site is suitable	The site is suitable						
Availability Conclusions:	The site could be available in 5 - 10 years time							
Availability Comments:								
Achievability Conclusion:	The site is economic	ally viable/acheivab	le for housing					
Achievabilty Comments:	Viable - Assessed at commuted sum. No.	•	te area reduction, no	on-site POS but POS				
Overall Draft Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertai that proposed development will not have a detrimental impact on the SAC Only development which can be shown not to have an adverse impact will allowed. 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 protected trees on site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 year								
Overall Final Conclusion: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. 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 protected trees on site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.								
Character Land Use Location								
Location: Village (within bound	dary)	PDL/Greenfie						
Area Character: Residential		Area Greenfield:						
Setting: Village		Area PDL: 0.4						
Current Use: Residential		Proposed Use:						
PolicyThe site is suitableAllocatedSite:Not AllocatedConflicting IssuesNo	AllocatedSite: Not Allocated Smoke Control Zone Other: H13 Housing Development in Large Villages, PU4 Aquifer Protection Zone							
Access to Services The si	te is suitable							
Within 800m or 10 mins walki	ng	Within 30	mins travel by publ	lic transport				
Primary school: No Bus st	-			Retail Area: Yes				
GP/ Health Yes Cash	Yes ne/PO:			Hospital: No				
Store of Local Importance:		Supermar	ket: Yes E	Employment: Yes				
	om a town centre vn Centre 4934m	Proximity Transport Node:	Over 1km from a m node	najor public transport				
GreenSpaceStandards: Withi		ssible green space						

GreenSpaceStrategy Comments: 187m

Site Ref:	18 Ruffo	rd Roa	d					
08_0494	Area(ha):	0.40	Parish: EDWINSTOW	E		Proposed Y	ield :	11
Physical Cor	nstraints	The site	e may be suitable					
Highway Eng	gineers Co	mments:	Visibility and on site hig satisfactory details of a objections to this site.					
Topography			Access to Utilities?	Yes	Conta	minated Land	d?: Ye	S
Constraints:			Contamination Cate	gory:	A-Potentially co identified at the		isage ha	ıs been
Agricultural	Land Quali	ty: Grad	le 3 (Good-moderate)	Site	e Apparatus:	None		
Neighbour Is	sues:	None			e within a flood		dzone 1	
Identified in 3	SFRA: No				ne?:			
SFRA Comm	ents:							
Impact on La	andscape I	Biodiver	sity The site may be s	uitable	•			
Impact on vie	ews: No			Nat	ural Features:	No		
Impact on ex Recreational		No			ted Bldg / Loca		-	
Habitats: and Bilhaug Developme may have a SAC - Poss Appropriate		l Bilhaug velopmer y have ar C - Possi propriate commend	mity to Birklands gh SAC. Int of these sites an impact on the sible need for an Assessment Id consultation with		e Preservation nservation Area			
Suitability Co	onclusion:	T	he site is suitable					
Availability	and Ach	nievabi	lity					
Availability C	Conclusion	s:	The site could be avail	able in	n 5 - 10 years tir	ne		
Achievability	/ Conclusio	on:	The site is economica	lly vial	ble/acheivable f	or housing		
Availability C	comments:							
Achievabilty	Comments	5:	Viable - Assessed at 30 commuted sum. No. of	•		a reduction, n	o on-site	POS but POS
Ownership C	Constraints	owner o	constraints 11-15 years	Owne	rship Comment	S:		
Legal Issues	:			Legal	Comments:			
Timescale:				Availa	bility Other Iss	ues:		
Viability Com			sessed at 30 dph with 10 f dwellings 11.	0% site	e area reduction,	no on-site PC	)S but P	OS commuted
Additional C	omments:							

Strategic Housing Land Availability Assessment 2010







08\_0494 - 18 Rufford Road, Edwinstowe

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

Site Ref:       South of Robin Hood Avenue         08_0495       Area(ha): 2.80       Parish: EDWINSTOWE       Proposed Yield : 72         Sultability Conculsion       The site may be suitable       Availability Conclusions:       The site could be available in 5 - 10 years time         Availability Conclusion:       The site is economically viable/acheivable for housing       Achievability Conclusion:       The site is economically viable/acheivable for housing         Achievability Conclusion:       The site is economically viable/acheivable for housing       Viable - Assessed at 30 dph with 14% on site POS and POS commuted sum. No. of dwellings 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development thin process, this site could be considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects							
Suitability Conculsion       The site may be suitable         Availability Conclusions:       The site could be available in 5 - 10 years time         Availability Conclusions:       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 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development publich can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development which can be shown not to have an adverse impact will be developed within 10-15 years.         Overall Final Conclusion:       Any development ni proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an diverse impact will be allowed. If the Village Envelope designation is changed through the Development which can be shown not to have an diverse impact will be allowed. If the Village Envelope designation is changed through the Development Pian process, this site could be considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.	Site Ref:	South of Robin	Hood Avenue				
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 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only 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:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development the Tong twill not have a detrimental impact on the SAC. Only development the Into thave a detrimental impact on the SAC. Only development time that proposed development will not have a adverse impact will be allowed. If the Village Envelope designation is changed through the Development will not have a detrimental impact on the SAC. Only development will not have a detrimental impact on the SAC. Only development time that proposed development will not have a adverse impact will be allowed. If the Village Envelope 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 development that proposed development and thave a detrimental impact on the SAC. Only developme	08_0495	Area(ha): 2.80	Parish: EDWINSTOWE			Proposed Yield :	72
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 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only 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:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development the Tong twill not have a detrimental impact on the SAC. Only development the Into thave a detrimental impact on the SAC. Only development time that proposed development will not have a adverse impact will be allowed. If the Village Envelope designation is changed through the Development will not have a detrimental impact on the SAC. Only development will not have a detrimental impact on the SAC. Only development time that proposed development will not have a adverse impact will be allowed. If the Village Envelope 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 development that proposed development and thave a detrimental impact on the SAC. Only developme							
Availability Comments:       The site is economically viable/acheivable for housing         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 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have an adverse impact will be allowed. If the Village Envelope 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:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope 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 suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site as Achievable and it is co	Suitability C	onculsion	The site may be suitable				
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 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bihaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site may be suitable         Location: Villag	Availability	Conclusions:	The site could be availab	ole in 5 - '	10 years time	)	
Achievabilty Comments:       Viable - Assessed at 30 dph with 14% on site POS and POS commuted sum. No. of dwellings 72.         Overall Draft Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development Will not have a detrimental impact on the SAC. Only development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered suitable in all other developed within 10-15 years.         Overall Final Conclusion:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development which can be shown not to have an adverse impact will be allowed. If the Village Envelope 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 suitable in all other respects. The site is Achievable and it is considered suitable in all other respects. The site is Achievable and it is considered that it could be development within 5 - 10 years.         Character Land Use Location The site may be suitable       Location: Village (outside but adjoining Boundary)       PDL/Greenfield: Greenfield       2.8         Setting:       Countryside	Availability	Comments:					
of dwellings 72.         Overall Draft Conclusion:         Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope 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:       Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.         Character Land Use Location The site may be suitable Location: Village (outside but adjoining Boundary)       PDL/Greenfield: Greenfield Area Greenfield         Area Character:       MixedCountryside and Residential Area Greenfield: 2.8 Setting: Countryside         Policy       The site may be suitable         AllocatedSite:       Countryside Smoke Control Zone         Other:       NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Achievabilit	y Conclusion:	The site is economically	viable/ac	heivable for l	nousing	
Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope 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: Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years. Character Land Use Location The site may be suitable Location: Village (outside but adjoining Boundary) Area Character: MixedCountryside and Residential Area Greenfield: Greenfield Area Character: MixedCountryside and Residential Area PDL: Current Use: PaddockAgriculture Policy The site may be suitable AllocatedSite: Countryside Smoke Control Zone Other: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Achievabilty	/ Comments:		dph with	14% on site	POS and POS com	muted sum. No.
Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.         Character Land Use Location The site may be suitable         Location: Village (outside but adjoining Boundary)       PDL/Greenfield: Greenfield         Area Character: MixedCountryside and Residential       Area Greenfield: 2.8         Setting: Countryside       Area PDL:         Current Use: PaddockAgriculture       Proposed Use:         Policy       The site may be suitable         AllocatedSite: Countryside Smoke Control Zone       Other: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Overall Draf	t Conclusion:	Conservation (SAC) will that proposed developm Only development whic allowed. If the Village I Development Plan proc respects. The site is A	II need to ment wi ch can bo Envelope cess, this chievabl	b be carefull I not have a shown not designatio site could	y assessed in orde detrimental impace to have an advers n is changed throub be considered suit	er to ascertain ct on the SAC. se impact will be ugh the table in all other
Location: Village (outside but adjoining Boundary)PDL/Greenfield:GreenfieldArea Character: MixedCountryside and ResidentialArea Greenfield:2.8Setting: CountrysideArea PDL:Current Use: PaddockAgricultureProposed Use:Policy The site may be suitableAllocatedSite: Countryside Smoke Control ZoneOther: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Overall Fina	I Conclusion:	Conservation (SAC) will that proposed develop Only development whic allowed. If the Village I Development Plan proc respects. The site is A	II need to ment wi ch can bo Envelope cess, this chievabl	b be carefull I not have a shown not designatio s site could	y assessed in ord detrimental impact to have an advers n is changed throub be considered suit	er to ascertain ct on the SAC. se impact will be ugh the table in all other
Area Character:       MixedCountryside and Residential       Area Greenfield:       2.8         Setting:       Countryside       Area PDL:         Current Use:       PaddockAgriculture       Proposed Use:         Policy       The site may be suitable         AllocatedSite:       Countryside       Other:         NE1       Development in the Countryside NE9         Sherwood Forest Special Landscape Area, PU4         Aquifer Protection Zone	Character L	and Use Location	The site may be suitable				
Setting: Countryside       Area PDL:         Current Use: PaddockAgriculture       Proposed Use:         Policy The site may be suitable       AllocatedSite: Countryside Smoke Control Zone         AllocatedSite: Countryside Smoke Control Zone       Other: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Location: V	illage (outside but ac	djoining Boundary)	PDL/G	eenfield: (	Greenfield	
Current Use: PaddockAgriculture       Proposed Use:         Policy The site may be suitable       AllocatedSite: Countryside Smoke Control Zone         Other: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Area Charac	cter: MixedCountrys	side and Residential	Area G	reenfield:	2.8	
Policy       The site may be suitable         AllocatedSite:       Countryside       Smoke Control Zone       Other:       NE1 Development in the Countryside NE9         Sherwood Forest Special Landscape Area, PU4       Aquifer Protection Zone	Setting: Co	ountryside		Area P	DL:		
AllocatedSite: Countryside Smoke Control Zone Other: NE1 Development in the Countryside NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Current Use	: PaddockAgricultu	re	Propos	ed Use:		
Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone	Policy The	e site may be suitat	ble				
Conflicting Issues Yes Outside Village Envelope	AllocatedSit	t <b>e:</b> Countryside Sr	noke Control Zone	Other:	Sherwood F	orest Special Land	
	Conflicting I	Issues Yes Outsid	e Village Envelope				

Access to Servio	ces	The site is sui	itable				
Within 800m or 2	10 miı	ns walking		Within 30	mins travel by p	ublic transport	
Primary school:	No	Bus stop:	Yes	Secondary	<b>y school:</b> Yes	Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/PO:	No		ducation: Yes	Hospital:	No
Store of Local In	nporta	ance:		Supermar	ket: Yes	Employment:	Yes
Proximity to Town centre:		r 1km from a tow rton Town Centr		Proximity Transport Node:	Over 1km from a node	a major public tran	sport

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 300m

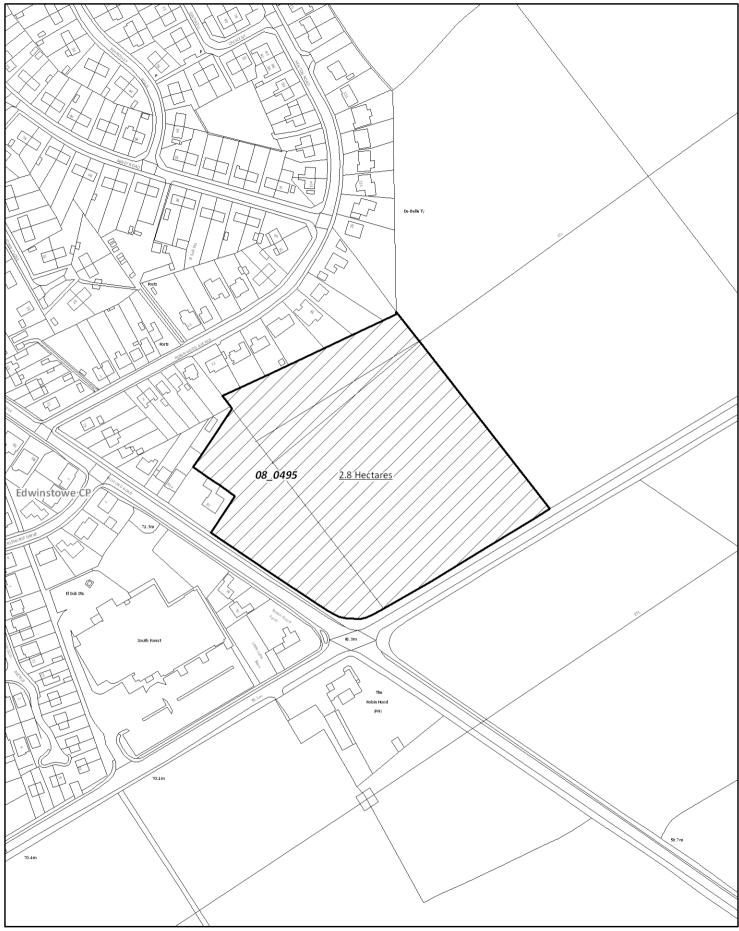
Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic

Site Ref: S	South of Robin	Hood Avenue	
08_0495	Area(ha): 2.80	Parish: EDWINSTOWE	Proposed Yield : 72
			cess to this site could only be taken from Rufford Rd ignalised junction that is practicable and safe.
Topography	No	Access to Utilities? Ye	es Contaminated Land?: No
Constraints:		Contamination Categor	y: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural L	and Quality: Gra	de 3 (Good-moderate)	Site Apparatus: Electricity poles and lines through
Neighbour Iss	sues: None		this site.
Identified in S	FRA: Yes		Site within a flood In Floodzone 1 zone?:
SFRA Comme	ents: Suitable for o	development.	
Impact on Lar	ndscape Biodiver	sity The site may be suita	able
Impact on view	ws: No		Natural Features: No
Impact on exis	-		Listed Bldg / Local Interest Bldg: No
Recreational U ProtectedSpe		nity to Birklands	Tree Preservation Order: No
Habitats:	may have a SAC - Poss Appropriate	nt of these sites in impact on the ible need for an Assessment d consultation with	Conservation Area: No
Suitability Cor	nclusion: 7	he site may be suitable	
Availability	and Achievab	ility	
Availability Co	onclusions:	The site could be availabl	e in 5 - 10 years time
Achievability	Conclusion:	The site is economically	viable/acheivable for housing
Availability Co	omments:		
Achievabilty C	Comments:	Viable - Assessed at 30 dp of dwellings 72.	h with 14% on site POS and POS commuted sum. No.
Ownership Co	onstraints owner	constraints 6-10 years Ow	vnership Comments:
Legal Issues:		Le	gal Comments:
Timescale:		Av	ailability Other Issues:
Viability Com	ments: Viable - A 72.	ssessed at 30 dph with 14%	on site POS and POS commuted sum. No. of dwellings
Additional Co	mments:		

Additional Comments:

## Strategic Housing Land Availability Assessment 2010







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

## EDWINSTOWE- SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0032	Mill Lane	Edwinstowe	Site below 0.25ha. Not included in study.
08_0308	Land at Mill Lane	Edwinstowe	Site below 0.25ha. Not included in study.
08_0334a	Land at Abbey Road	Edwinstowe	Site below 0.25ha. Not included in study.
08_0334b	Land at Abbey Road	Edwinstowe	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



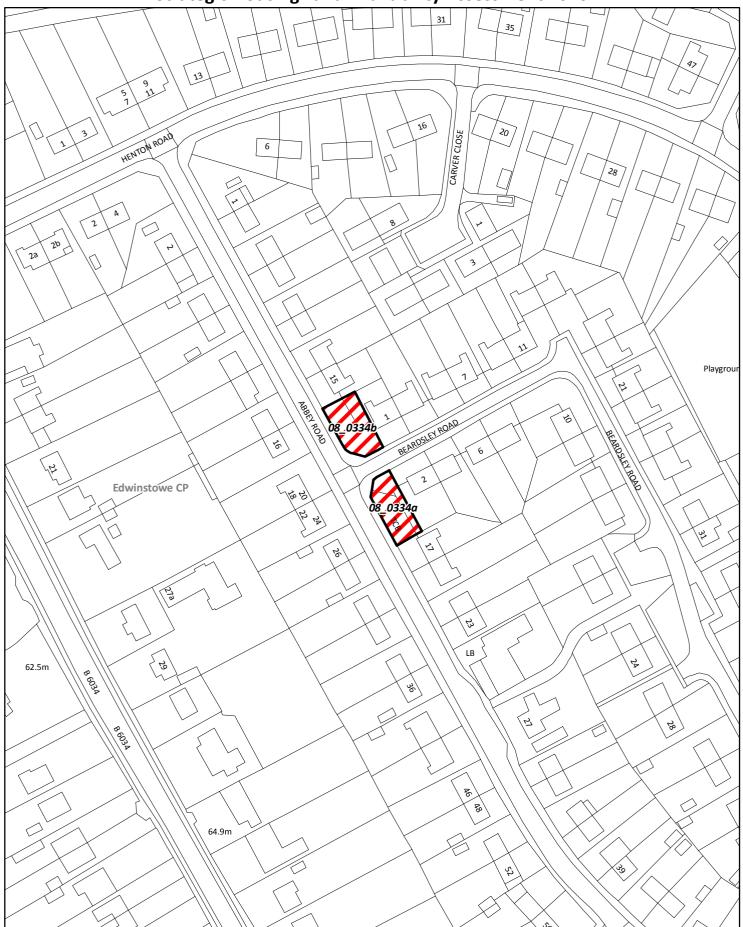




08\_0032 - 08\_0308 Edwinstowe 1 of 2

Date:	20/05/2010
Scale:	1:1,500

Strategic Housing Land Availability Assessment 2010







08\_0334a - 08\_0334b Edwinstowe 2 of 2

Date:	20/05/2010
Scale:	1:1,250