

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**08_0116****Area(ha): 1.04****Parish: EDWINSTOWE****Proposed Yield : 29****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Developer has shown 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.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 29.

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.

Overall Final 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 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:** Mixed Residential, countryside, colliery**Area Greenfield:** 1.04**Setting:** Other Residential, countryside, colliery**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside

Other: NE1 Development in the countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone

Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes

GP/ Health Centre: Yes **Cash Machine/PO:** Yes

Within 30 mins travel by public transport**Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:**

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 3815m

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

GreenSpace Standards: Within 400m of publicly accessible green space

Site Ref: Ollerton Road

08_0116

Area(ha): 1.04

Parish: EDWINSTOWE

Proposed Yield : 29

GreenSpaceStrategy Comments: 178m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and On site Highway Layout to be provided to standard. Traffic Statement required. This site will be able to provide for adequate visibility onto Ollerton Rd owing to previous works carried out.

Topography No Slopes down
Constraints: to north

Access to Utilities? Yes

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Industrial unit on western side of site.

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Suitable for all types of development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes 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).

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information Supplied: Developer has shown 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.

Achievability Comments: Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 29.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

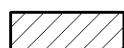
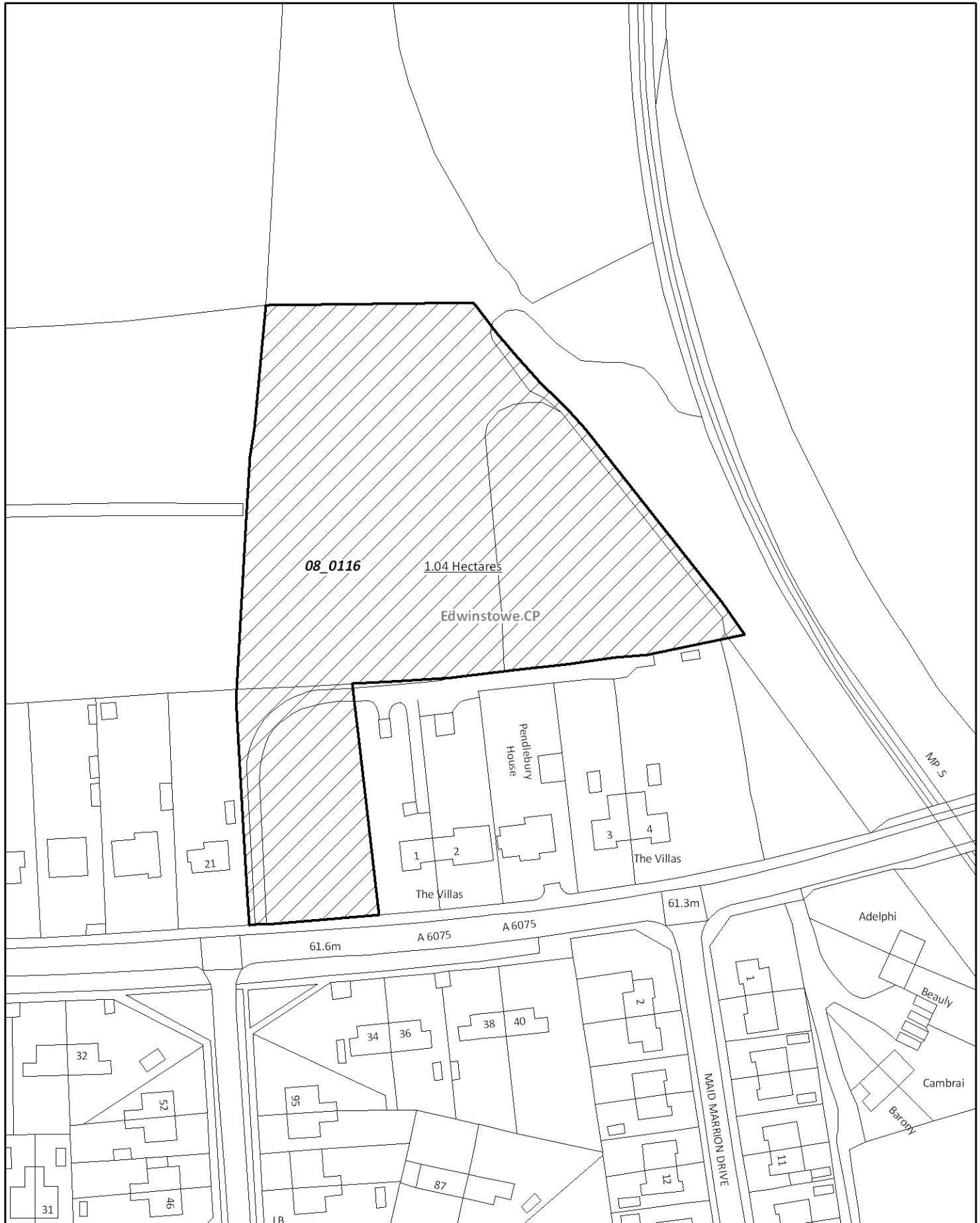
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 29.

Additional Comments: Adjacent to SHLAA site 08_0142, which is adjacent to 08_0141. Councillor Shirley Moore: Borders Sherwood Forest and is within Sherwood Forest Special Landscape Area

Strategic Housing Land Availability Assessment 2010



**08_0116 - Ollerton Road,
Edwinstowe**

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

Site Ref: Adjacent to Rufford Comp School, Mansfield Rd

08_0137

Area(ha): 21.08

Parish: EDWINSTOWE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information provided: Site available within 10 to 15 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Although flooding constraints could prevent part of the site from being developed, some areas could accommodate development. Further information would need to be provided. 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. However the site is not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Although flooding constraints could prevent part of the site from being developed, some areas could accommodate development. Further information would need to be provided. 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. However the site is not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable

Location: Separated from urban/village boundary

PDL/Greenfield: 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 Services The site is suitable

Within 800m or 10 mins walking

Primary school: Yes **Bus stop:** Yes

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 5600m

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

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 Rufford Comp School, Mansfield Rd

08_0137

Area(ha): 21.08

Parish: EDWINSTOWE

Proposed Yield :

Mansfield Rd . Any proposal would need to demonstrate adequate access provision for the speed of traffic on the adjacent highway. TA required

Topography No Slight slope to
Constraints: South East

Access to Utilities? Yes

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Pylon along main road(North)

Neighbour Issues: None

Site within a flood zone?: In zone 2 (small southern part of site) however remainder of site is very close to Zones 2 & 3

Identified in SFRA: Yes

SFRA Comments: In Flood Zone 1- but in close proximity to River Maun Floodplain, small southern part of site is located in Flood Zone 2. Potential development should take account of this.

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes Track/ path to the South and East of site. Edwinstowe BW12

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 England).

Tree Preservation Order: Yes

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Site available within 10 to 15 years.

Achievability Comments:

Ownership Constraints owner constraints 11-15 years
Site in multiple ownership,
existing agricultural tenancies

Ownership Comments: Site in multiple ownership,
existing agricultural tenancies

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Councillor Shirley Moore: Southern boundary runs along an important footpath in open countryside. This footpath is one of a number that provide circular walks out of, into Sherwood Forest. It is also part of the Maun Valley trail. All the sites identified are in the Sherwood Forest Special Landscape Area.

The map shows a large hatched field (08_0137, 21.08 Hectares) in Edwinstowe, CP. The field is bordered by Mansfield Road to the north and a track to the east. To the west of the field is Sherwood Grange. To the north of the field is Villa Real Farm. To the east of the field is a residential area with streets like Lintin Avenue, Thoresby Road, and Rinty Road. A paved area (Pav) is near the Sports Ground. A path runs along the river, and a track is visible near the hatched field. The map also shows a residential area with streets like Lintin Avenue, Thoresby Road, and Rinty Road. A paved area (Pav) is near the Sports Ground. A fence line (FB) and a line (LC) are also marked.



Scale: 1:5,000

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Site Ref: Land at Villa Real Farm, Mansfield Road**08_0138****Area(ha):** 14.16**Parish:** EDWINSTOWE**Proposed Yield :** 298**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Provided: Developer has shown an interest in the site. Site available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. Assessed as 2 phases of 149 units giving a total yield of 298 units on a net area of 9.92 Ha. No. Of dwellings 298.

Overall Draft Conclusion:

Possible off site highways mitigation works may be required. 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 Achievable and information supplied is that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Possible off site highways mitigation works may be required. 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 Achievable and information supplied is 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:** Mixed Countryside, village, woodland**Area Greenfield:** 14.16**Setting:** Countryside**Area PDL:****Current Use:** agriculture, vacant land Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 5295m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 686m

Site Ref: Land at Villa Real Farm, Mansfield Road

08_0138 Area(ha): 14.16 Parish: EDWINSTOWE

Proposed Yield : 298

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site Highway Layout to be provided to standard. Off site highways work required. Traffic assessment required. Two points of access to this site , it is likely that an adequate standard of visibility could be achieved but may require off site highway works.

Topography Constraints: No Land falls gently to the south

Access to Utilities? Yes

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Buildings on site including a pumphouse

Neighbour Issues: None

Identified in SFRA: Yes

Site within a flood zone?: In Floodzone 1

SFRA Comments: The entire site is located within flood zone 1 and is therefore suitable for all forms of development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes 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).

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information Provided: Developer has shown an interest in the site. Site available within 5-10 years.

Achievability Comments: Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. Assessed as 2 phases of 149 units giving a total yield of 298 units on a net area of 9.92 Ha. No. Of dwellings 298.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

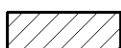
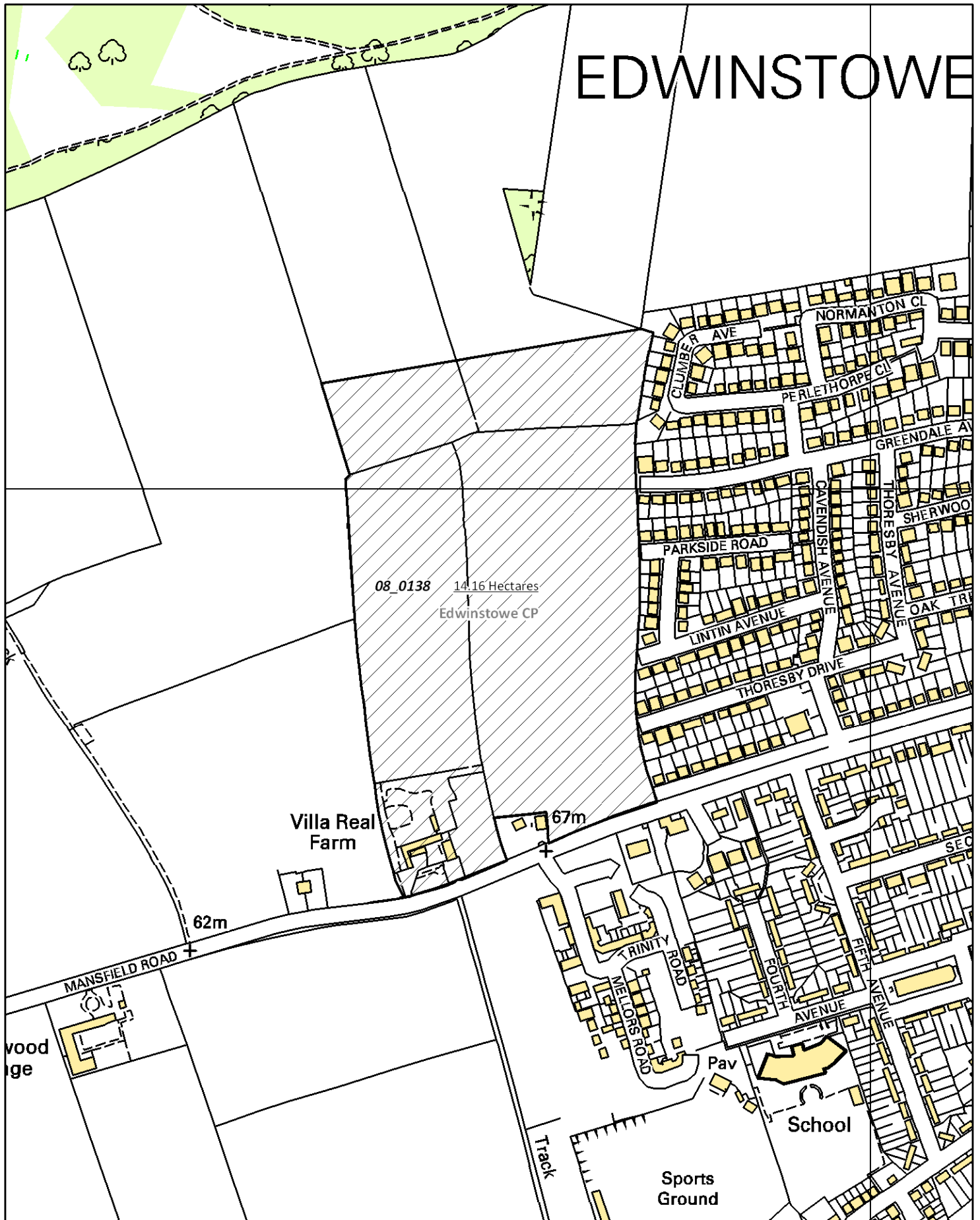
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. Assessed as 2 phases of 149 units giving a total yield of 298 units on a net area of 9.92 Ha. No. of dwellings 298.

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



Site Ref: Land south of Lansbury Road**08_0139A** Area(ha): 8.32

Parish: EDWINSTOWE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Site available within 10-15 years.

Achievability Conclusion:**Achievability 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 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. 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 adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Village, countryside**Area Greenfield:** 8.32**Setting:** Other Village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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 Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:**

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 5141m

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

GreenSpace Standards: Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 478m**Physical Constraints The site 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: Land south of Lansbury Road**08_0139A** Area(ha): 8.32

Parish: EDWINSTOWE

Proposed Yield :**Topography Constraints:** No Land slopes down to the River Maun**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** Yes**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 Landscape Biodiversity The site may be suitable****Impact on views:** 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 England). Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 10-15 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years However site is currently subject to an agricultural tenancy**Availability Other Issues:** other constraints 11-15 years**Viability Comments:****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: EDWINSTOWE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Site available within 10-15 years.

Achievability Conclusion:**Achievability 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:

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.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixed Village, countryside**Area Greenfield:** 3.22**Setting:** Other Village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****Allocated Site:** Open break/Green Wedge**Other:** FS6 Edwinstowe Green Wedge, NE1
Development in the countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer protection zone**Conflicting Issues** Yes Development in the countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 5141m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy 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(ha): 3.22

Parish: EDWINSTOWE

Proposed Yield :

railway bridge abutments would likely obstruct visibility from this site. It is doubtful if an acceptable access could be achieved . It is suggested that a full TA would be required to establish the suitability of the site for residential dev.

Topography Constraints: No**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons to the south east of the site**Neighbour Issues:** Close to HV overhead power line (See notes)**Site within a flood zone?:** In zone 3 Approx 50% Zone 2, 5% Zone 3.**Identified in SFRA:** Yes**SFRA Comments:** If development takes place on this site flood mitigation will be required. Potential for the entrance of the site flood. Ideally development should be to the south of this site beyond the railway line.

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** No**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/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). Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 10-15 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years However site is currently subject to an agricultural tenancy**Ownership Comments:** However site is currently subject to an agricultural tenancy**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years However site is currently subject to an agricultural tenancy**Availability 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 through the centre of the village. Site is within Sherwood Forest Special Landscape Area Sites 08_0308 adjoins the site to the east and 08_0139C is to the south on the opposite side

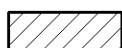
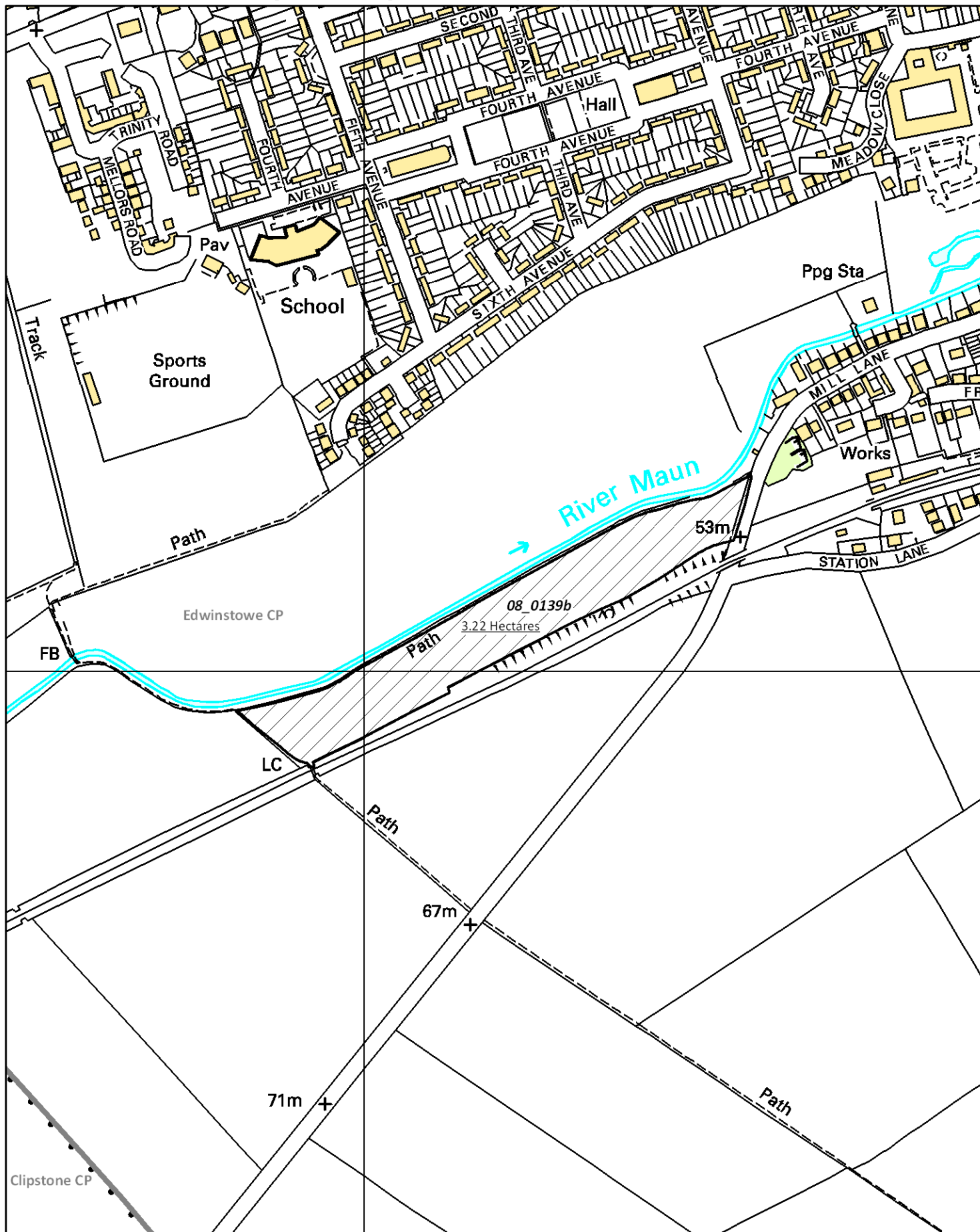
Site Ref: Land to west of Mill Lane

08_0139B Area(ha): 3.22 Parish: EDWINSTOWE

Proposed Yield :

of the former railway

Strategic Housing Land Availability Assessment 2010



**08_0139b - Land to west of Mill Lane,
Edwinstowe**

Date: 08/03/2010

Scale: 1:5,000

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Site Ref: Land between railway and Mill Lane (west)**08_0139C** Area(ha): 4.38

Parish: EDWINSTOWE

Proposed Yield :**Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Site available within 10-15 years.

Achievability Conclusion:**Achievability 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. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

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. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 4.38**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 Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 5141m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 478m**Physical Constraints** The site may be suitable

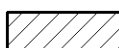
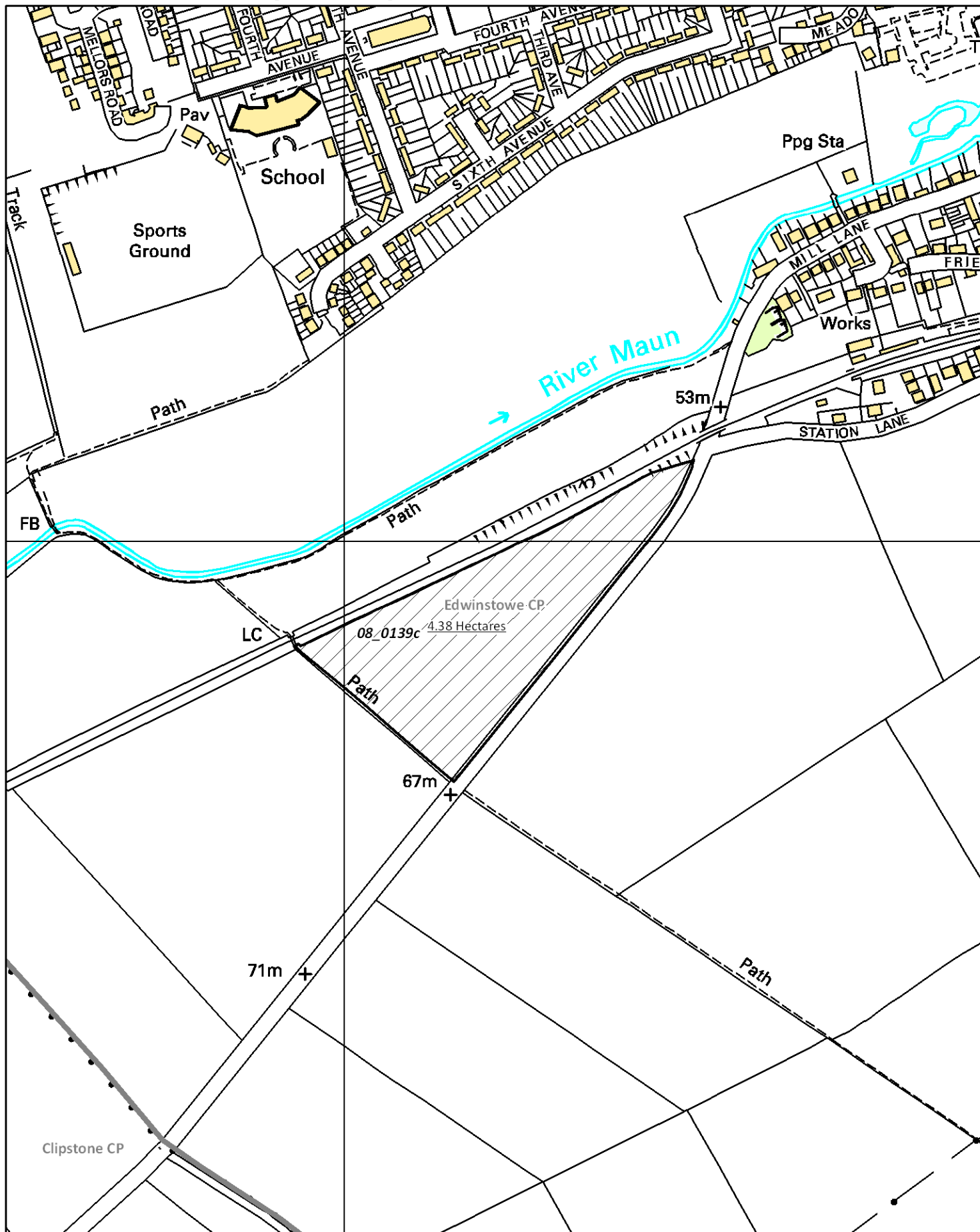
Highway Engineers Comments: Visibility and On site Highway Layout to be provided to standard. Information information provided to give advice. Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. However, there would be no safe pedestrian route back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

Site Ref: Land between railway and Mill Lane (west)**08_0139C** Area(ha): 4.38

Parish: EDWINSTOWE

Proposed Yield :**Topography** No Flat land
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons on north west side**Neighbour Issues:** Close to HV overhead power line**Site within a flood zone?:** In Floodzone 1**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 Recreational Use:** Yes Footpaths on western boundary. 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 England). Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 10-15 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years However site is currently subject to an agricultural tenancy**Ownership Comments:** However site is currently subject to an agricultural tenancy**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years However site is currently subject to an agricultural tenancy**Availability 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 through the centre of the village. Site is within Sherwood Forest Special Landscape Area. Site 08_0139B is to north of the site 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

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Site Ref: Land south of Station Street**08_0139D** Area(ha): 27.71

Parish: EDWINSTOWE

Proposed Yield : 580**Suitability Conclusion**

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. Further information provided: Site available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability 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.

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. Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is 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. Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is 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:** Mixed Village, countryside**Area Greenfield:** 27.71**Setting:** Other Village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer protection zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 5141m**Proximity Transport Node:** Over 1km from a major public transport node

Site Ref: Land south of Station Street**08_0139D** Area(ha): 27.71 Parish: EDWINSTOWE**Proposed Yield :** 580**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
Constraints: gently to west and south**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons on road on north side of site**Neighbour Issues:** Close to HV overhead power line
(See notes)**Site within a flood zone?:** In Floodzone 1**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 Recreational Use:** Yes Footpath on western boundary. 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 England). Potential Protected species habitat.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information 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:****Timescale:** 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

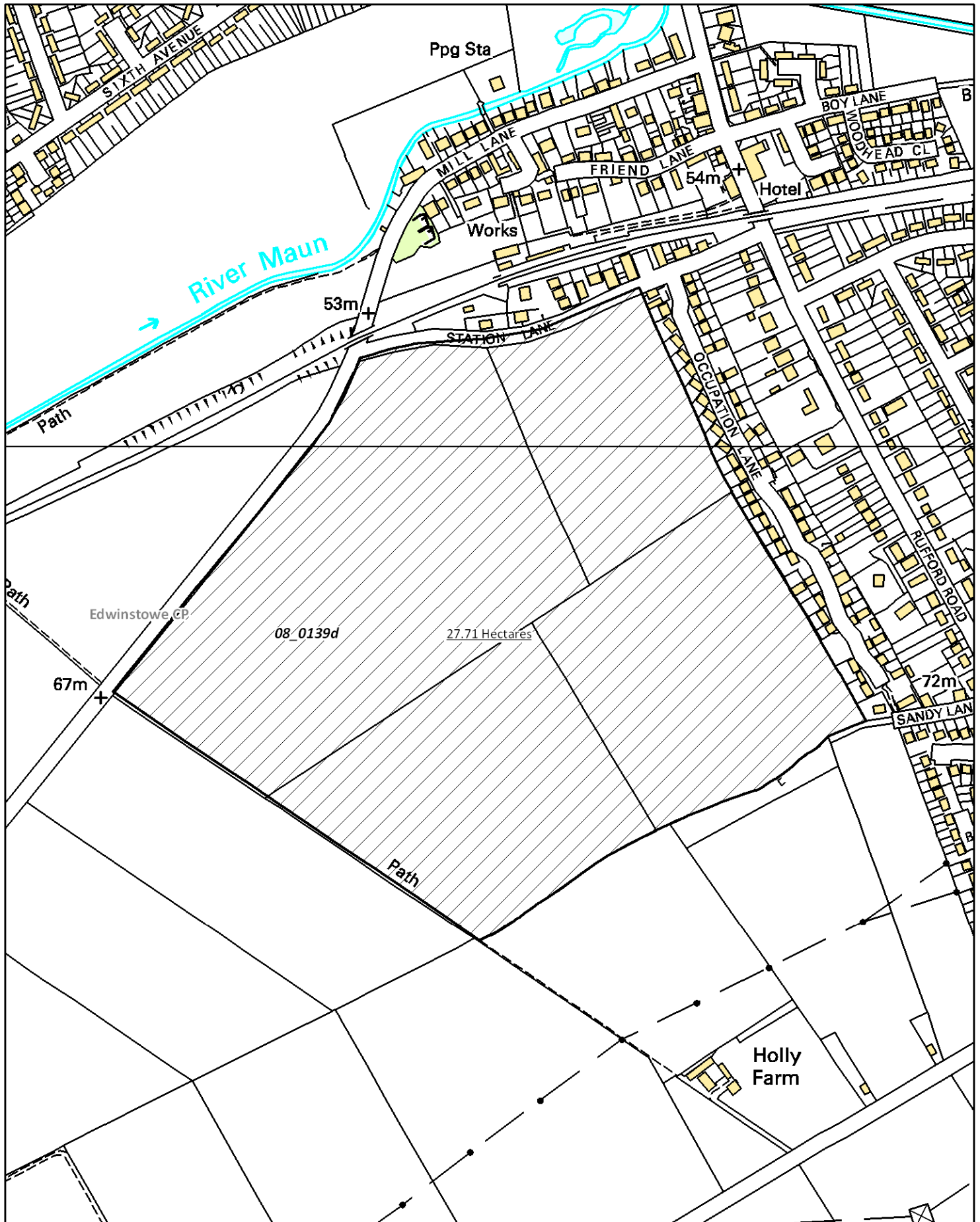
Proposed Yield : 580

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



Site Ref: Land south of Sandy Lane**08_0139E** Area(ha): 2.31

Parish: EDWINSTOWE

Proposed Yield : 57

Suitability Conclusion

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. Further information provided: Site available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 57.

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 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 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. 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 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:** Mixed Village, countryside**Area Greenfield:** 2.31**Setting:** Other Village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 5141m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space

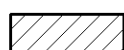
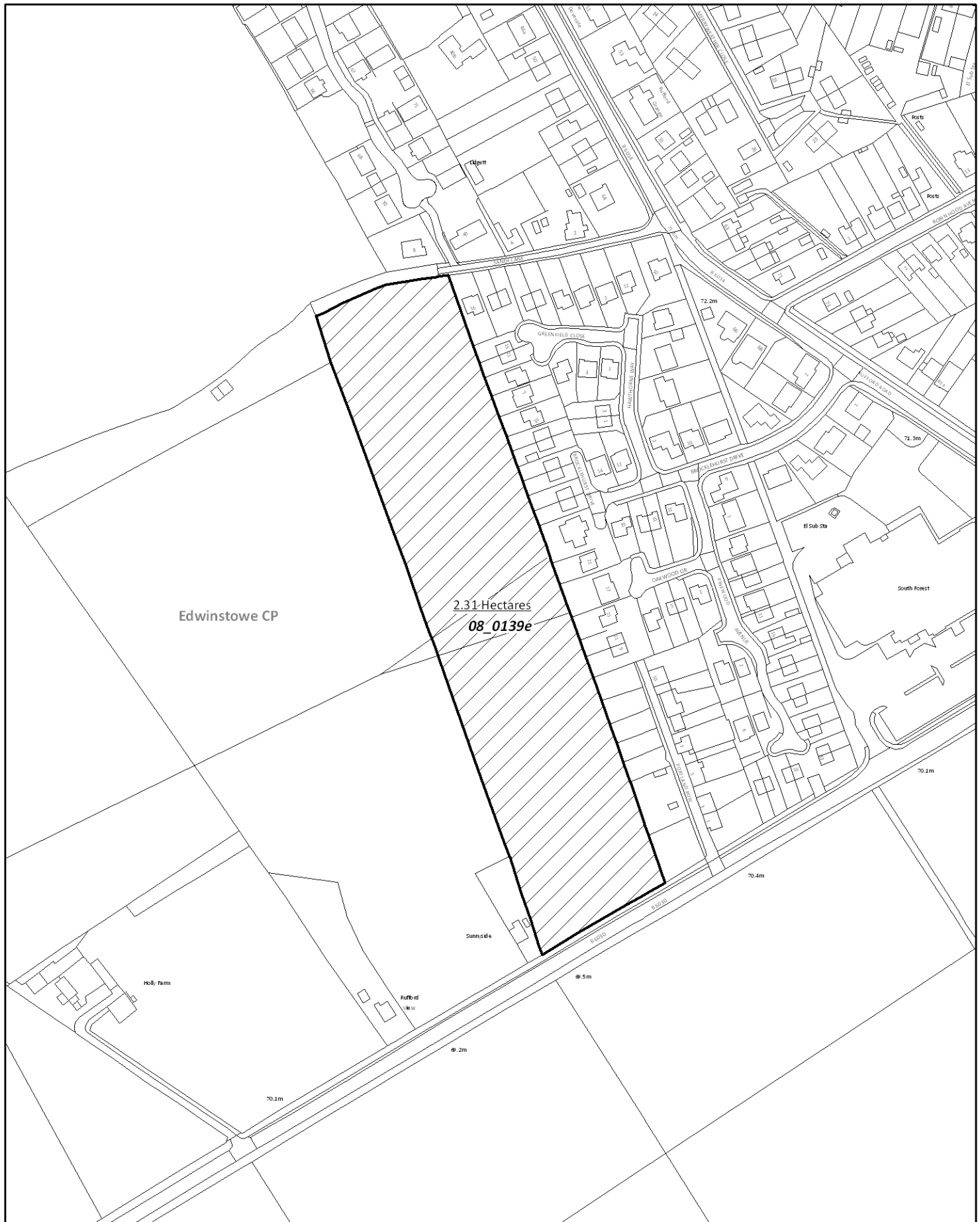
Site Ref: Land south of Sandy Lane**08_0139E** Area(ha): 2.31

Parish: EDWINSTOWE

Proposed Yield : 57

GreenSpaceStrategy Comments: 478m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and On Site Highway Layout to be provided to standard. Traffic Assessment required. Any access to this linear site would need to provide the appropriate standard of access for the speed of vehicles on the adjacent road.**Topography Constraints:** No Flat land, gentle slopes**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons run east to west through the site**Neighbour Issues:** Close to HV overhead power line (See notes)**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**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 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 England). Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:** Information provided: Site available within 10-15 years. Further information provided: Site available within 5-10 years.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 57.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years However site is currently subject to an agricultural tenancy**Availability Other Issues:** other constraints 11-15 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 57.**Additional Comments:** Submission 08_0139D adjoins the site to the north

Strategic Housing Land Availability Assessment 2010



**08_0139e - Land south of Sandy Lane,
Edwinstowe**

Date: 08/03/2010

Scale: 1:2,500

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Site Ref: Land adjoining Maythorn Grove**08_0141****Area(ha):** 1.48**Parish:** EDWINSTOWE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Site available within 5 to 10 years.

Achievability Conclusion:**Achievability 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 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 adjacent to other sites, which may be considered suitable for development. See Sites 08_0116 and 08_0142.

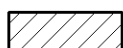
Overall Final Conclusion:

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, make this site unsuitable for development. This site is not appropriate for development in isolation. However, this site is adjacent to other sites, which may be considered suitable for development. See Sites 08_0116 and 08_0142.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**Area Character:** Mixed Village, countryside, colliery**Setting:** Other Village, countryside, colliery**Current Use:** Agriculture**PDL/Greenfield:** Greenfield**Area Greenfield:** 1.48**Area PDL:****Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4030m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 90m

Site Ref: Land adjoining Maythorn Grove**08_0141****Area(ha):** 1.48**Parish:** EDWINSTOWE**Proposed Yield :****Physical Constraints** **The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: May be as stated in the representation but until this road is constructed the site remains unsuitable in highway terms.**Topography Constraints:** No Gentle slopes down to east and north**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Colliery to east with mineral railway line**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Entire site is located within flood zone 1 and is therefore suitable for all types of development**Impact on Landscape Biodiversity** **The site may be suitable****Impact on views:** No**Natural Features:** Yes Ditch on southern side of the site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/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).**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 5 to 10 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 6-10 years However site currently subject to a tenancy and allotments are also let to the Parish Council**Availability Other Issues:** other constraints 6-10 years**Viability Comments:****Additional Comments:** Councillor Shirley Moore: Site would look onto the proposed site for the new Sherwood Forest Visitors Centre and site is within Sherwood 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

Site Ref: Allotments off Ollerton Road**08_0142****Area(ha):** 1.98**Parish:** EDWINSTOWE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Provided: Site available within 5 years. However the site is currently let to the Parish Council for use of allotments.

Achievability Conclusion:**Achievability 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 contamination issues at the site would need to be investigated and mitigated if necessary. The site is currently used as allotment land, appropriate alternative provision would need to be provided. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0116.

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. The site is currently used as allotment land, appropriate alternative provision would need to be provided. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0116.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Village, countryside, colliery**Area Greenfield:** 1.98**Setting:** Other Village, countryside, colliery**Area PDL:****Current Use:** Allotments Other**Proposed Use:****Policy The site may be suitable**

Allocated Site: Countryside Whilst the site is not allocated as R2 land it is still protected by the provisions of the the policy given that it is used as allotment land.

Other: NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, R2 Existing Open Space, PU4 Aquifer Protection Zone

Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 3967m**Proximity Transport Node:** Over 1km from a major public transport node

Site Ref: Allotments off Ollerton Road**08_0142****Area(ha):** 1.98**Parish:** EDWINSTOWE**Proposed Yield :****GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 4m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: This site would need to gain access through site 08_0141. May be as stated in the representation but until this road is constructed the site remains unsuitable in highway terms.**Topography** No Fairly level
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Numerous sheds and structures for allotments**Neighbour Issues:** Colliery and mineral railway line to east**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Entire site is located within flood zone 1 and is therefore suitable for all types of development**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** No**Impact on existing** Yes Would affect allotments
Recreational Use:**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 England).**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Provided: Site available within 5 years. However the site is currently let to the Parish Council for use of allotments.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 6-10 years However site currently subject to a tenancy and allotments are also let to the Parish Council**Availability Other Issues:** other constraints 6-10 years**Viability Comments:****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



Site Ref: Land off Boy Lane**08_0143****Area(ha): 1.44****Parish: EDWINSTOWE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Site available within 5 to 10 years.

Achievability Conclusion:**Achievability 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 contamination issues in the locality would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0492.

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 in the locality would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0492.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Village, countryside**Area Greenfield:** 1.44**Setting:** Other Village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Open break/Green Wedge**Other:** FS6 Edwinstowe Green Wedge, NE1
Development in the Countryside, NE9 Sherwood
Forest Special Landscape Area, PU4 Aquifer
Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4329m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 258m**Physical Constraints The site is not suitable**

Site Ref: Land off Boy Lane**08_0143****Area(ha):** 1.44**Parish:** EDWINSTOWE**Proposed Yield :**

Highway Engineers Comments: Comments amended in response to consultation reply: Single point of access would limit the number of properties served off Boy Lane under current guidance to 150 dwellings in total. However, the junction of Boy lane onto High St has restricted visibility in the southerly direction which is likely to restrict development of this Lane. Further dwellings are unlikely to be suitable in highways terms without provision of alternative secondary access.

Topography No Flat Land
Constraints:

Access to Utilities? Yes

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: Mineral railway to south

Site within a flood zone?: Adjacent zone 3

Identified in SFRA: Yes

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

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes

Natural Features: No

Impact on existing Recreational Use: No

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 England).

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Site available within 5 to 10 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

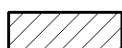
Timescale: other constraints 6-10 years However site currently subject to a tenancy

Availability Other Issues: other constraints 6-10 years

Viability Comments:

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 the Sherwood Forest Special Landscape Area. SHLAA site 08_0492 is to the north of this site.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Fourth Avenue**08_0488****Area(ha):** 0.25**Parish:** EDWINSTOWE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability 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.

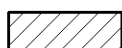
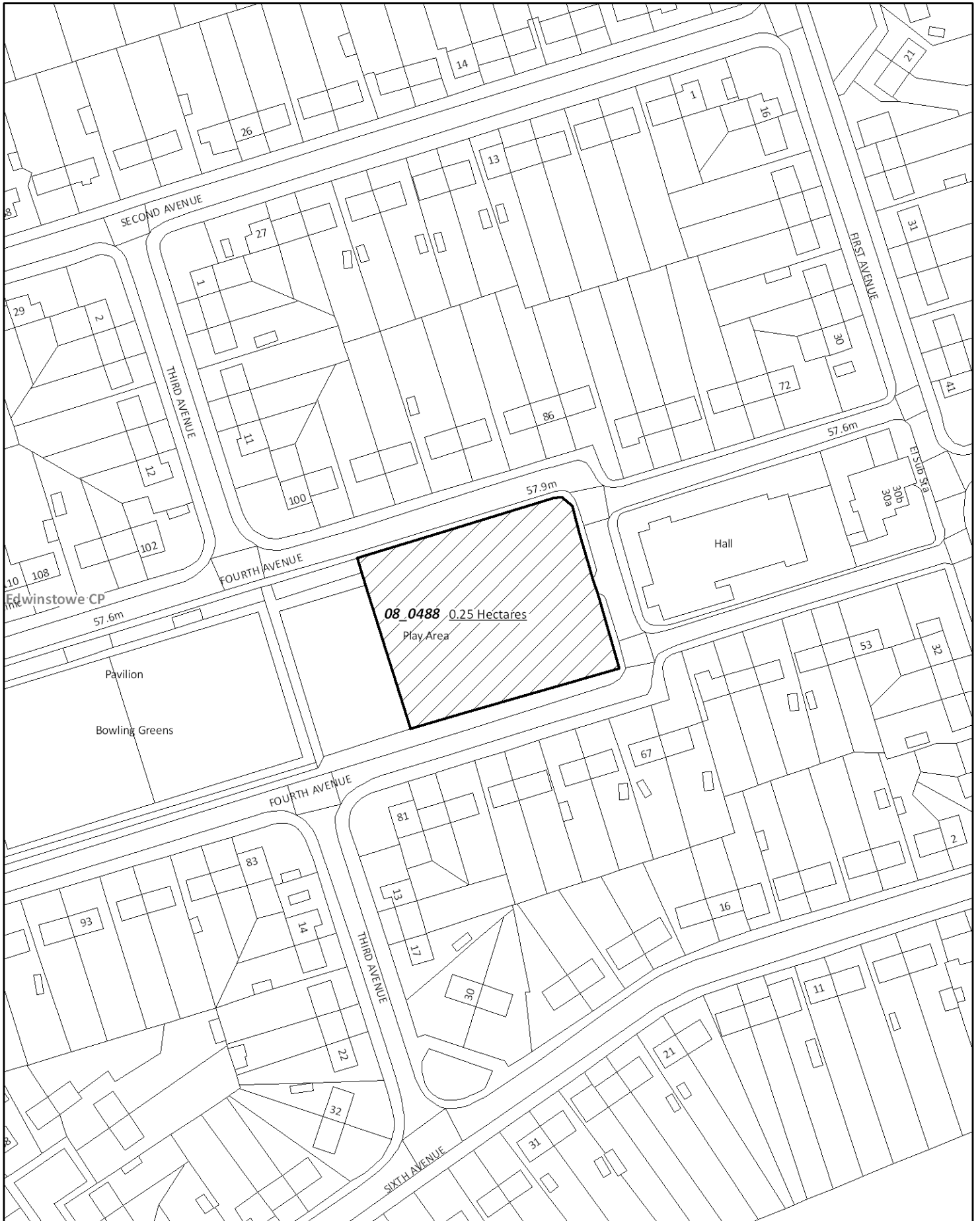
Overall Final Conclusion:

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 Land Use Location The site is suitable**Location:** Village (within boundary)**Area Character:** Residential**Setting:** Village**Current Use:** Car Park for Miners Welfare and Bowls Club.Other**PDL/Greenfield:** PDL**Area Greenfield:** 0.25**Area PDL:****Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated Smoke Control Zone**Other:** H13 Housing Development in Large Villages, PU4 Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 4783m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 35m

Site Ref: Land at Fourth Avenue**08_0488****Area(ha):** 0.25**Parish:** EDWINSTOWE**Proposed Yield :****Physical Constraints** The site is not suitable**Highway Engineers Comments:** None given**Topography** No
Constraints:**Access to Utilities?** Unknown**Contaminated Land?:****Contamination Category:****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Car Park used by the adjacent
Miners Welfare**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing** No
Recreational Use:**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 England).**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** 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



Site Ref: Birklands, Mansfield Road

08_0489

Area(ha): 0.87

Parish: EDWINSTOWE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability 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. Not suitable due to environmental constraints - the majority of the site is covered in mature trees.

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. Not suitable due to environmental constraints - the majority of the site is covered in mature trees.

Character Land Use Location The site is suitable

Location: Village (within boundary)

PDL/Greenfield: PDL

Area Character: Residential

Area Greenfield:

Setting: Village

Area PDL: 0.87

Current Use: Residential

Proposed Use:

Policy The site is suitable

AllocatedSite: Not Allocated

Other: H13 Development in Large Villages PU4 Aquifer Protection Zone

Conflicting Issues No

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes

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

GP/ Health Centre: Yes **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 4515m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 256m

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. There is likely to be a position on the site frontage where adequate visibility could be achieved.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: No

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

Site Ref: Birklands, Mansfield Road

08_0489

Area(ha): 0.87

Parish: EDWINSTOWE

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes The site is substainally covered in mature trees

Impact on existing Recreational Use: No

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 England).

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Edwinstowe Hall**08_0490****Area(ha):** 0.46**Parish:** EDWINSTOWE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability 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. The site is in the grounds of Edwinstowe Hall - which is used as a respite care centre - therefore development would be inappropriate.

Overall Final Conclusion:

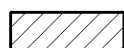
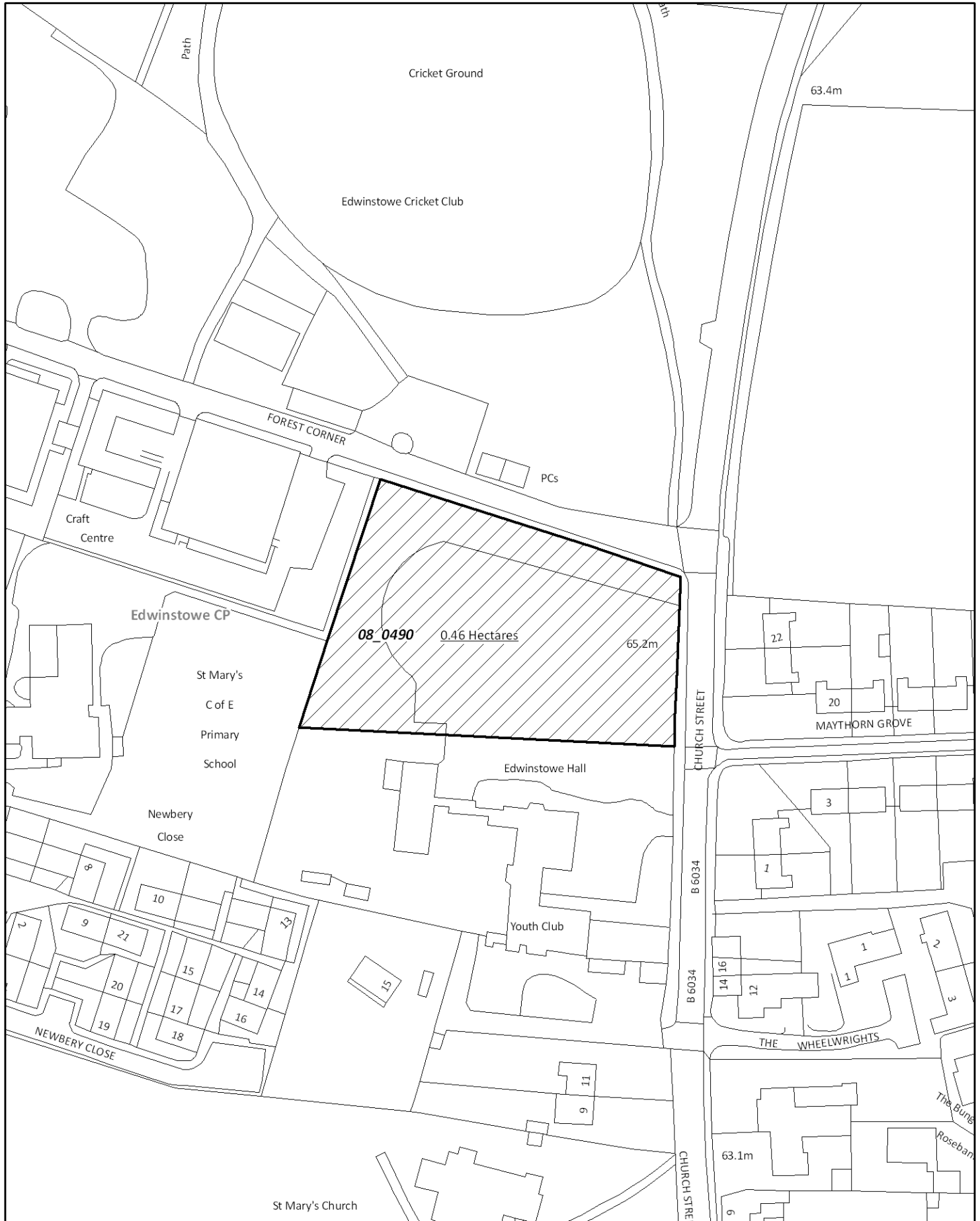
Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. The site is in the grounds of Edwinstowe Hall - which is used as a respite care centre - therefore development would be inappropriate.

Character Land Use Location The site is not suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Mixed Countryside and Village**Area Greenfield:****Setting:** Village**Area PDL:** 0.46**Current Use:** Grounds of Edwinstowe Hall -
Residential Institution Land & Bldgs in Use**Proposed Use:****Policy** The site is suitable**Allocated Site:** Heritage Conservation designation
Smoke Control Zone**Other:** H13 Housing Development in Large Villages, C1-5, C12, C15 - 18 Conservation Areas, PU4
Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4406m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 132m**Physical Constraints** The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Forest Corner is not an adopted highway therefore access could only be considered onto Church St. The access onto Church St is not straight forward due to the proximity of existing adjacent junctions. Further investigation would be required.

Site Ref: Land at Edwinstowe Hall**08_0490****Area(ha):** 0.46**Parish:** EDWINSTOWE**Proposed Yield :****Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Not Applicable**Site Apparatus:** Electricity Poles and wires to North of the site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes approximately 30% covered by trees**Impact on existing Recreational Use:** Yes Edwinstowe BW4**Listed Bldg / Local Interest Bldg:** Yes**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).**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** 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



Site Ref: 20 Church Street**08_0491****Area(ha): 0.39****Parish: EDWINSTOWE****Proposed Yield : 12****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 12.

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. 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.

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 Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.39**Setting:** Village**Area PDL:****Current Use:** Residential**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 Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes

GP/ Health Centre: Yes **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:**

Site Ref: 20 Church Street

08_0491

Area(ha): 0.39

Parish: EDWINSTOWE

Proposed Yield : 12

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 4144m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 86m

Physical Constraints The site may be suitable

Highway Engineers Comments: 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 No Constraints:

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes 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).

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 12.

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

Legal Issues:

Legal Comments:

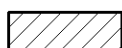
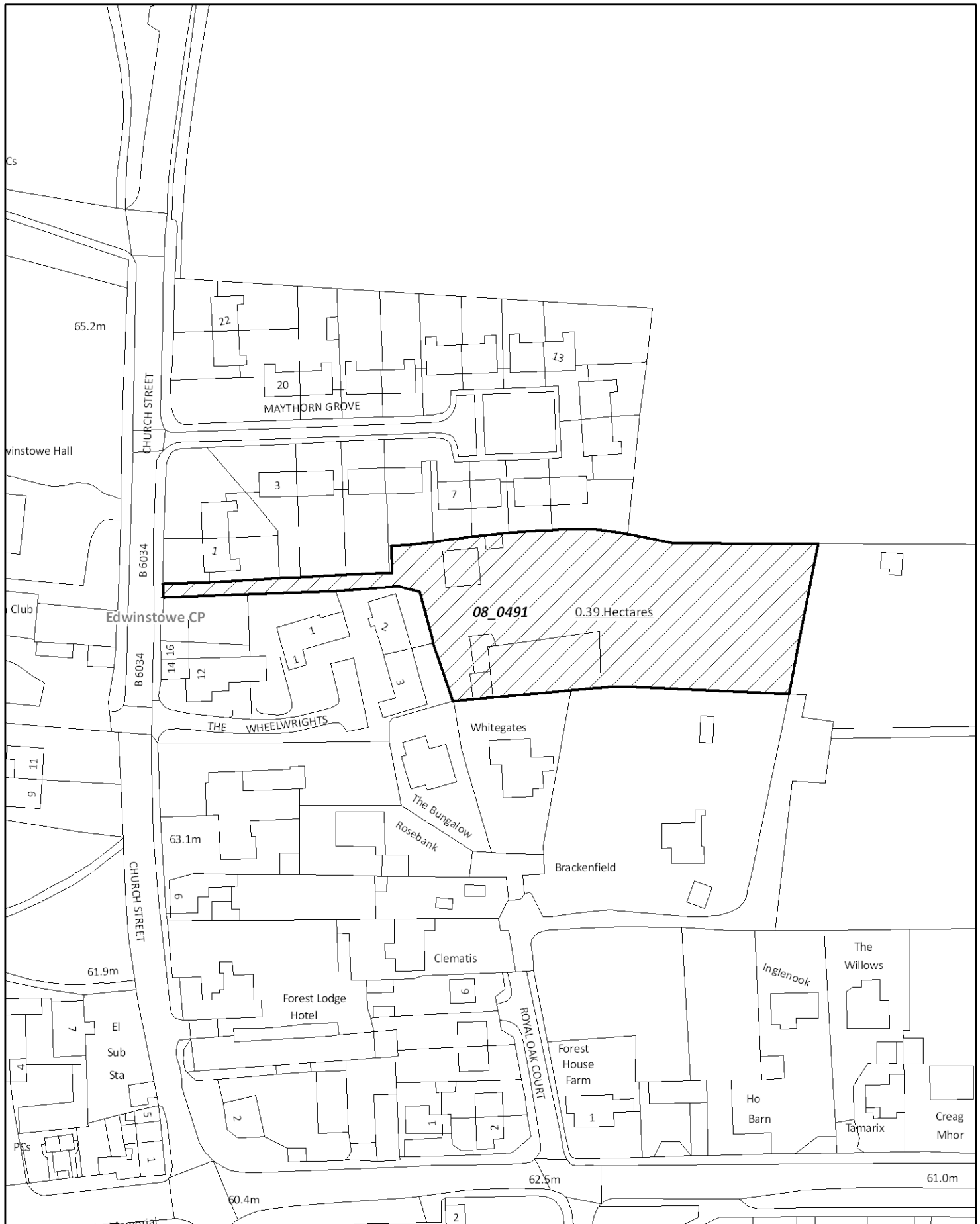
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 12.

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

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Boy Lane**08_0492****Area(ha):** 1.62**Parish:** EDWINSTOWE**Proposed Yield :** 39**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied: Available within 5 - 10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 20% site area reduction accommodating 6% on-site POS and POS commuted sum. No. of dwellings 39.

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 in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Potential flooding 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 provided. Any possible development would need to mitigate against any detrimental impact on potential protected species habitat and trees within the site. If the Green Wedge Boundary, Village Envelope and Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Any 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 in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Potential flooding 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 provided. Any possible development would need to mitigate against any detrimental impact on potential protected species habitat and trees within the site. If the Green Wedge Boundary, Village Envelope and Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5- 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside and Residential**Area Greenfield:** 1.62**Setting:** Countryside**Area PDL:****Current Use:** Paddock and Allotment gardens Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Open break/Green Wedge Smoke Control Zone**Other:** FS7 Main Open Area, FS9 Edwinstowe Green Wedge, NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, R2 Existing Open Space, PU1 Washlands, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Green Wedge, Outside Village Envelope, Partly a Main Open Area

Site Ref: North of Boy Lane**08_0492** Area(ha): 1.62 Parish: EDWINSTOWE**Proposed Yield :** 39**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4373m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 110m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Boy lane is an adopted highway but would likely need to be improved if residential development were to be considered.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Allotment buildings**Neighbour Issues:** None**Identified in SFRA:** Yes**Site within a flood zone?:** In zone 3 Approximately 5% in Flood zone 3. 20% in Flood Zone 2**SFRA Comments:** Development suitable subject to steering development away from flood zone 3 and the Functional Floodplain.**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** 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/Habitats:** Yes Potential Protected 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).**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information supplied: Available within 5 - 10 years.

Site Ref: North of Boy Lane

08_0492

Area(ha): 1.62

Parish: EDWINSTOWE

Proposed Yield : 39

Achievability Comments: Viable - Assessed at 30 dph with 20% site area reduction accomodating 6% on-site POS and POS commuted sum. No. of dwellings 39.

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

Legal Issues:

Legal Comments:

Timescale:

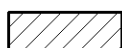
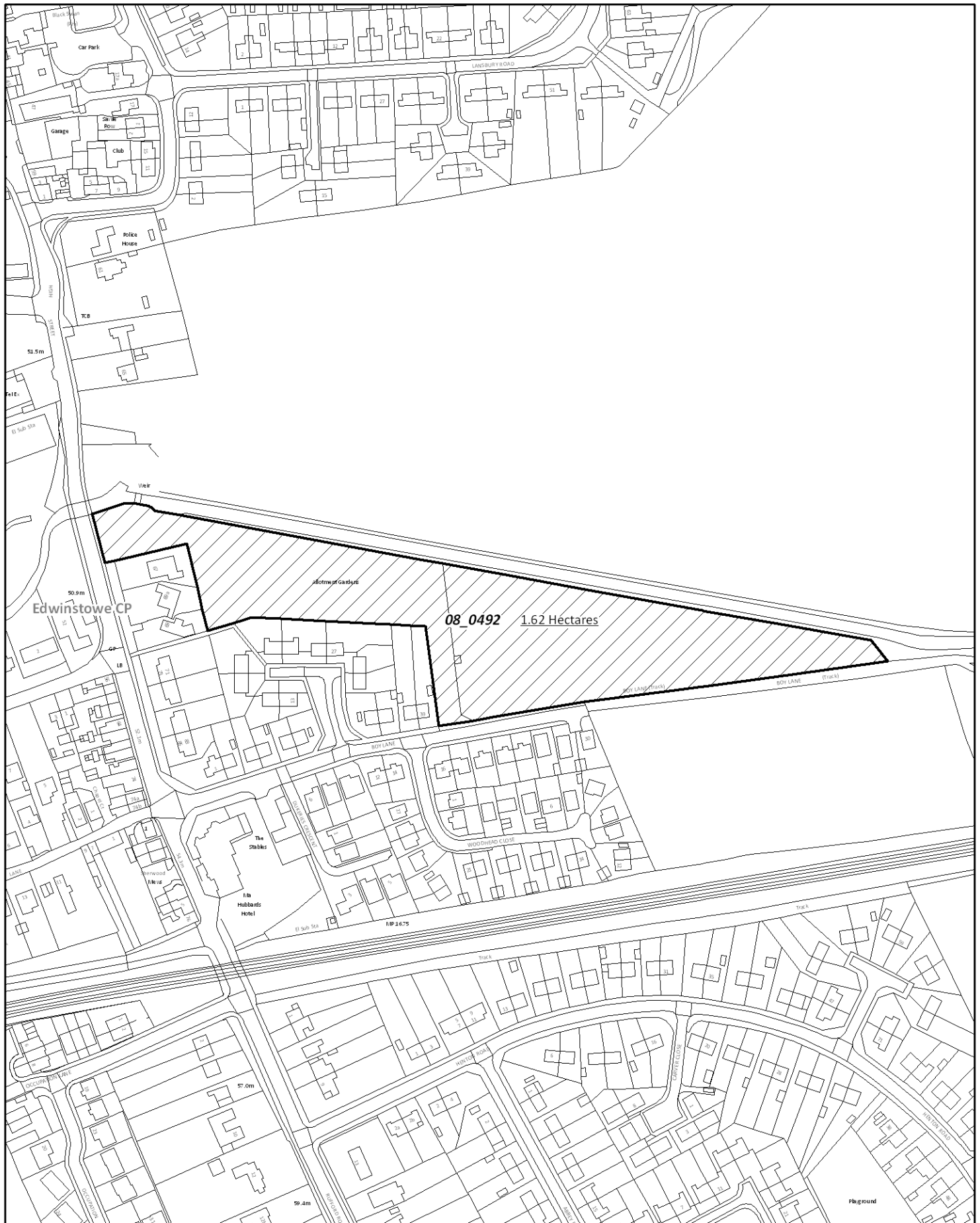
Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph with 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.

Strategic Housing Land Availability Assessment 2010



**08_0492 - North Of Boy Lane,
Edwinstowe**

Date: 08/03/2010

Scale: 1:2,500

Site Ref: North of Edwinstowe Station**08_0493****Area(ha):** 0.60**Parish:** EDWINSTOWE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability 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 contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Not suitable due to environmental constraints – access could only be gained through Site of Interest for Nature Conservation 2/737 - Edwinstowe Station which forms the western element of this site.

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. Not suitable due to environmental constraints – access could only be gained through Site of Interest for Nature Conservation 2/737 - Edwinstowe Station which forms the western element of this site.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Residential and Countryside**Area Greenfield:** 0.23**Setting:** Village**Area PDL:** 0.37**Current Use:** Pond & wildlife area Residential**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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 Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 4947m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 258m**Physical Constraints The site may be suitable**

Site Ref: North of Edwinstowe Station**08_0493****Area(ha):** 0.60**Parish:** EDWINSTOWE**Proposed Yield :**

Highway Engineers 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 Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes Pond, embankments and Trees

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Protected Species/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). 2/737 - Edwinstowe Station

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

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

Legal Issues:

Legal Comments:

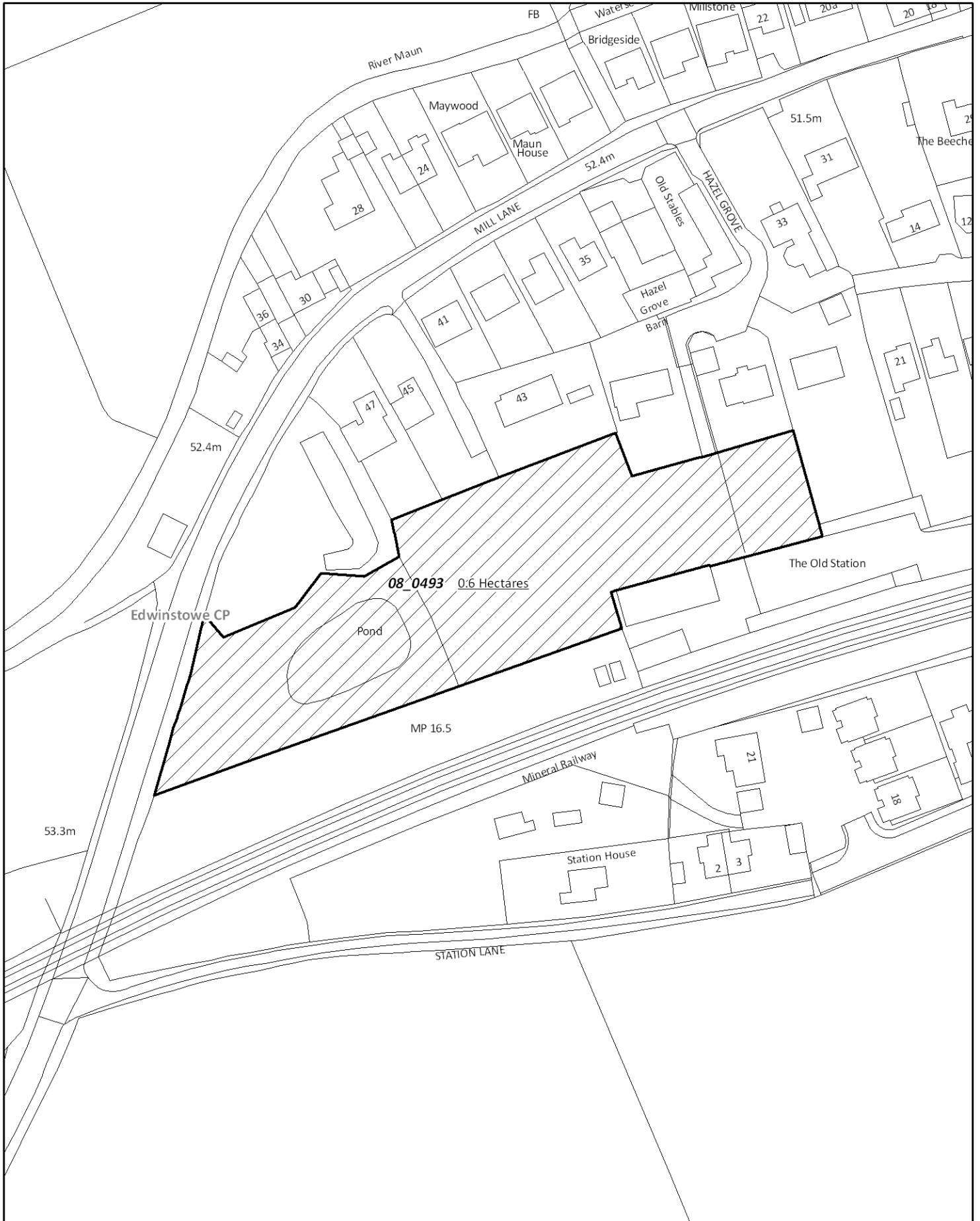
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0493 - North Of Edwinstowe Station,
Edwinstowe**

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

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Site Ref: 18 Rufford Road**08_0494****Area(ha): 0.40****Parish: EDWINSTOWE****Proposed Yield : 11****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 10% site area reduction, no on-site POS but POS commuted sum. No. of dwellings 11.

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. 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.

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 The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.4**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated Smoke Control Zone**Other:** H13 Housing Development in Large Villages, PU4 Aquifer Protection Zone**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4934m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 187m

Site Ref: 18 Rufford Road

08_0494

Area(ha): 0.40

Parish: EDWINSTOWE

Proposed Yield : 11

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Subject to satisfactory details of access it is unlikely that there would be any highway objections to this site.

Topography No Constraints:

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes 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).

Tree Preservation Order: Yes

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

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

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 dph with 10% site area reduction, no on-site POS but POS commuted sum. No. of dwellings 11.

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

Legal Issues:

Legal Comments:

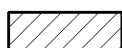
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph with 10% site area reduction, no on-site POS but POS commuted sum. No. of dwellings 11.

Additional Comments:

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****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 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 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 Character:** Mixed Countryside and Residential**Area Greenfield:** 2.8**Setting:** Countryside**Area PDL:****Current Use:** Paddock Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside 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 Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 4502m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy 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: South of Robin Hood Avenue**08_0495****Area(ha): 2.80****Parish: EDWINSTOWE****Proposed Yield : 72**

assessment required. Access to this site could only be taken from Rufford Rd and sited as far from the signalised junction that is practicable and safe.

Topography Constraints: No

Access to Utilities? Yes

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Electricity poles and lines through this site.

Neighbour Issues: None

Identified in SFRA: Yes

Site within a flood zone?: In Floodzone 1

SFRA Comments: Suitable for development.

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes 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).

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 dph with 14% on site POS and POS commuted sum. No. of dwellings 72.

Ownership Constraints owner constraints 6-10 years

Ownership Comments:

Legal Issues:

Legal Comments:

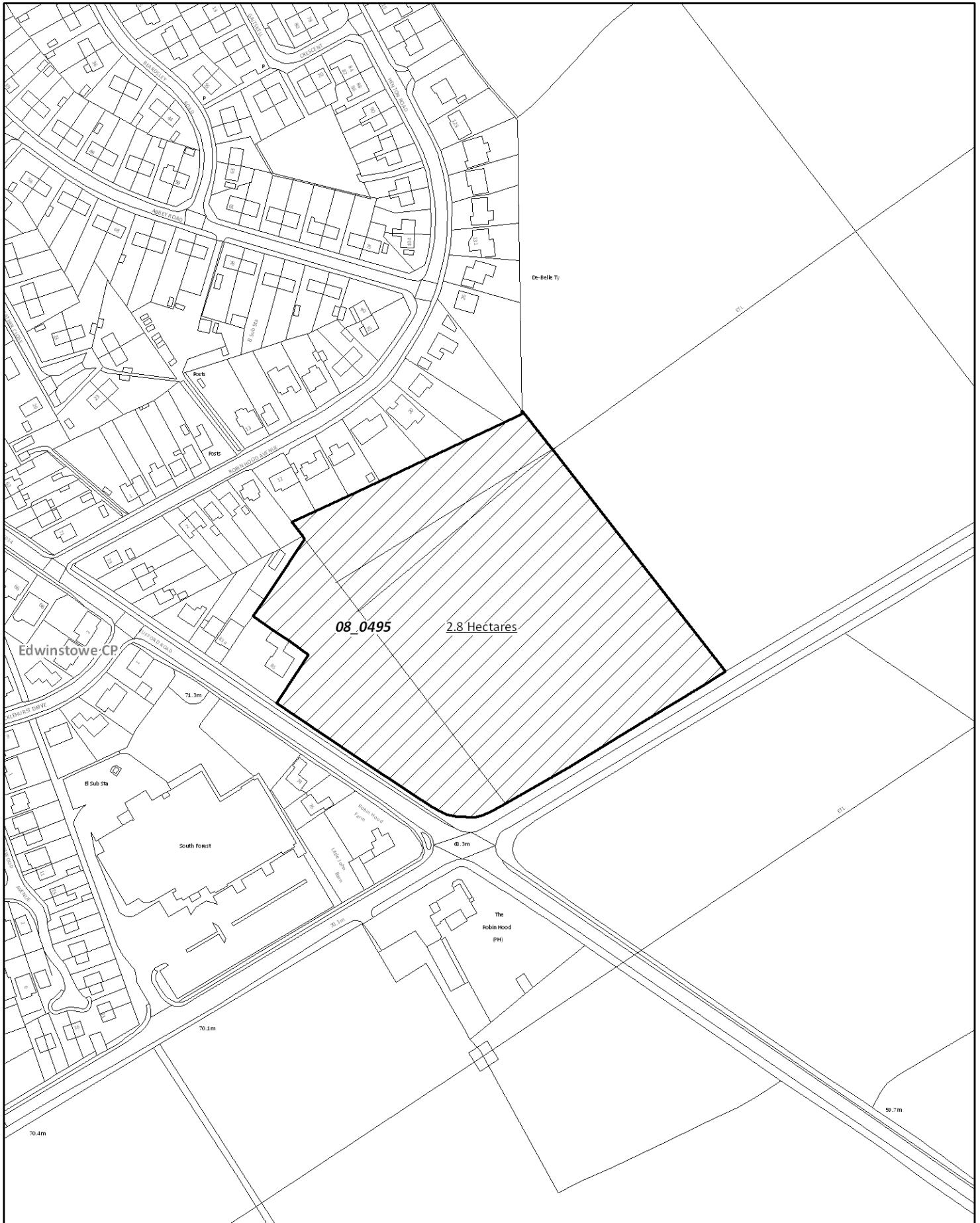
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph with 14% on site POS and POS commuted sum. No. of dwellings 72.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



08_0495 - South Of Robin Hood Avenue, Edwinstowe

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

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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



Strategic Housing Land Availability Assessment 2010

