

Gunthorpe Parish

5.113 Within Gunthorpe Parish, 9 sites have been through the full Assessment process. All 9 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.114 The following sites within the parish of Gunthorpe 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_0534**
- **08_0536**
- **08_0537**
- **08_0538**
- **08_0622**
- **08_0623**
- **08_0624**
- **08_0625**
- **08_0691**

5.115 08_0691 is recorded in Gunthorpe Parish but a small part may be in Lowdham and Caythorpe Parishes.

Site Ref: North of Trentside**08_0534**

Area(ha): 1.56

Parish: GUNTHORPE

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway access constraints in this location. Site frontage, including access, lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Possible highway access constraints in this location. Site frontage, including access, lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedVillage, Countryside**Area Greenfield:** 1.05**Setting:** Green Belt**Area PDL:** 0.51**Current Use:** Paddock, car parkOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Green Belt, NE8 Mature Landscape Area, NE1 Development in the Countryside**Conflicting Issues** Yes Nottinghamshire Green Belt and outside the Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12129**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 342m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**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 2 (Very good) Grade 3**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Southern section in FZ3 remainder in FZ2**Identified in SFRA:** No**SFRA Comments:**

Site Ref: North of Trentside

08_0534 Area(ha): 1.56 Parish: GUNTHORPE

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Protected Species/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

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

Legal Issues:

Legal Comments:

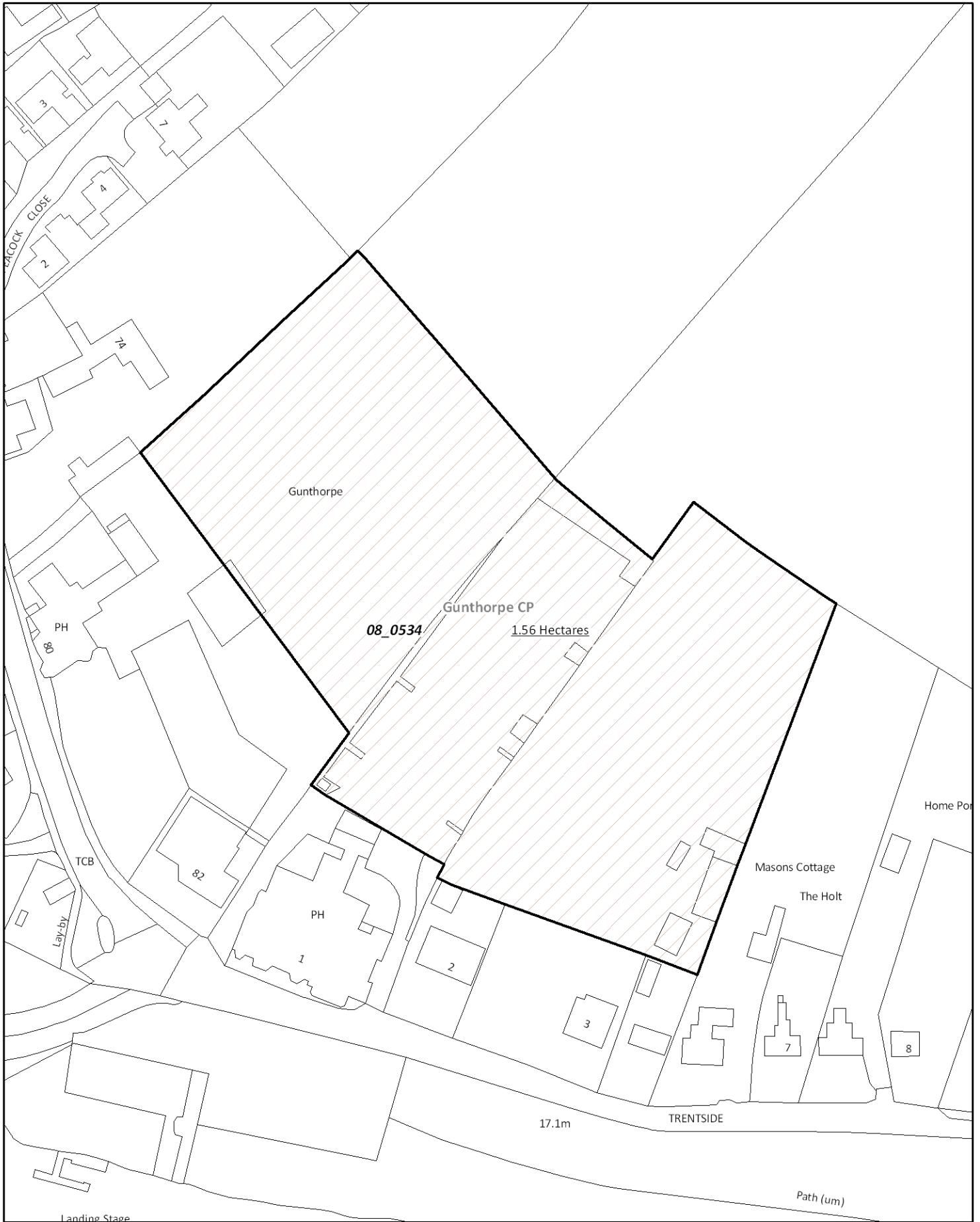
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: SHLAA Site 08_0625 adjoins the site
East Midlands Airport Wind Turbine Development Area; Landfill site historic buffer zone

Strategic Housing Land Availability Assessment 2010



**08_0534 - North Of Trentside,
Gunthorpe**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: West of Peck Lane**08_0536**

Area(ha): 0.38

Parish: GUNTHORPE

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

Highway access constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Highway access constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside, Residential**Area Greenfield:** 0.38**Setting:** Green Belt**Area PDL:****Current Use:** PaddockAgriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Green Belt and outside Village Envelope.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11652**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 142m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Peck Ln would be unsuitable for further development to be served due to the restrictive width of the carriageway and lack of pedestrian facility.**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**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also FZ2**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable

Site Ref: West of Peck Lane

08_0536

Area(ha): 0.38

Parish: GUNTHORPE

Proposed Yield :

Impact on views: No

Natural Features: No

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is 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:

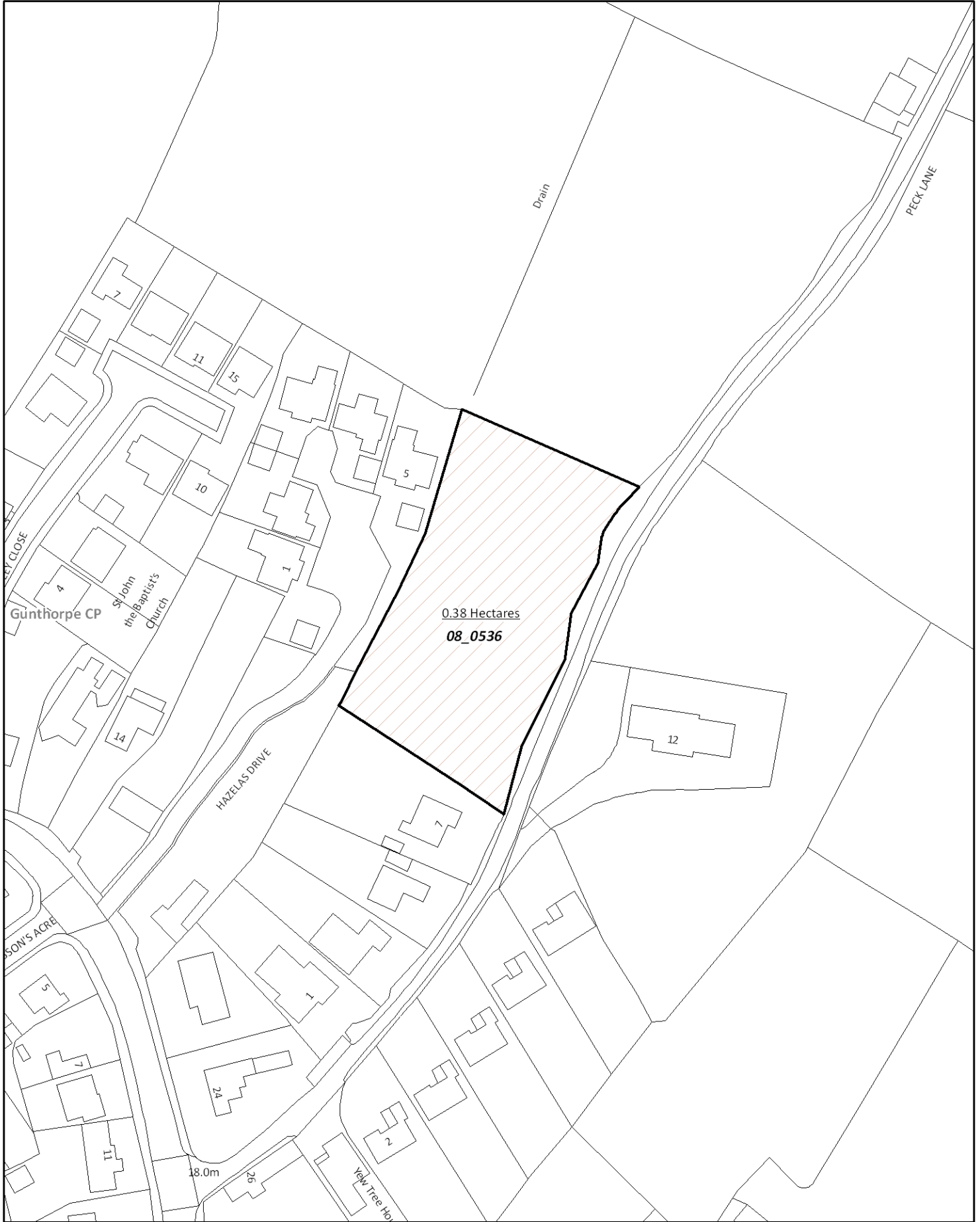
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: East Midlands Airport Wind Turbine Development Area
Landfill sites historic buffer zone

Strategic Housing Land Availability Assessment 2010



**08_0536 - West Of Peck Lane,
Gunthorpe**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: North of Main Street**08_0537**

Area(ha): 2.46

Parish: GUNTHORPE

Proposed Yield :

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

Development is not appropriate on the area of the site which is designated as a Scheduled Ancient Monument. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Development is not appropriate on the area of the site which is designated as a Scheduled Ancient Monument. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside, Residential**Area Greenfield:** 2.46**Setting:** Green Belt**Area PDL:****Current Use:** paddockAgriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 Development in the Countryside, NE8 Mature Landscape Area, PU1 Washlands, S22 Scheduled Ancient Monuments**Conflicting Issues** Yes Greenbelt, outside village envelope, Part of site is Scheduled Ancient Monument**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11293m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 230m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout required to standard. Traffic Assessment required. Access could only be considered off Main St for this site.**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 2 (Very good)**Site Apparatus:** Telegraph Lines traverse site**Neighbour Issues:** Scheduled ancient monument**Site within a flood zone?:** In zone 3 Also in FZ 2**Identified in SFRA:** No

Site Ref: North of Main Street

08_0537

Area(ha): 2.46

Parish: GUNTHORPE

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes Significant mature trees which front road, drain runs through the site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

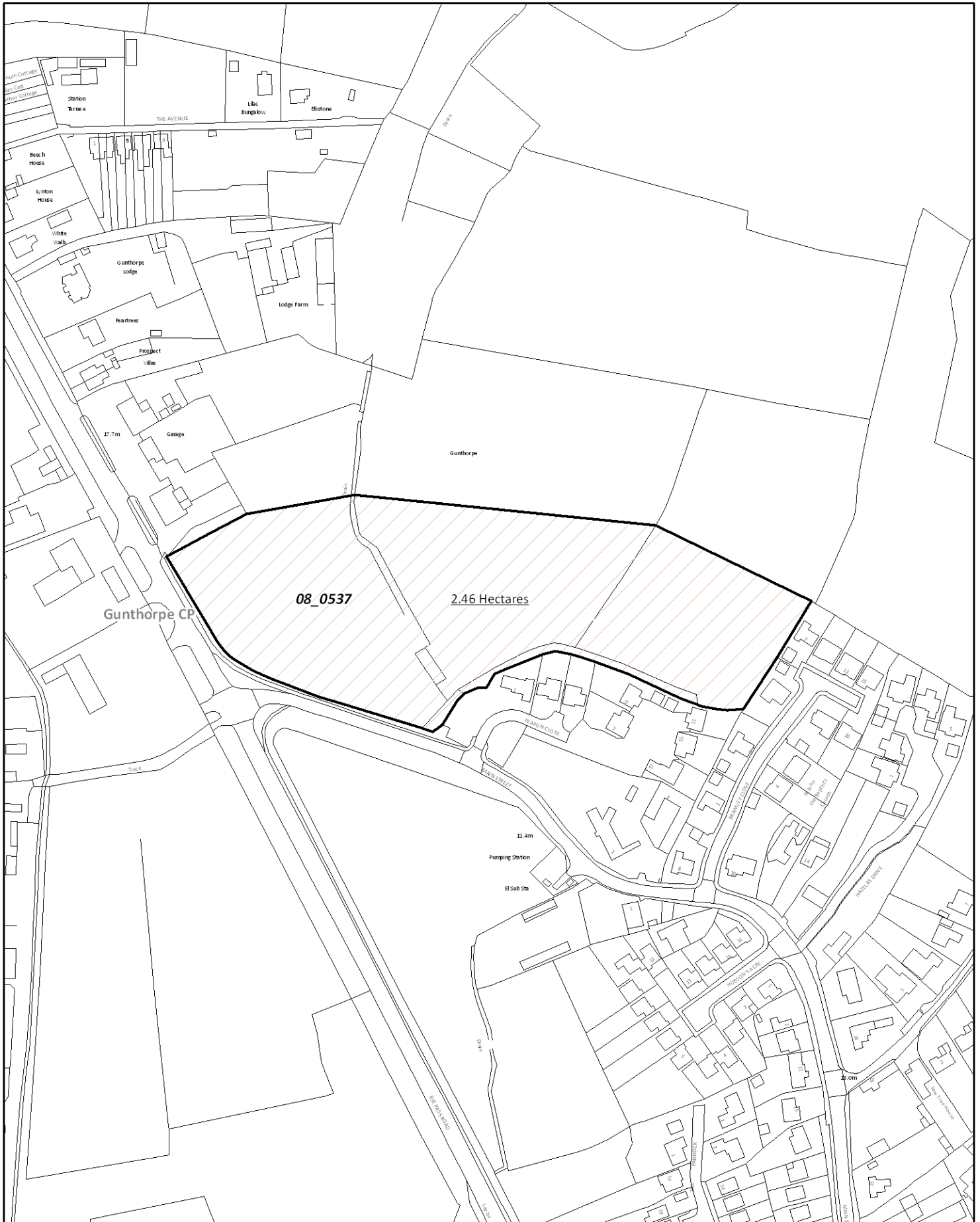
Availability Other Issues:

Viability Comments:

Additional Comments: Gunthorpe – Site Ref 0537

Part of this site contains a part of a scheduled ancient monument (Neolithic Henge). Given that Paragraph 12.1 of the SHLAA Methodology states that sites wholly constrained by significant issues (including SAMs) will be discounted, it is surprising that this site forms part of the draft SHLAA. Development within the SAM will not be possible and there are likely to be significant issues with the rest of the site in terms of the SAM's setting and the archaeological potential outside of the SAM. We therefore question whether this site can deliver residential development. East Midlands Wind Turbine Development Area; Landfill site historic buffer zone

Strategic Housing Land Availability Assessment 2010



**08_0537 - North Of Main Street,
Gunthorpe**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: South of Main Street**08_0538**

Area(ha): 0.27

Parish: GUNTHORPE

Proposed Yield :**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Highway access constraints in this location.Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 0.27**Setting:** Green Belt**Area PDL:****Current Use:** UnknownOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 - Development in the Countryside, PU1 - Washlands**Conflicting Issues** Yes Green Belt and Outside Village Envelope.**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11575m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 231m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site's only access would be onto the busy A6097. The Highway Authority would not wish to see unnecessary turning movements on this stretch of road for highway safety reasons.**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**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also within zone 2**Identified in SFRA:** No**SFRA Comments:**

Site Ref: South of Main Street

08_0538

Area(ha): 0.27

Parish: GUNTHORPE

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is 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:

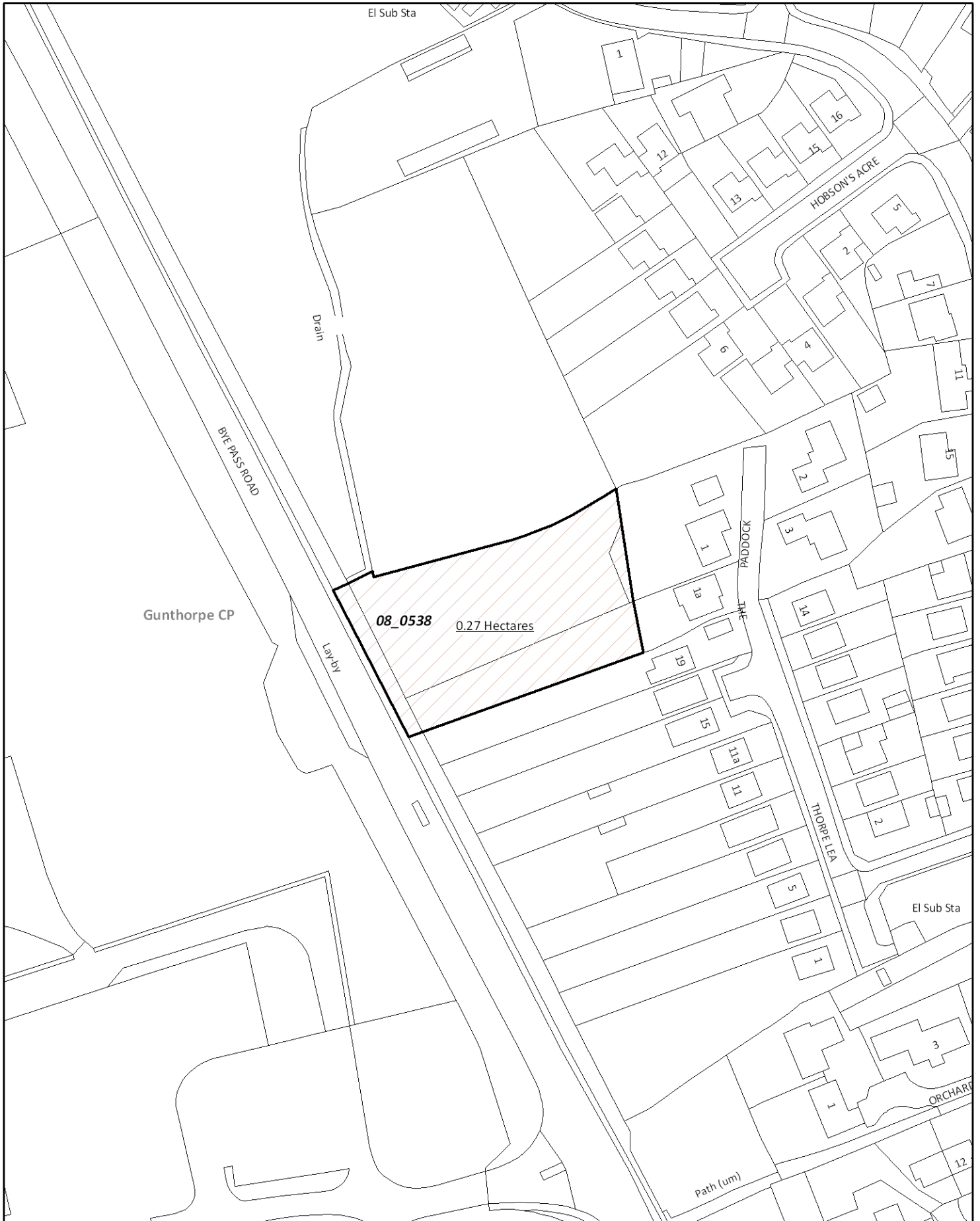
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Adjacent to SHLAA site 08_0622

Strategic Housing Land Availability Assessment 2010



**08_0538 - South Of Main Street,
Gunthorpe**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land North of Gunthorpe**08_0622**

Area(ha): 1.67

Parish: GUNTHORPE

Proposed Yield :

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 1.67**Setting:** Green Belt**Area PDL:****Current Use:** GrazingAgriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, PU1 - Washlands**Conflicting Issues** Yes Green Belt**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11386m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 188m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Direct access would not be permitted onto the Bypass Rd. However, an appropriate access may be available onto Main St.**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 2 (Very good) Also Grade 3**Site Apparatus:** Pumping Station**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly in zone 2 & 3**Identified in SFRA:** No

Site Ref: Land North of Gunthorpe**08_0622**

Area(ha): 1.67

Parish: GUNTHORPE

Proposed Yield :

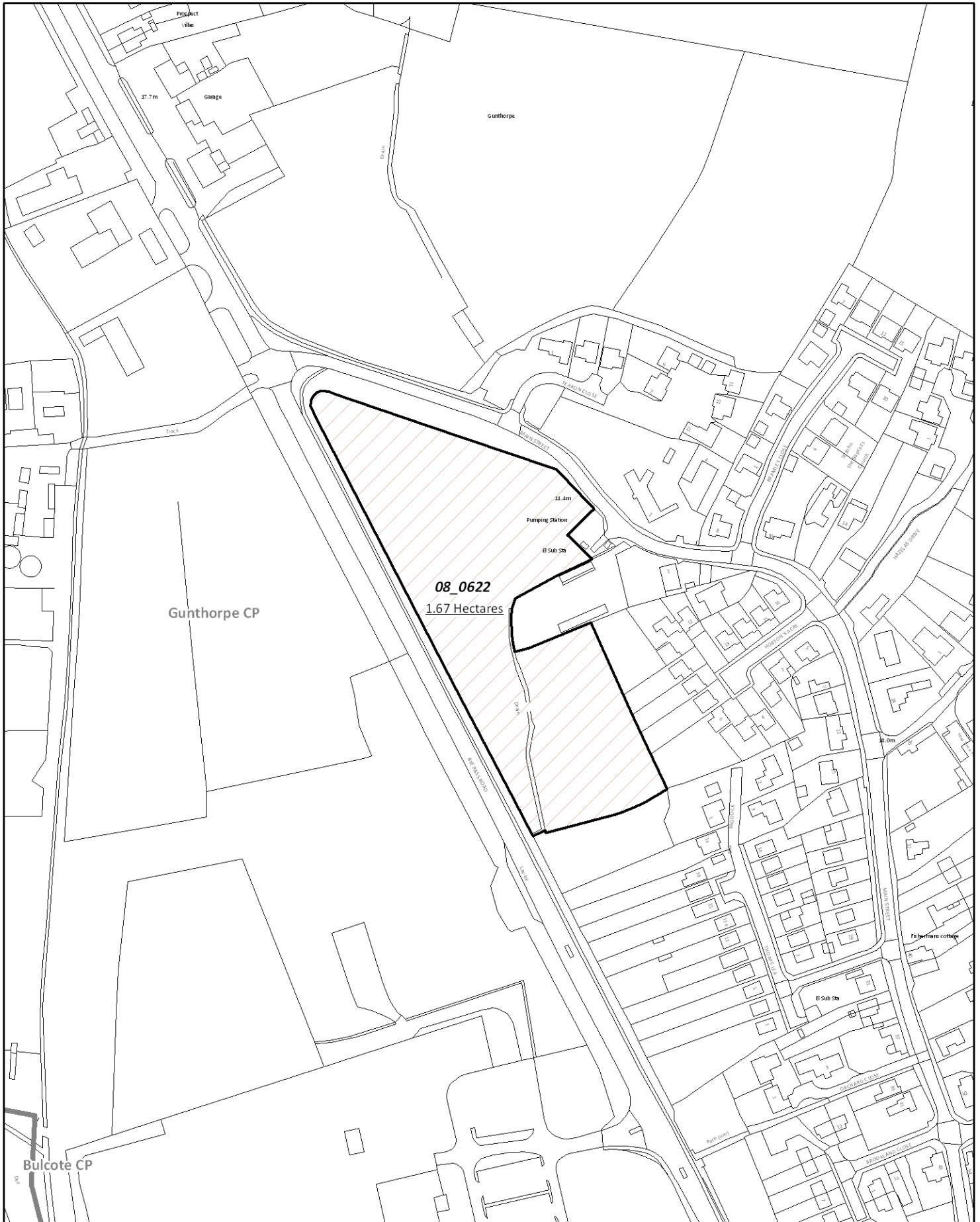
SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** Yes Open area immediately on the node of the two main roads contributes to the sense of arrival into the village.**Natural Features:** Yes Drain running through part of site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: Internal Drainage Board; Coal Authority; East Midlands Wind Turbine Development; Landfill site historic buffer
Adjoins SHLAA Site 08_0538.

Strategic Housing Land Availability Assessment 2010



**08_0622 - Land North Of Gunthorpe,
Gunthorpe**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land North of Gunthorpe**08_0623**

Area(ha): 11.49

Parish: GUNTHORPE

Proposed Yield :**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 11.49**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, PU1 - Washlands, NE8 - Mature Landscape Areas**Conflicting Issues** Yes Green Belt**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11344m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 477m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Peck lane is not of a standard that could support development of this size. A TA would highlight the shortcomings of the infrastructure serving this site.**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**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 95% in zones 2 & 3**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Land North of Gunthorpe

08_0623 Area(ha): 11.49 Parish: GUNTHORPE

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Mature trees, drain along western side

Impact on existing Recreational Use: No Footpath nearby

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

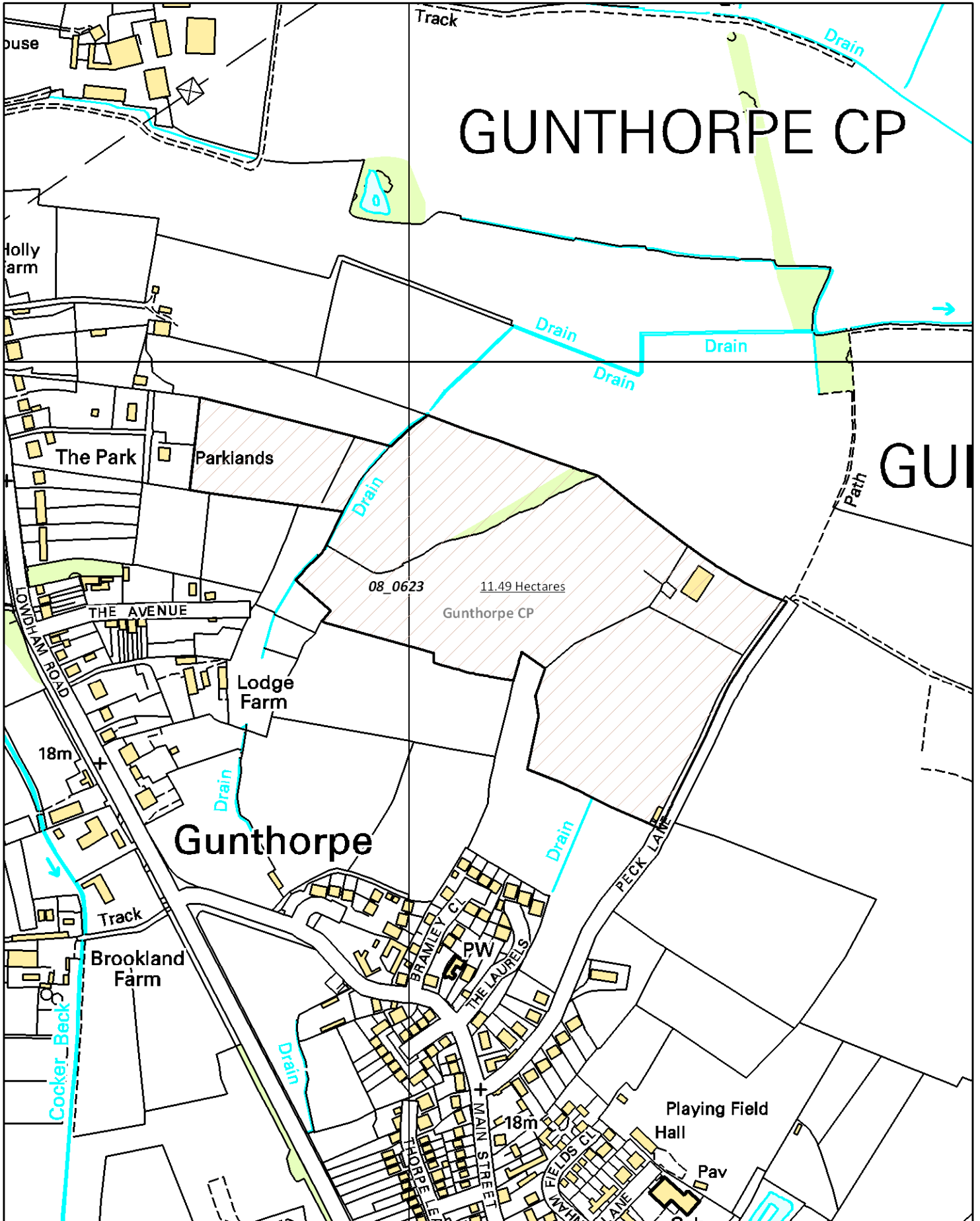
Timescale:


Availability Other Issues:

Viability Comments:

Additional Comments: Internal Drainage Board. Coal Authority. East Midlands Wind Turbine Development

Strategic Housing Land Availability Assessment 2010



 **08_0623 - Land North Of Gunthorpe, Gunthorpe**

Date:	09/03/2010
Scale:	1:5,000

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Site Ref: Land North of Gunthorpe**08_0624**

Area(ha): 4.86

Parish: GUNTHORPE

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 4.86**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE8 - Mature Landscape Areas**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11823m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 195m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Peck lane is not of a standard that could support development of this size. A TA would highlight the shortcomings of the infrastructure serving this site.**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: Land North of Gunthorpe**08_0624**

Area(ha): 4.86

Parish: GUNTHORPE

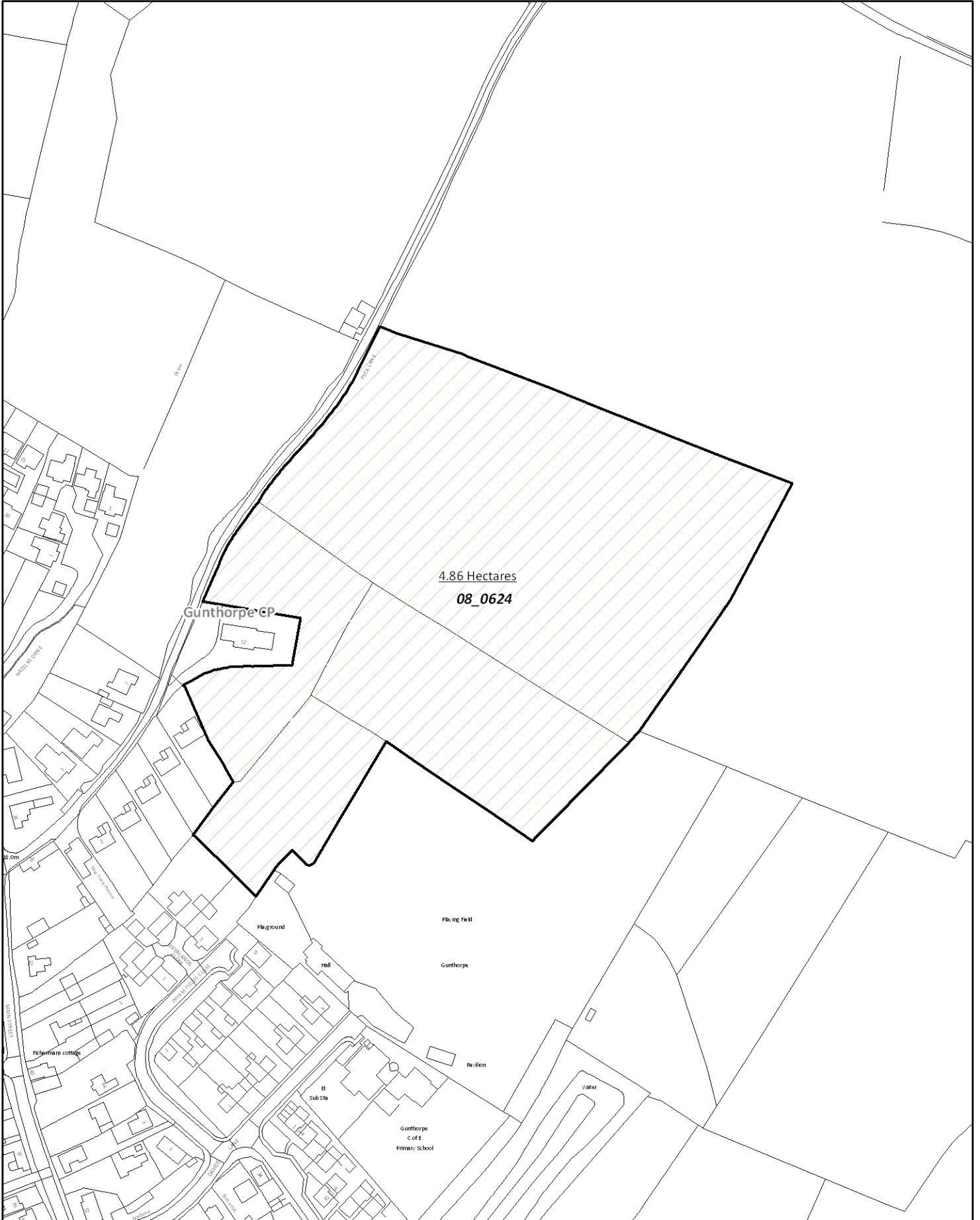
Proposed Yield :**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approx10% Zone 3, western part of site. 75% Zone 2**Identified in SFRA:** No**SFRA Comments:**

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** Yes Tree grouping on eastern boundary.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is 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: Internal Drainage Board. Coal Authority. East Midlands Wind Turbine Development

Strategic Housing Land Availability Assessment 2010



Site Ref: Land North of Gunthorpe**08_0625**

Area(ha): 20.00

Parish: GUNTHORPE

Proposed Yield :

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

Potential flooding issues. Further information would need to be provided to justify development in this location. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential flooding issues. Further information would need to be provided to justify development in this location. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

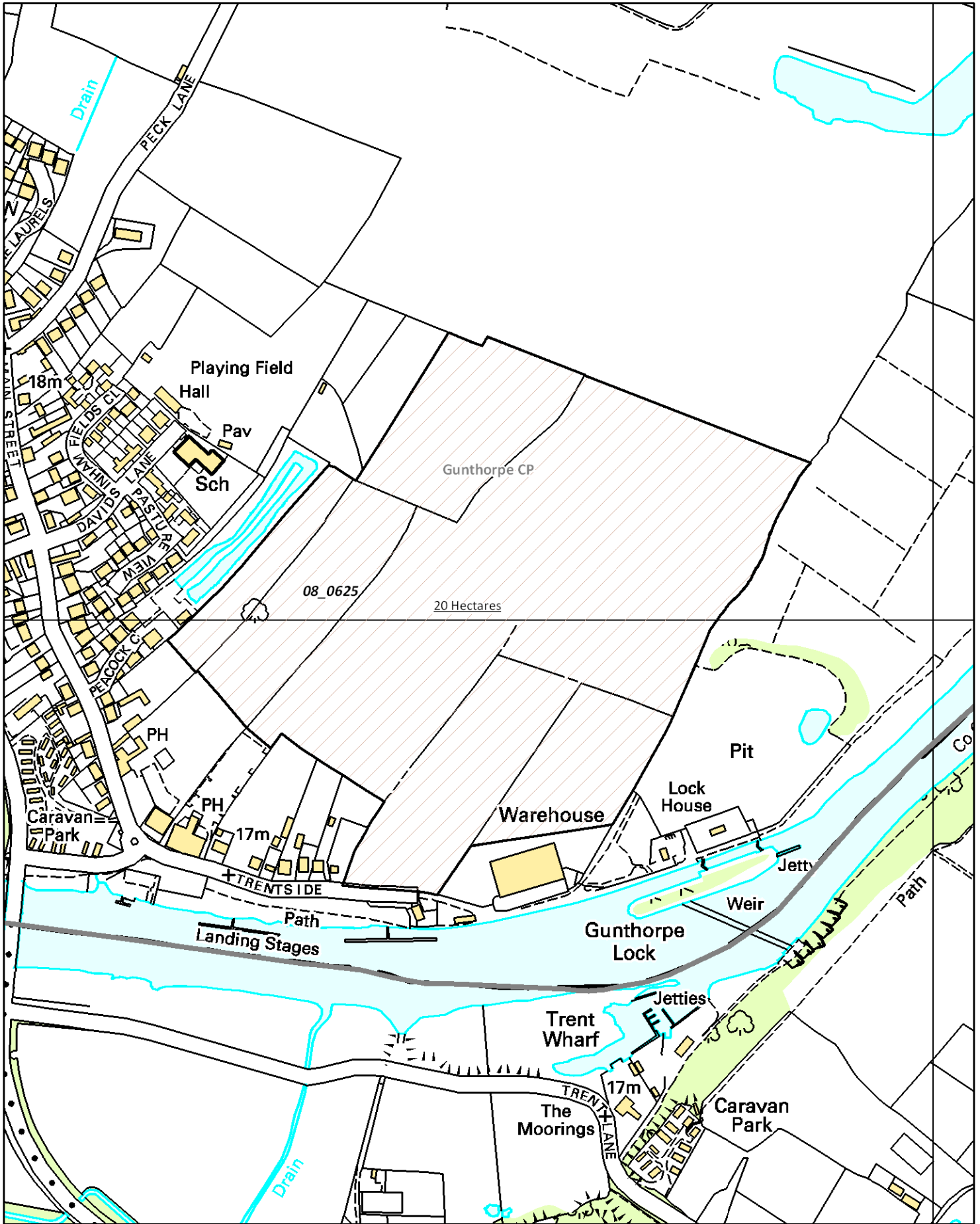
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 20**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE8 - Mature Landscape Areas, PU1 - Washlands**Conflicting Issues** Yes Green Belt**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12394m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 375m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic assessment required. Trentside, upon which this site abuts, is narrow and has no footways. The traffic generated by a site of this size would result in serious highway safety issues in this vicinity.

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: Land North of Gunthorpe**08_0625** Area(ha): 20.00 Parish: GUNTHORPE**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) Also grade 3**Site Apparatus:** Power and telegraph lines**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Appr 40% Zone 3 western part of site. Zone 2, 95%.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No SINCS Bio next to site.**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:** Internal Drainage Board. Coal Authority. Environment Agency Bank Width Planning. East Midlands Wind Turbine Development Adjoins SHLAA Site 08_0534

Strategic Housing Land Availability Assessment 2010



08_0625 - Land North Of Gunthorpe, Gunthorpe

Date: 09/03/2010

Scale: 1:5,000

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Site Ref: Adj Caythorpe Road**08_0691****Area(ha): 5.16****Parish: GUNTHORPE****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Approximately 75% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Even less of the site could be developed due to access constraints relating to the location of Flood Zone 3 therefore the site is not suitable.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Approximately 75% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Even less of the site could be developed due to access constraints relating to the location of Flood Zone 3 therefore the site is not suitable.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 5.16**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt NE1
Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope and in the Greenbelt**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:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9946m**Proximity Transport Node:** Within 400m of a major public transport
node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 401m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Large site but could provide for an access onto Caythorpe Rd.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Adj Caythorpe Road**08_0691**

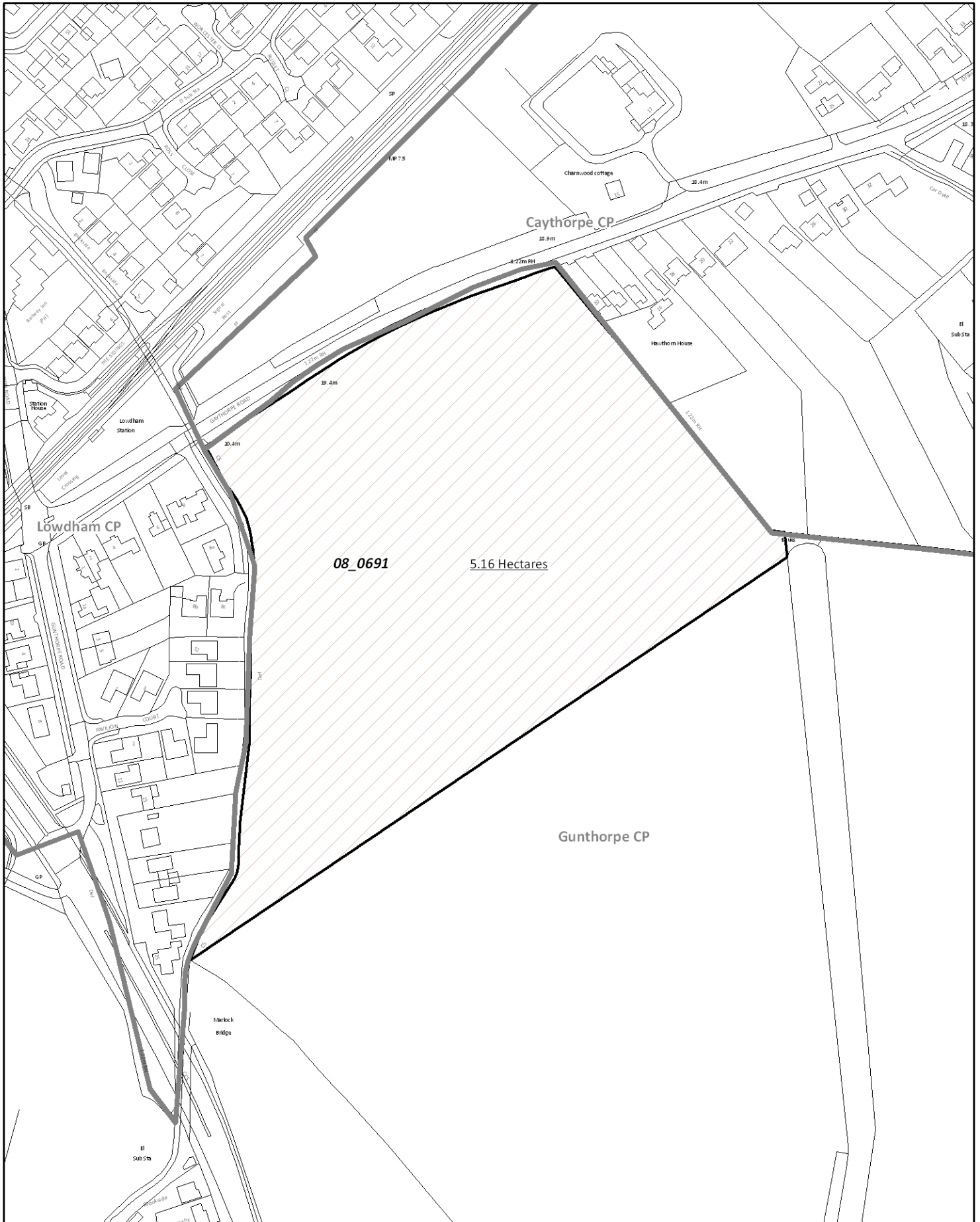
Area(ha): 5.16

Parish: GUNTHORPE

Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Identified in SFRA:** No**Site Apparatus:** Overhead power lines cross the site**Site within a flood zone?:** In zone 3 approximately 75% in Flood Zone 3**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Suitability Conclusion:** The site is not suitable**Natural Features:** No**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** No**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Legal Issues:****Timescale:****Viability Comments:****Ownership Comments:****Legal Comments:****Availability Other Issues:****Additional Comments:** Also in Lowdham and Caythorpe Parish.

Site Specific PC Comments: This field is designated as a flood relief overflow area for Cocker Beck at this point and any development would cause severe issues downstream on Gunthorpe Road and beyond. General Parish Council Comments: The Parish suffered badly in the floods of June 2007 and this has highlighted many issues relating to the sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent Water have been engaged in a modeling exercise to understand the causes of the problem and possible solutions. The results of this study are now available and their implications should be taken into account when considering any development in the Parish Area. The Parish Council feel that any development will increase the risk to property in vulnerable areas without major infrastructure improvements and this applies to most if not all sites identified. In addition any major development will put pressure on the entire village infrastructure, in particular the school and health centres as well as the utilities and such aspects as parking where the village central area already suffers from congestion. Although S106 monies arising from any major site may be used to address these matters they must be taken into account in the overall planning process.

Strategic Housing Land Availability Assessment 2010



**08_0691 - Adjacent Caythorpe Road,
Gunthorpe**

Date: 09/03/2010

Scale: 1:2,500