

## **Lowdham Parish**

- 5.151** Within Lowdham Parish, 14 sites have been through the full Assessment process, including 1 site which is in Caythorpe Parish but is adjacent to Lowdham settlement. 12 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.152** 2 sites may be considered suitable for development and could provide for approximately 165 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.
- 5.153** The following sites within the parish of Lowdham 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\_0036**
- **08\_0039**
- **08\_0171**
- **08\_0207**
- **08\_0214**
- **08\_0215**
- **08\_0280**
- **08\_0376**
- **08\_0406**
- **08\_0540**
- **08\_0628**
- **08\_0629**

### **Sites which May be Considered Suitable:**

- **08\_0539**
- **08\_0693**

- 5.154** The following site has also been submitted, but is 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\_0268**                      Land at The Leys, Epperstone Road

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

**Site Ref: Lowdham Grange Road, Lowdham**

**08\_0036**

**Area(ha): 1.40**

**Parish: LOWDHAM**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: Site available within 5 years.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

The site is some distance from many essential facilities and services. The site lies within the Green Belt. Possible highways mitigation works may be required. Not suitable due to level of separation from existing settlement.

**Overall Final Conclusion:**

The site is some distance from many essential facilities and services. The site lies within the Green Belt. Possible highways mitigation works may be required. Not 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:** 1.4

**Setting:** Green Belt

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

**Policy The site may be suitable**

**AllocatedSite:** Green Belt Site within Greenwood Community Forest. Outside village envelope.

**Other:** FS8-11 Green Belt;

**Conflicting Issues** Yes Green Belt

**Access to Services The site is not suitable**

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** No **Retail Area:** Yes

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

**Supermarket:** No **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 11682m

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

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

**GreenSpaceStrategy Comments:** 519m

**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** Site is located on a private road has no pedestrian facility and is not of a standard that could be adopted by the Highway Authority without extensive works being carried out between the site and Lambley Rd.

**Topography Constraints:** Yes Steep incline to north

**Access to Utilities?** Yes

**Contaminated Land?:** No

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

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** No

**Site Ref:** Lowdham Grange Road, Lowdham

**08\_0036**

**Area(ha):** 1.40

**Parish:** LOWDHAM

**Proposed Yield :**

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**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing  
Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/  
Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: Site available within 5 years.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

**Timescale:** No other constraints 0-5 years

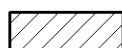
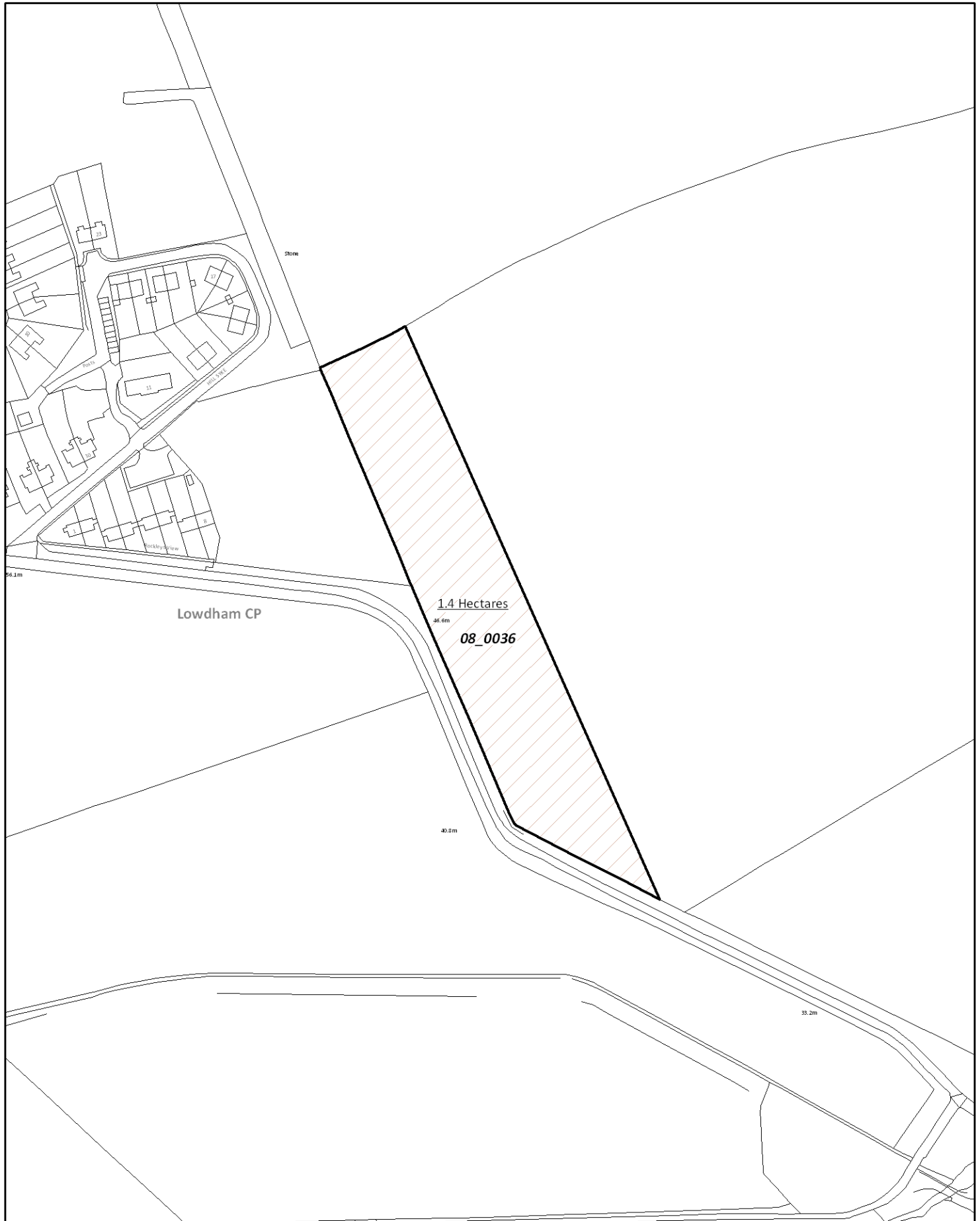
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** Adjacent to SHLAA site 08\_0628. PC Comments: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. Increased surface water run off to Cocker Beck, access onto Lambley Road and remoteness from village infrastructure are raised by the PC. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land off Caythorpe Road****08\_0039****Area(ha):** 1.23**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: Site available within 5 years.

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact of being adjacent to the Railway along the northern boundary of the site. If the Green Belt Boundary 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. Potential flooding issues. Flooding issues in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 1.23**Setting:** Green Belt Inside MLA**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Green Belt Over railway lines from Lowdham**Other:** FS8-11 Green Belt; NE8 Mature Landscape Area**Conflicting Issues** Yes Green Belt.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****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 Southwell Town Centre 9169m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 419m**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Access would need to be directly off Caythorpe Rd and provide for adequate visibility and pedestrian links.

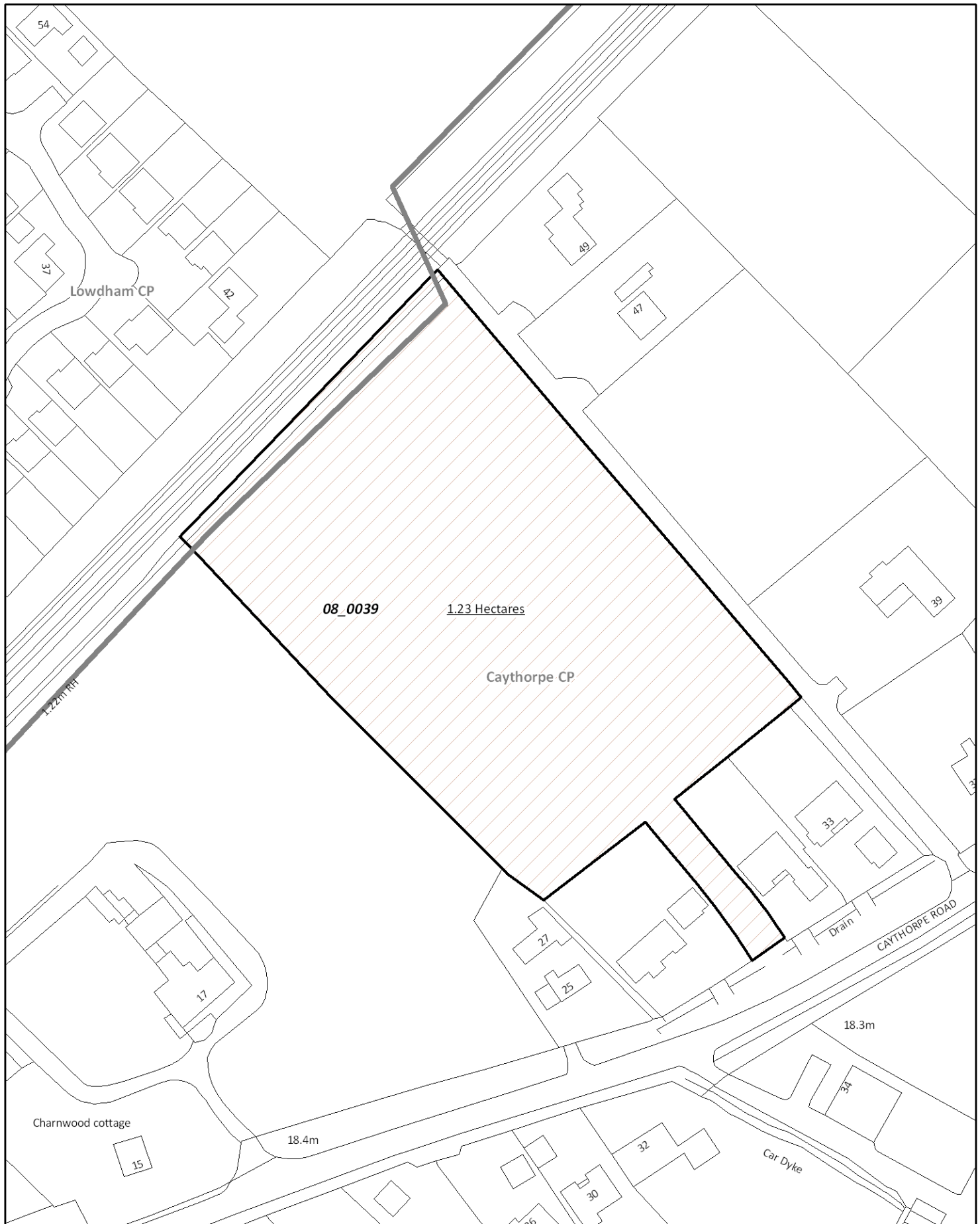
**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes Pig rearing?**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: Land off Caythorpe Road****08\_0039****Area(ha):** 1.23**Parish:** LOWDHAM**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** none**Neighbour Issues:** Railway adjacent northern boundary**Site within a flood zone?:**

Adjacent zone 2 Access within Zone 2. Further evidence provided of flooding of site, impacting on adjacent properties, as part of consultation

**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Part in Caythorpe Parish. Caythorpe PC comment this is the only site suitable for any development within Caythorpe.

# Strategic Housing Land Availability Assessment 2010



**08\_0039 - Land Off Caythorpe Road, Caythorpe Lowdham**

Date: 09/03/2010  
Scale: 1:1,250

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**Site Ref: Land off Church Lane****08\_0171****Area(ha):** 6.77**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape 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:** Countryside**Area Greenfield:** 6.77**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Green Belt, NE23- Greenwood Community Forest**Conflicting Issues** Yes Green Belt**Access to Services The site may be 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:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 10839m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 114m**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** Visibility and on site highway layout required to standard. Off site highway works and a Traffic Assessment required. The southernmost part of the site may abut the public highway. However, Church Lane is not of a standard that could support the traffic that could be generated by a site of this size. Would likely require extensive off site highway works to facilitate access.

**Topography Constraints:** Yes Steep incline to North**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been



**Site Ref:** Land off Church Lane

**08\_0171**

**Area(ha):** 6.77

**Parish:** LOWDHAM

**Proposed Yield :**

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:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape.

**Natural Features:** Yes Trees on site

**Impact on existing Recreational Use:** Yes Footpath crosses the site. Lowdham FP29/Lowdham FP12/Lowdham FP12/Lowdham FP13

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** Yes

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

**Achievability Comments:**

**Ownership Constraints** owner constraints 6-10 years currently held under an agricultural tenancy agreement

**Ownership Comments:** currently held under an agricultural tenancy agreement

**Legal Issues:** No

**Legal Comments:**

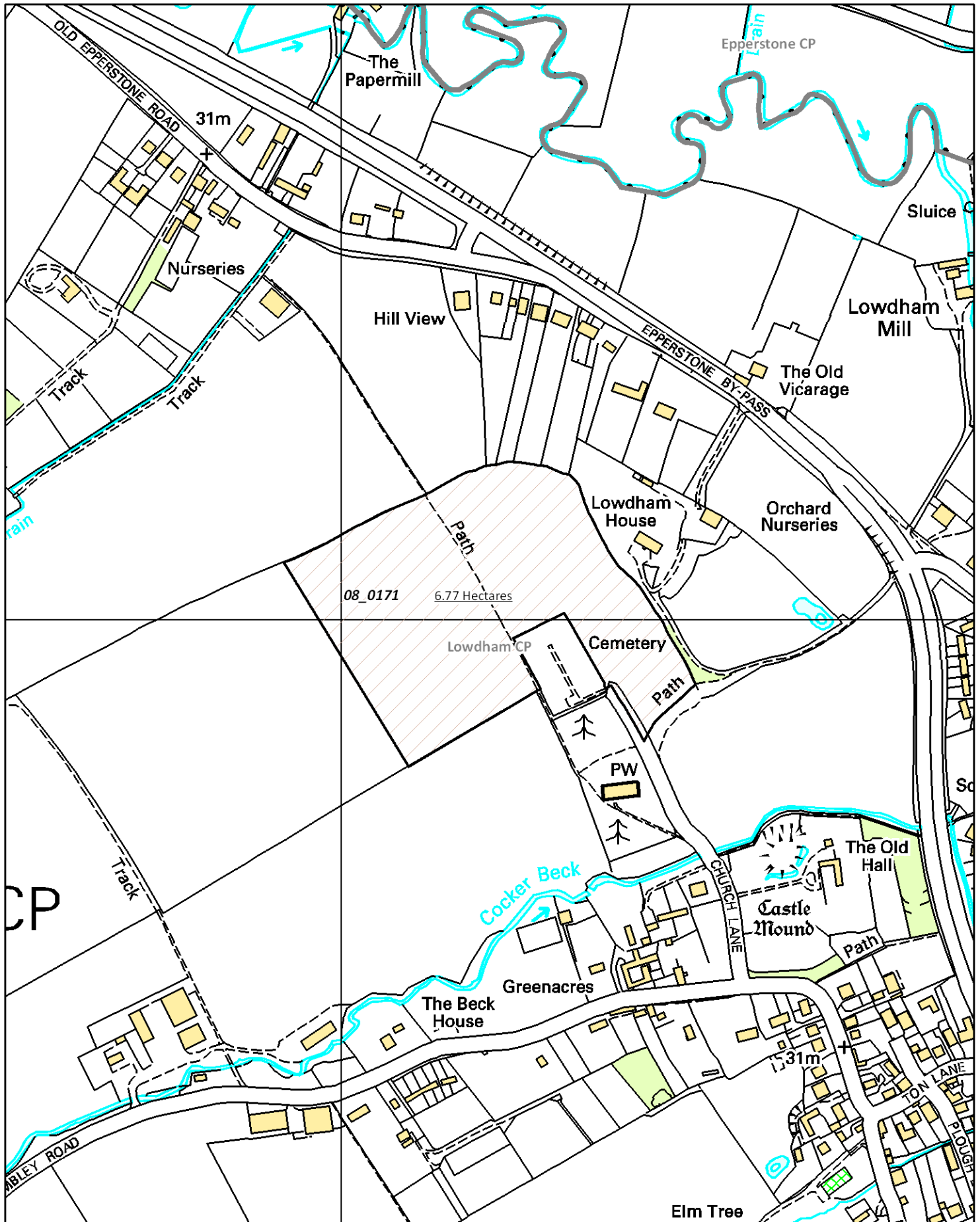
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Residential or Employment uses proposed. Abuts SHLAA sites 08\_207 and 08\_0376. The impact of this site on the setting of the Grade I listed St Mary's Church and Grade II\* The Old Hall to the south will need to be carefully considered in terms of whether it can be developed, particularly given the relatively undeveloped nature of this part of Lowdham. (EH) PC Comments: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. Would result in increased run off to Cocker Beck, access is along narrow lane with poor access onto Lambley Road. There is very limited access to all utilities with a very high cost for provision. The site is also close to Conservation Area and site of amenity value. There is a footpath which crosses site and the topography is very hilly. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land at Old Epperstone Road****08\_0207****Area(ha):** 3.04**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information provided: Site available within 5 years.

**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****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:** 3.04**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Green Belt**Other:** FS8-11 Nottinghamshire Green Belt, PU4-Aquifer Protection Zone, Greenwood Community Forest**Conflicting Issues** Yes Green Belt**Access to Services** The site is not suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 10157m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 421m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Adequate access could be achieved onto Old Epperstone Rd at some point on the site frontage. However, the site is divorced from the main village of Lowdham by the Lowdham Bypass thus requiring pedestrians to cross this busy and fast road. Not an ideal site for intensive development.**Topography Constraints:** Yes Inclines to South**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telephone wire running through centre of site -North to South**Neighbour Issues:** None

**Site Ref: Land at Old Epperstone Road****08\_0207****Area(ha):** 3.04**Parish:** LOWDHAM**Proposed Yield :****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:** Yes Moderate adverse – Potential development could be out of scale or at odds with the local pattern of the landscape and landform.**Natural Features:** No**Impact on existing Recreational Use:** Yes However footpath runs along boundary. Lowdham FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Adjacent to SHLAA site 08\_0171 Agricultural workers dwelling permitted on site (91861097) permission for bungalow followed this.



Date:	09/03/2010
Scale:	1:2,500

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**Site Ref: Land off Southwell Road****08\_0214****Area(ha):** 8.71**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Up to 150 dwellings. Available within 5 years.

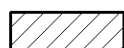
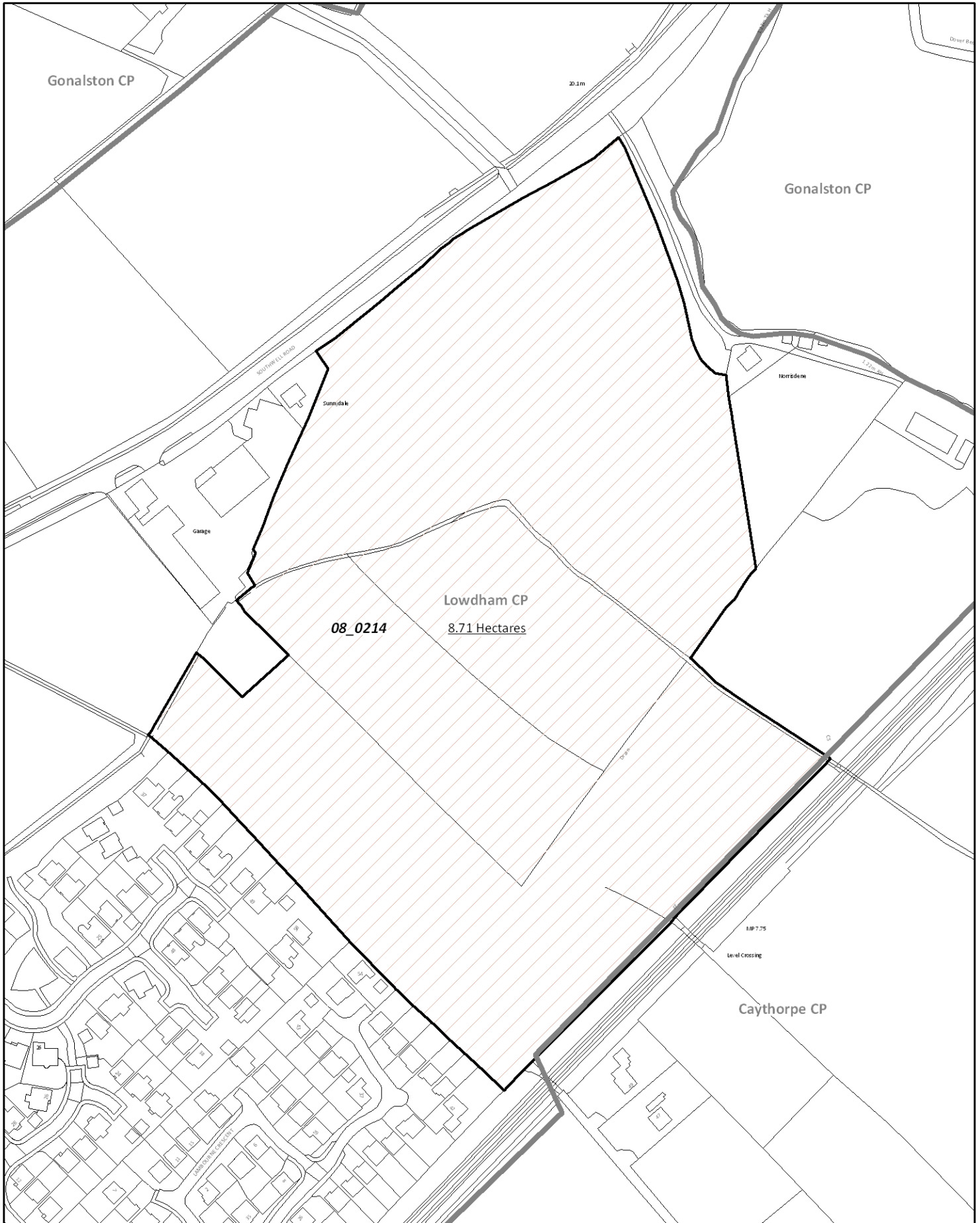
**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****The site area has been amended as a result of the consultation response. 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. A new site 08\_0693 has been created to assess the remainder of the site.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage, Countryside, Motor Garage (Dealership)**Area Greenfield:** 8.71**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Nottinghamshire Green Belt, Ne8 - Mature Landscape Area**Conflicting Issues** Yes Green Belt**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 Southwell Town Centre 8811m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 311m**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. Large site with long frontage to Southwell Rd where an adequate access may be achievable. It is likely that off site highway works would be required to improve pedestrian links to Lowdham.**Topography Constraints:** No Flat land**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site



**Site Ref: Land off Southwell Road****08\_0214** Area(ha): 8.71 Parish: LOWDHAM**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Multiple telephone wires running across the site.**Identified in SFRA:** Yes**Site within a flood zone?:** In zone 3 and Zone 2- all but the northern segment of site.**SFRA Comments:** Site would be suitable in flood risk terms subject to steering development away from flood zone 3**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes Minor adverse – Potential development may not quite fit into the landform and scale of the landscape.**Natural Features:** Yes Trees within site**Impact on existing Recreational Use:** Yes Lowdham BW6**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Up to 150 dwellings. Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Submission puts forward site for scheme comprising residential, landscaping and open space aspects.

PC Comments: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. The PC further comments that a bridleway also crosses site and land subject to flooding and run off would increase risks in this area (Old Tannery Drive etc). Would also have problems RE access onto 612. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.

# Strategic Housing Land Availability Assessment 2010





**Site Ref: Land off Barker/Ridge Hill****08\_0215****Area(ha):** 10.78**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Up to 250 dwellings. Available within 5 years.

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

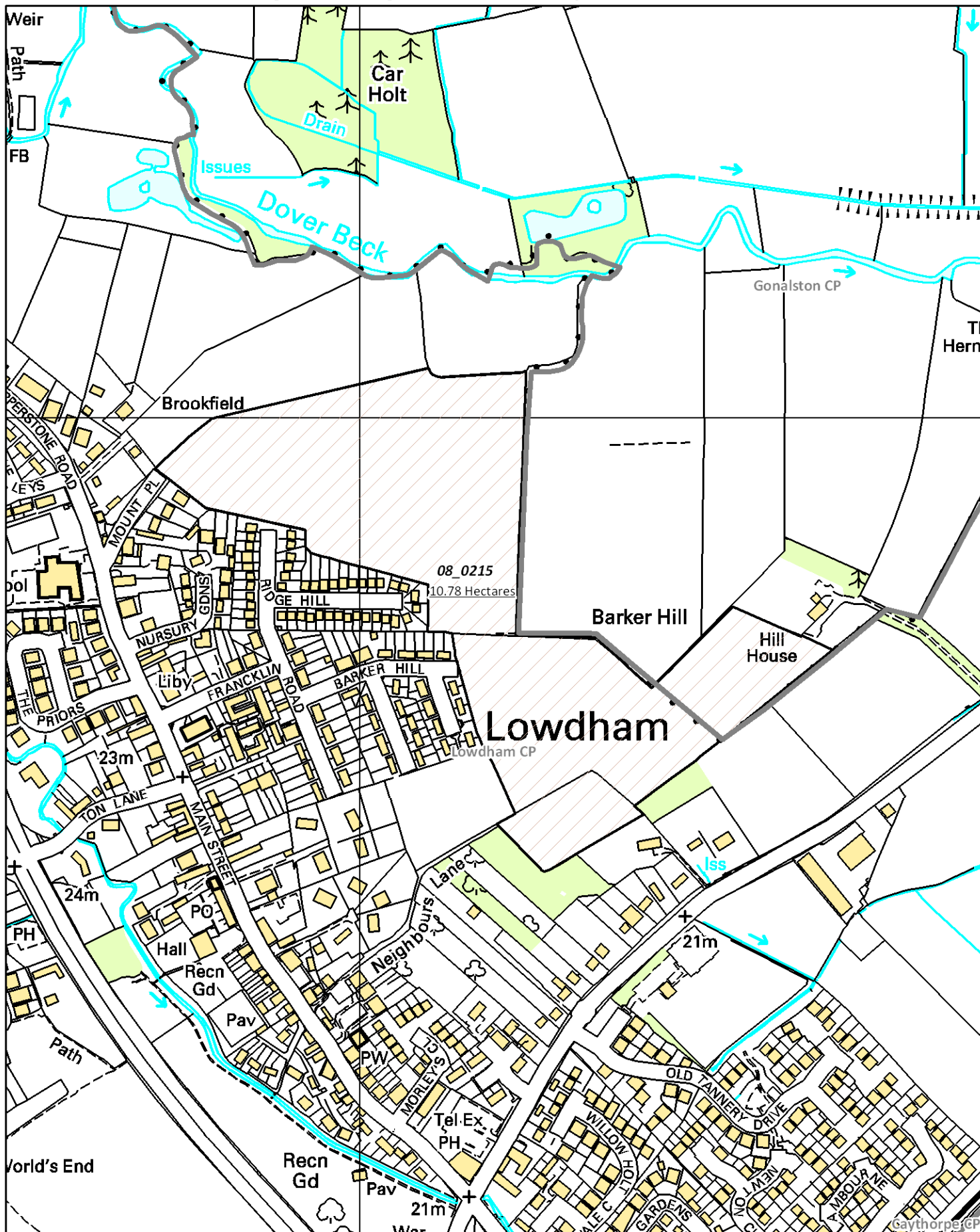
**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape 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:** MixedVillage/Countryside**Area Greenfield:** 10.78**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Nottinghamshire Green Belt, NE8-Mature Landscape Area**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:** 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  
Southwell Town Centre 9123m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 518m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Large site with only one point of access to the adopted highway( Barker Hill). In view of this the means of access is inadequate for the size of the site.

**Site Ref: Land off Barker/Ridge Hill****08\_0215****Area(ha):** 10.78**Parish:** LOWDHAM**Proposed Yield :****Topography** Yes Steep slopes  
**Constraints:** in places**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 cross site North to South**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Zone1- Suitable for all types of development**Impact on Landscape Biodiversity The site is not suitable****Impact on views:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape. The north and eastern slopes of Barker Hill are not suitable for development.**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** Yes Footpaths cross site. Lowdham FP8/Lowdham FP9**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts SINC in Eastern corner. 2/519 - Lowdham Pasture**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Up to 250 dwellings. Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Housing, landscaping and open space aspects to scheme proposed. Abuts SHLAA Site 08\_0280, 08\_0539 and 08\_0540. PC Comments: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. Surface water run-off into already over-loaded system and Dover Beck is pointed to. Considerable traffic increase would make access difficult. Public footpaths also cross site. Parts of the site also have a topography that would make development difficult. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion. Also in Gonalston parish.

# Strategic Housing Land Availability Assessment 2010



**08\_0215 - Land Off Barker/Ridge Hill,  
Lowdham**

Date: 09/03/2010

Scale: 1:5,000

**Site Ref: Land at Barker Hill****08\_0280****Area(ha):** 0.91**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: Available within 5 years.

**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 0.91**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Nottinghamshire Green Belt, NE8 Mature Landscape Area**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:** 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 Southwell Town Centre 9213m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 323m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: Single point of access limits the total number of dwellings which can be served. This limit has already been reached. Not suitable in highway terms.**Topography Constraints:** No Slopes upwards to east**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Flood Zone 1 suitable for all types of development**Impact on Landscape Biodiversity The site is suitable**

**Site Ref: Land at Barker Hill****08\_0280****Area(ha):** 0.91**Parish:** LOWDHAM**Proposed Yield :**

**Impact on views:** Yes Neutral - Potential development should complement the scale, landform and pattern of the landscape.

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Footpath runs along southern boundary. Lowdham FP8

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: Available within 5 years.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years Land is privately owned and let on short term agricultural lease

**Ownership Comments:** Land is privately owned and let on short term agricultural lease

**Legal Issues:** No

**Legal Comments:**

**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

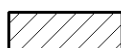
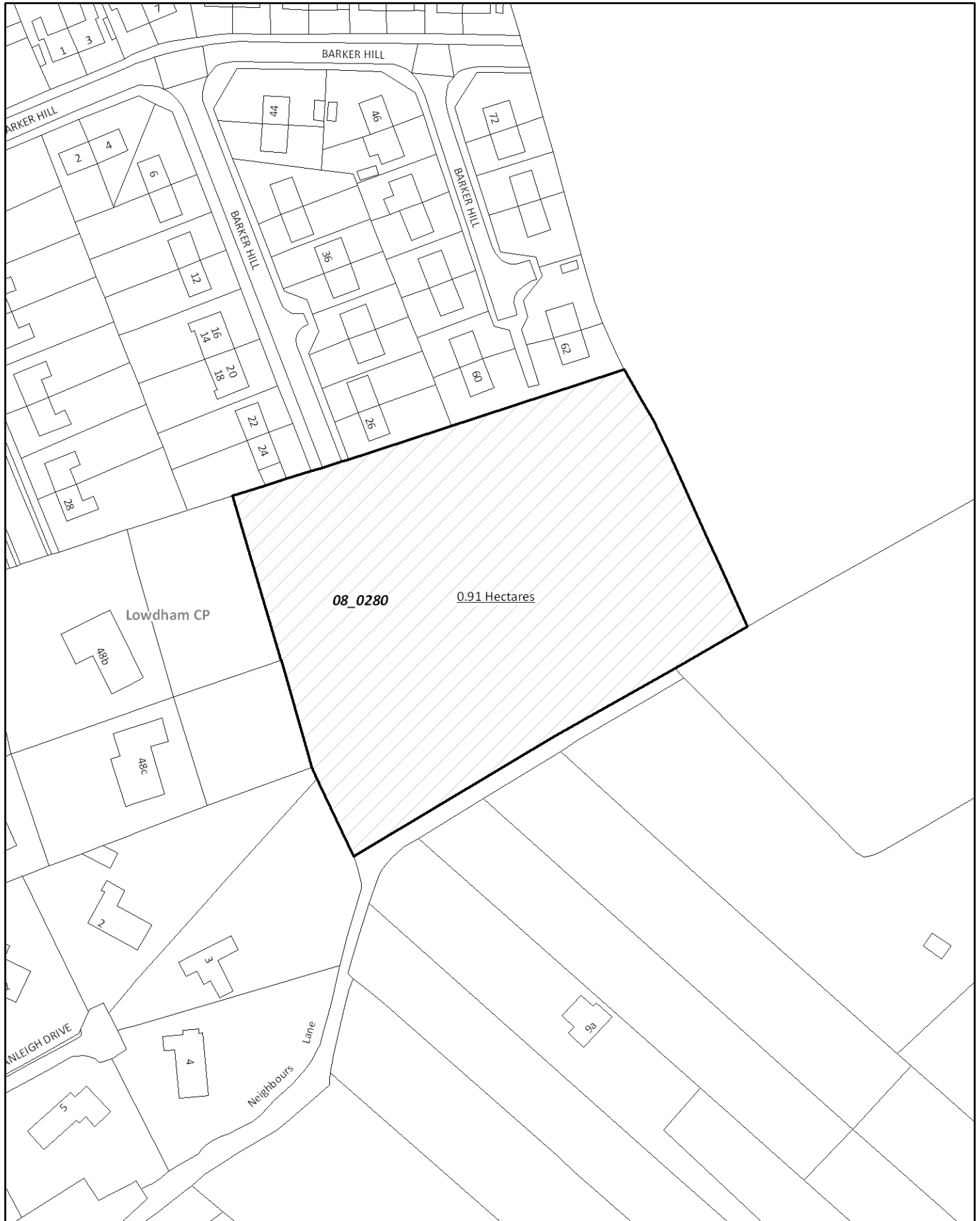
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**Additional Comments:** Adjacent to SHLAA Site 08\_0215.

The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. PC further comments that development would result in increased surface water run off into already overloaded system. Measure infrastructure costs. Would be considerable traffic increases. Public footpath cross site. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.



# Strategic Housing Land Availability Assessment 2010



**Site Ref: Lowdham House, Epperstone Road**

**08\_0376**

**Area(ha): 1.00**

**Parish: LOWDHAM**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: Developer has already invested in the site. Available within all timescales.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

**Not presently suitable due to level of separation from existing settlement. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**

**Overall Final Conclusion:**

**Not presently suitable due to level of separation from existing settlement. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape 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 is not suitable**

**Location:** Separated from urban/village boundary

**PDL/Greenfield:** Combination

**Area Character:** Countryside

**Area Greenfield:**

**Setting:** Green Belt

**Area PDL:**

**Current Use:** Countryside

**Proposed Use:**

**Policy The site is not suitable**

**AllocatedSite:** Green Belt

**Other:** FS8-11 Nottinghamshire Green Belt, NE23 Greenwood Community Forest

**Conflicting Issues** Yes Nottinghamshire 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:** No

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 10640m

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

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

**GreenSpaceStrategy Comments:** 194m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Comments amended in response to consultation reply: Although the access may be appropriate for a single dwelling, it would be inappropriate to service the potential development which could be accommodated on this site.

**Topography Constraints:** Yes Slopes to south

**Access to Utilities?** Yes

**Contaminated Land?:** No

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

**Site Ref:** Lowdham House, Epperstone Road

**08\_0376**

**Area(ha):** 1.00

**Parish:** LOWDHAM

**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:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape.

**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:** Information Supplied: Developer has already invested in the site. Available within all timescales.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

**Timescale:** No other constraints 0-5 years

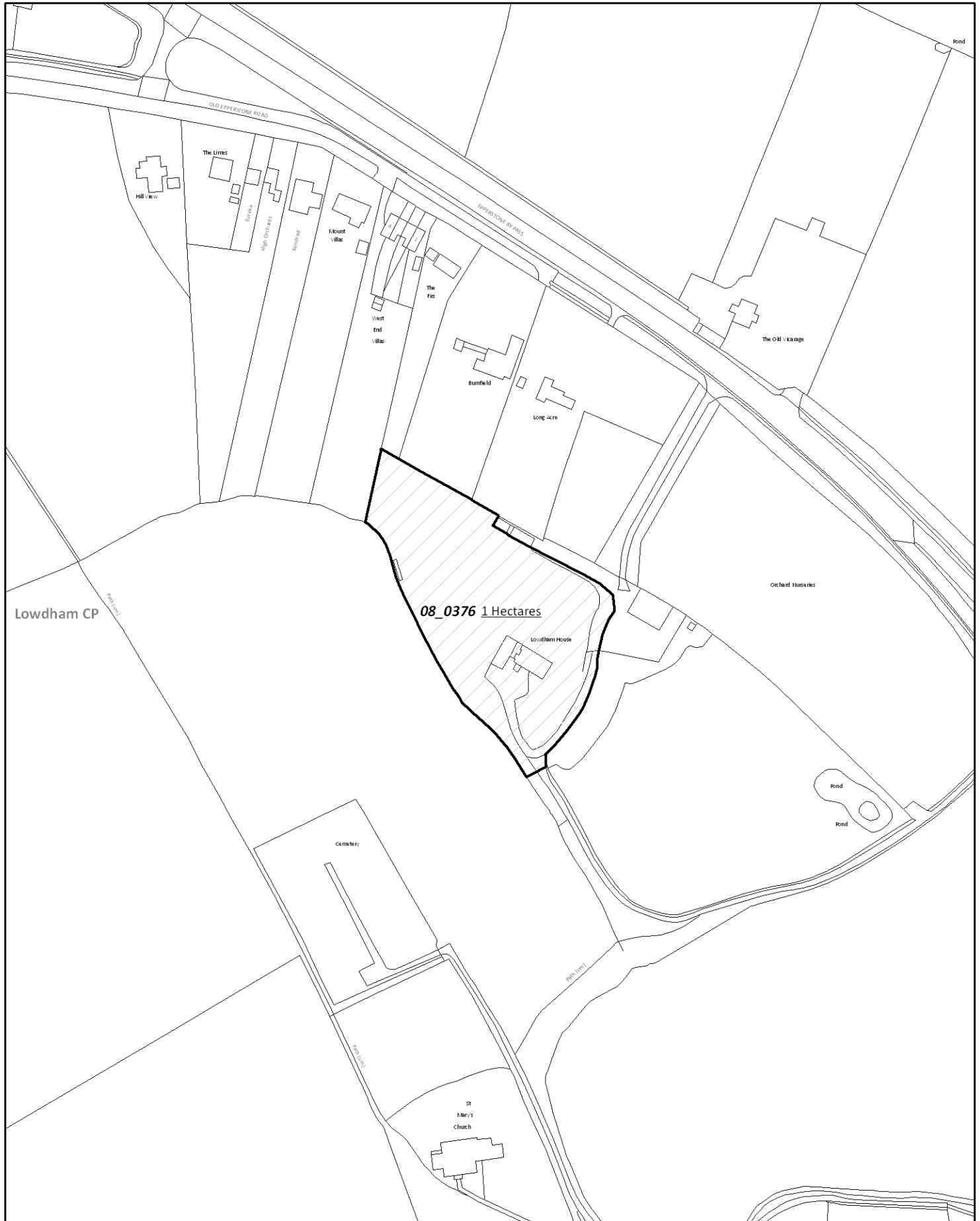
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Parish Council: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. The PC further comment that access problems onto the A6097 due to limited sight lines to south. Site's on hill overlooking village, would affect visual amenity. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.



# Strategic Housing Land Availability Assessment 2010



**Site Ref: Greenacres, Lambley Road****08\_0406****Area(ha):** 1.29**Parish:** LOWDHAM**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: Available within 5 years.

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

**Potential flooding issues. Further information would need to be provided to justify development in this location. Not presently suitable due to level of separation from existing settlement.**

**Overall Final Conclusion:**

**Potential flooding issues. Further information would need to be provided to justify development 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:** 1.29**Setting:** Countryside**Area PDL:****Current Use:** grazing, paddock, stablesOther**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Green Belt**Other:** FS8-11 Greenbelt, NE23 Greenwood Community Forest**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:** 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 Southwell Town Centre 10611m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 281m**Physical Constraints** The site may be suitable

**Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Insufficient information to give advice. Off site highway works and Traffic Statement required. No pedestrian facility to the northern side of Lambley Ln. Visibility may be an issue from the site. Needs further investigation

**Topography Constraints:** No Slopes gently to north**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:** Security light on pole, stabling on site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** Adjacent zone 3 Approx 30% within Flood zone 2 and

**Site Ref: Greenacres, Lambley Road**

**08\_0406**

**Area(ha): 1.29**

**Parish: LOWDHAM**

**Proposed Yield :**

3

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** Yes Mature trees to north and Lambley Dumble (watercourse)

**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:** Information Supplied: Available within 5 years.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Menage fenced off within western area of site

Site specific Parish Council Comments: Increased surface water run off to Cocker Beck (see also general comments), access to Lambley Road is poor (increased traffic), remoteness from village infrastructure (school, health centre, shops etc). 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.

The map displays a rural landscape with a central plot of 1.29 Hectares, identified as 08\_0406, highlighted in pink. This plot is located near a stream and a road. To the north of the plot is St Mary's Church. To the east is The Old Cart Shed and Greenfield. To the south is a road labeled 'LIMBURY ROAD'. To the west is The Beck House. The map also shows a network of roads and a railway line. Other features include Elm Tree Farm, The Beck House, and various other buildings and fields.



Date:	09/03/2010
Scale:	1:2,500

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**Site Ref: North of Epperstone Road****08\_0539****Area(ha):** 7.28**Parish:** LOWDHAM**Proposed Yield :** 150**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 29.4 DPH to give 150 units (numbers limited by highways constraints) 30% on-site POS, no POS commuted sum. Number of dwellings 150.

**Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. If the Green Belt Boundary 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/Residential**Area Greenfield:** 0.28**Setting:** Green Belt**Area PDL:** 7**Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE8 - Mature Landscape Areas**Conflicting Issues** Yes Greenbelt**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  
Southwell Town Centre 10234m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 208m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: The potential access proposed in the response would be unsuitable due to the proximity of the A6097/Epperstone Road Junction. The access through Brookfield may be acceptable but development would be limited to 50 properties off a single access or 150 if an alternative or emergency access could be provided. A Transport

**Site Ref: North of Epperstone Road****08\_0539****Area(ha): 7.28****Parish: LOWDHAM****Proposed Yield : 150**

Assessment would be required.

**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:** Overhead power lines**Neighbour Issues:** None**Site within a flood zone?:** In zone 2 Approx 10% in Zone 2**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees, hedgerows on boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts Sinc 2/679 - Ivy Cottage Pastures. Indirect impacts might occur.**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 29.4 DPH to give 150 units (numbers limited by highways constraints) 30% on-site POS, no POS commuted sum. Number of dwellings 150.**Ownership Constraints** owner constraints 6-10 years  
Land in multiple ownership.  
Nt all owners have come forward**Ownership Comments:** Land in multiple ownership. Nt all owners have come forward**Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 29.4 DPH to give 150 units (numbers limited by highways constraints) 30% on-site POS, no POS commuted sum. Number of dwellings 150.**Additional Comments:** Also in Gonalston Parish. Highway concerns - contact with owner of land to south which should have been included in 08\_0539 has indicated that access could be made via Brooklands.  
Site Specific PC Comments: Increased surface water run off to Dover Beck, access is potentially into a busy / dangerous junction area with A6097 but this site is possibly the one with the least technical issues in the village. General Parish Council Comments: The Parsih suffered badly in the floos 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 particukar 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

**Site Ref:** North of Epperstone Road

**08\_0539**

**Area(ha):** 7.28

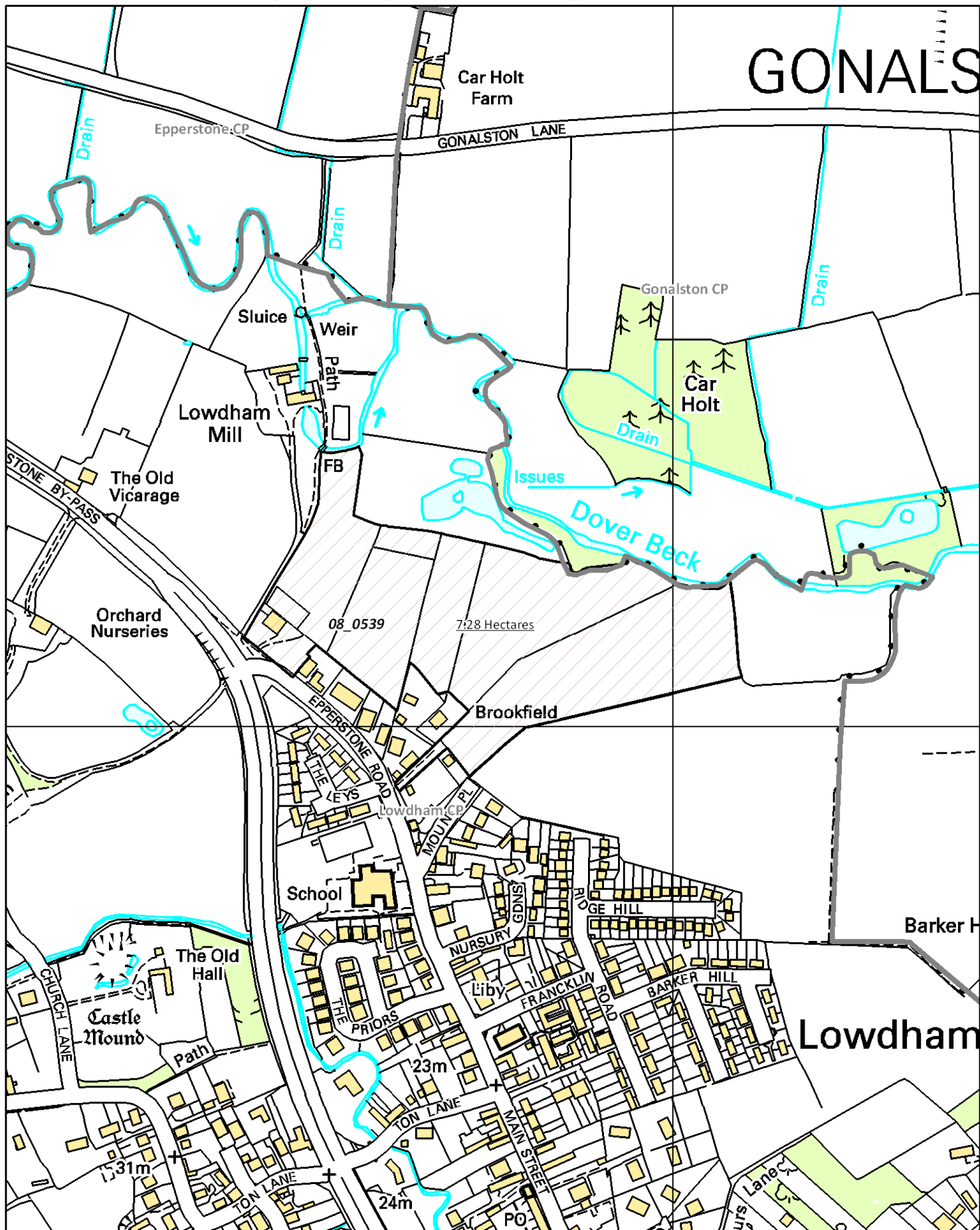
**Parish:** LOWDHAM

**Proposed Yield :** 150

S106 monies arising from any major site may be used to address these matters they musty be taken into account in the overall planning process.



# Strategic Housing Land Availability Assessment 2010



08\_0539 - North Of Epperstone Road,  
Lowdham

Date: 09/03/2010

Scale: 1:5,000



**Site Ref: Southwell Road****08\_0540****Area(ha): 3.23****Parish: LOWDHAM****Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Not suitable due to environmental constraints – approximately 60% of the site is a Site of Interest for Nature Conservation. Not presently suitable due to level of separation from existing settlement.

**Overall Final Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Not suitable due to environmental constraints – approximately 60% of the site is a Site of Interest for Nature Conservation. 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:** 3.23**Setting:** Green Belt**Area PDL:****Current Use:** Countryside**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE8 - Mature Landscape Areas**Conflicting Issues** Yes Greenbelt**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 Southwell Town Centre 8752m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 346m**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be required to standard. Off site highway works and Traffic Assessment required. Adequate visibility may be achievable for access to this site. Off site highway works are likely in order to facilitate access.

**Topography Constraints:** Yes Slopes steeply to north west

**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Southwell Road**

**08\_0540**

**Area(ha): 3.23**

**Parish: LOWDHAM**

**Proposed Yield :**

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** Overhead power lines

**Neighbour Issues:** Fuel station opposite site,  
possible issues

**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:** Yes Due to steep slope

**Natural Features:** Yes Hedges and trees

**Impact on existing Recreational Use:** Yes Lowdham FP8

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/Habitats:** Yes Substantially coincides  
with Sinc 2/519 - Lowdham  
Pasture. Direct impacts can  
be expected.

**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:**

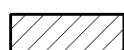
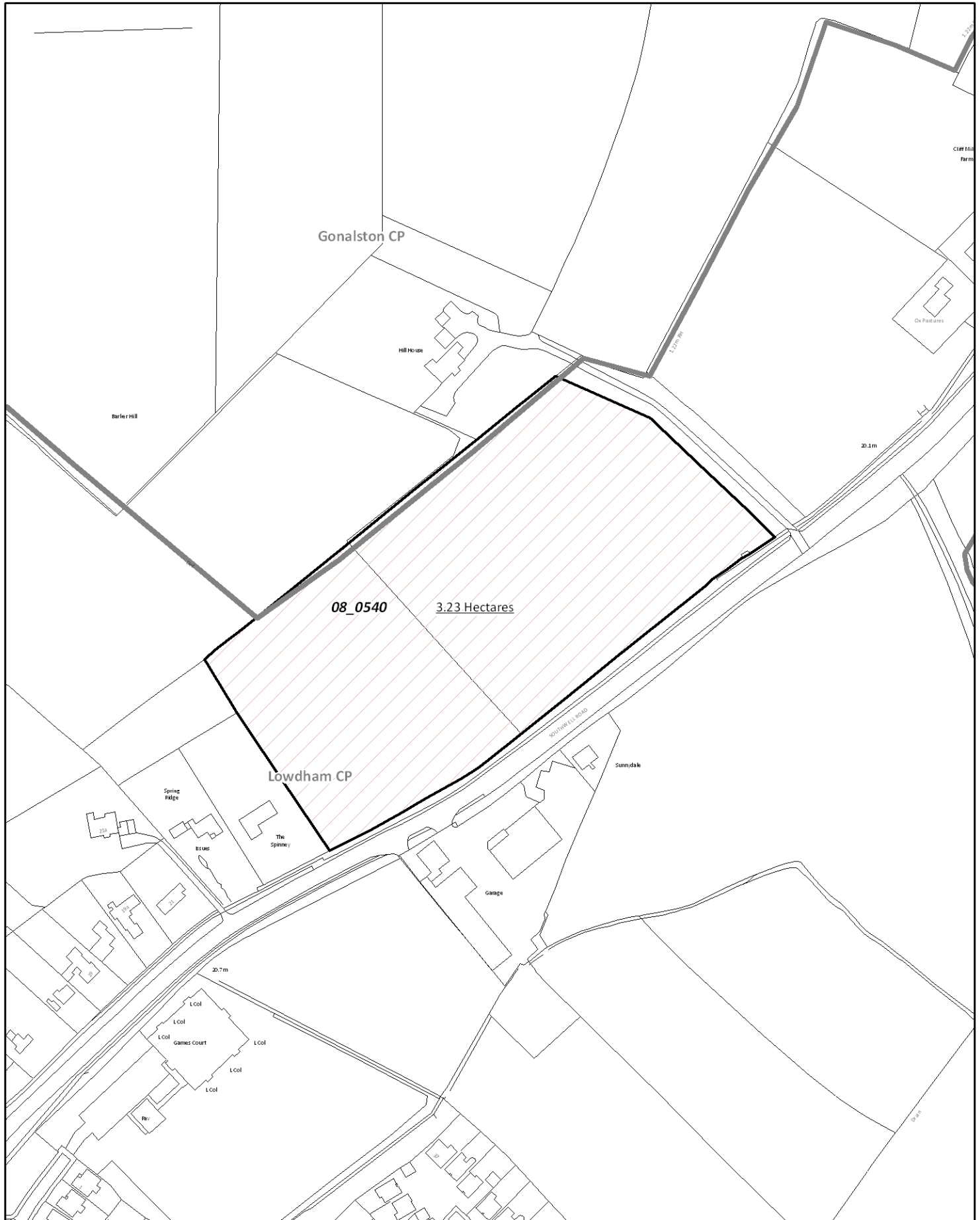
**Viability Comments:**

**Additional Comments:** Also in Gonalston Parish.

Adjacent to SHLAA site 08\_0215.

Site Specific PC Comments: Topography very sloping, potential increased off A612 to Carr Dyke via Harrison's Garage, which flooded in 2007. Access to A612 outside speed control zone potentially dangerous unless 30 mph zone extended. 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\_0540 - Southwell Road,  
Lowdham**

Date:	09/03/2010
Scale:	1:2,500

**Site Ref: 18 Long Meadow**

**08\_0628**

**Area(ha): 0.80**

**Parish: LOWDHAM**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

**Not presently suitable due to level of separation from existing settlement.**

**Overall Final Conclusion:**

**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:** MixedResidential/Countryside

**Area Greenfield:** 0.8

**Setting:** Green Belt

**Area PDL:**

**Current Use:** OrchardCountryside

**Proposed Use:**

**Policy The site is not suitable**

**AllocatedSite:** Green Belt

**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 -  
Development in the Countryside, NE23 -  
Greenwood Community Forest

**Conflicting Issues** Yes Green Belt

**Access to Services The site is not suitable**

**Within 800m or 10 mins walking**

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

**Within 30 mins travel by public transport**

**Secondary school:** No **Retail Area:** Yes

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

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

**Supermarket:** No **Employment:** Yes

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 11818m

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

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

**GreenSpaceStrategy Comments:** 389m

**Physical Constraints The site may be suitable**

**Highway Engineers Comments:** This site is located on a private estate road that does not fall under the jurisdiction of the Highway Authority.

**Topography Constraints:** Yes Land slopes from north to south quite steeply.

**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:** Telegraph pole to the north

**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**

**Site Ref: 18 Long Meadow****08\_0628****Area(ha): 0.80****Parish: LOWDHAM****Proposed Yield :****Impact on views:** No**Natural Features:** Yes Trees and mature tree on northern boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No English Nature – possibly. Good wildlife habitat within the site.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

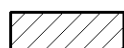
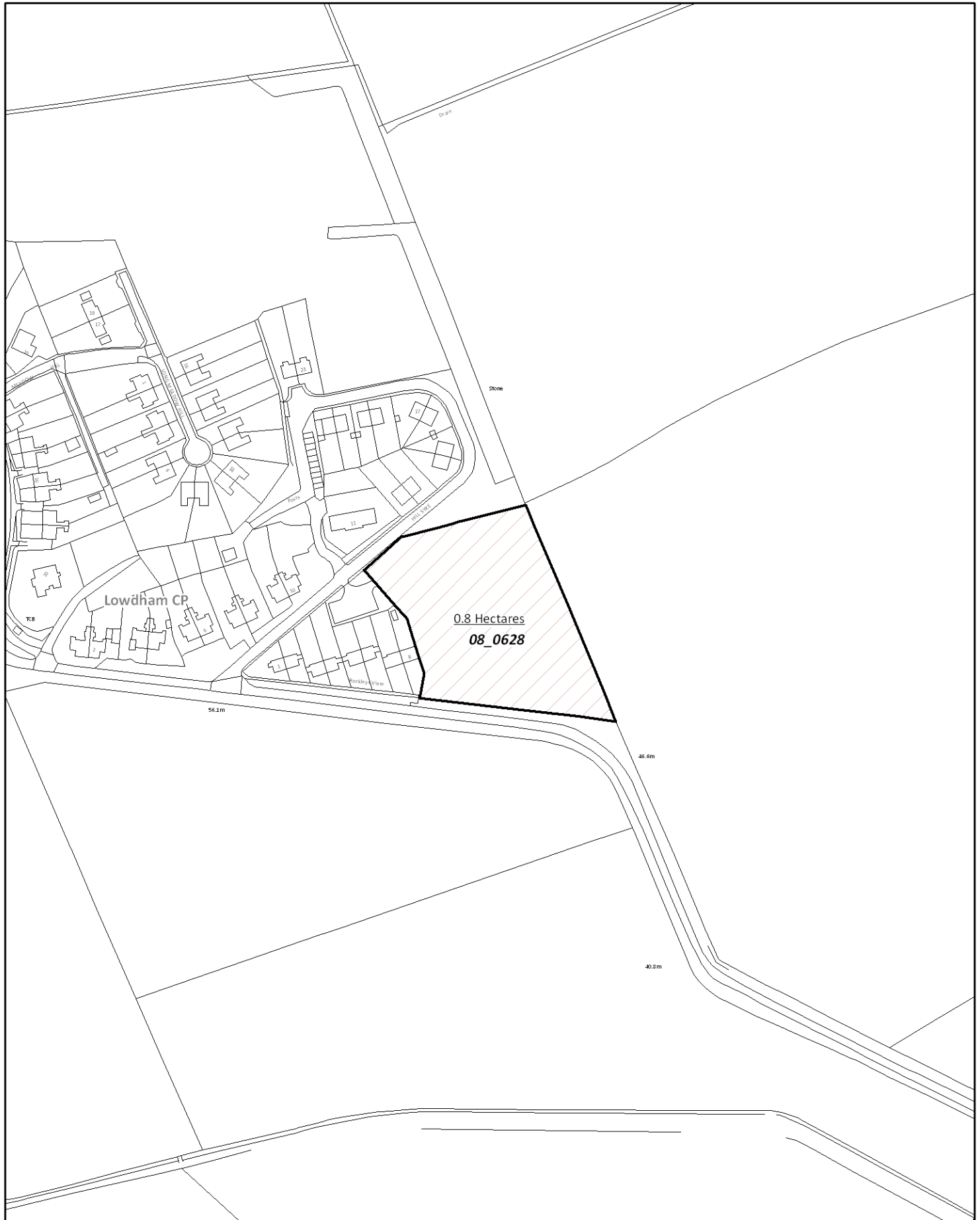
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability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

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**Additional Comments:** Site Specific PC Comments: Long Meadow - Limited infrastructure in this area and distance from village facilities, potential increased run off from Cocker Beck if this and previously identified area (08\_0036). Increased traffic using poor access point from Lowdham Grange onto Lambley Lane. 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. Adjoins SHLAA site 08\_0036.

# Strategic Housing Land Availability Assessment 2010



**08\_0628 - 18 Long Meadow,  
Lowdham**

Date:	09/03/2010
Scale:	1:2,500

**Site Ref: Land off Charter Mews****08\_0629****Area(ha): 0.38****Parish: LOWDHAM****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. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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:** MixedResidential/Countryside**Area Greenfield:** 0.38**Setting:** Green Belt**Area PDL:****Current Use:** Wooded area/plantationCountryside**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 - Development in the Countryside,**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:** 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  
Southwell Town Centre 9311m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 144m**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Comments amended in response to consultation reply: The means of access shown as part of the representation would be unsuitable due to its restricted width and lack of pedestrian facility and could not therefore be adopted or support 30 dwellings.

**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

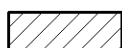


**Site Ref: Land off Charter Mews****08\_0629****Area(ha): 0.38****Parish: LOWDHAM****Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes 2 mature ash trees**Impact on existing Recreational Use:** No Footpath on northern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes English Nature – Yes possible impacts upon protected species.**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:** Site Specific PC Comments: Off Charter Mews - Surface drainage issues into poor village main sewers, access difficulties via Neighbours Lane. 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\_0629 - Land Off Charter Mews,  
Lowdham**

Date: 09/03/2010

Scale: 1:1,250

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**Site Ref: Land off Southwell Road****08\_0693****Area(ha):** 0.94**Parish:** LOWDHAM**Proposed Yield :** 15**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: Available within 5 years.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with a 47% site reduction for the non developable area (6% POS accommodated within 47%) and POS commuted sum. Number of dwellings 15

**Overall Draft Conclusion:****This site has been created as a result of the the consultation response. The site was originally a small part of site 08\_0214.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, further information would need to be provided to justify development in this location. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although part of the site could not be developed, if the Green Belt Boundary designation is changed through the Development Plan process, part of this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage, Motor Garage (Dealership), Couttryside,**Area Greenfield:** 0.94**Setting:** Green Belt Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Nottinghamshire Green Belt, NE8 - Mature Landscape Area**Conflicting Issues** Yes Green Belt**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 Southwell Town Centre 8611m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 111m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Careful consideration of the access position would be required due to the horizontal alignment of the road. A Transportation Assessment would be required.**Topography Constraints:** No Flat land**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

**Site Ref: Land off Southwell Road****08\_0693****Area(ha): 0.94****Parish: LOWDHAM****Proposed Yield : 15**

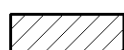
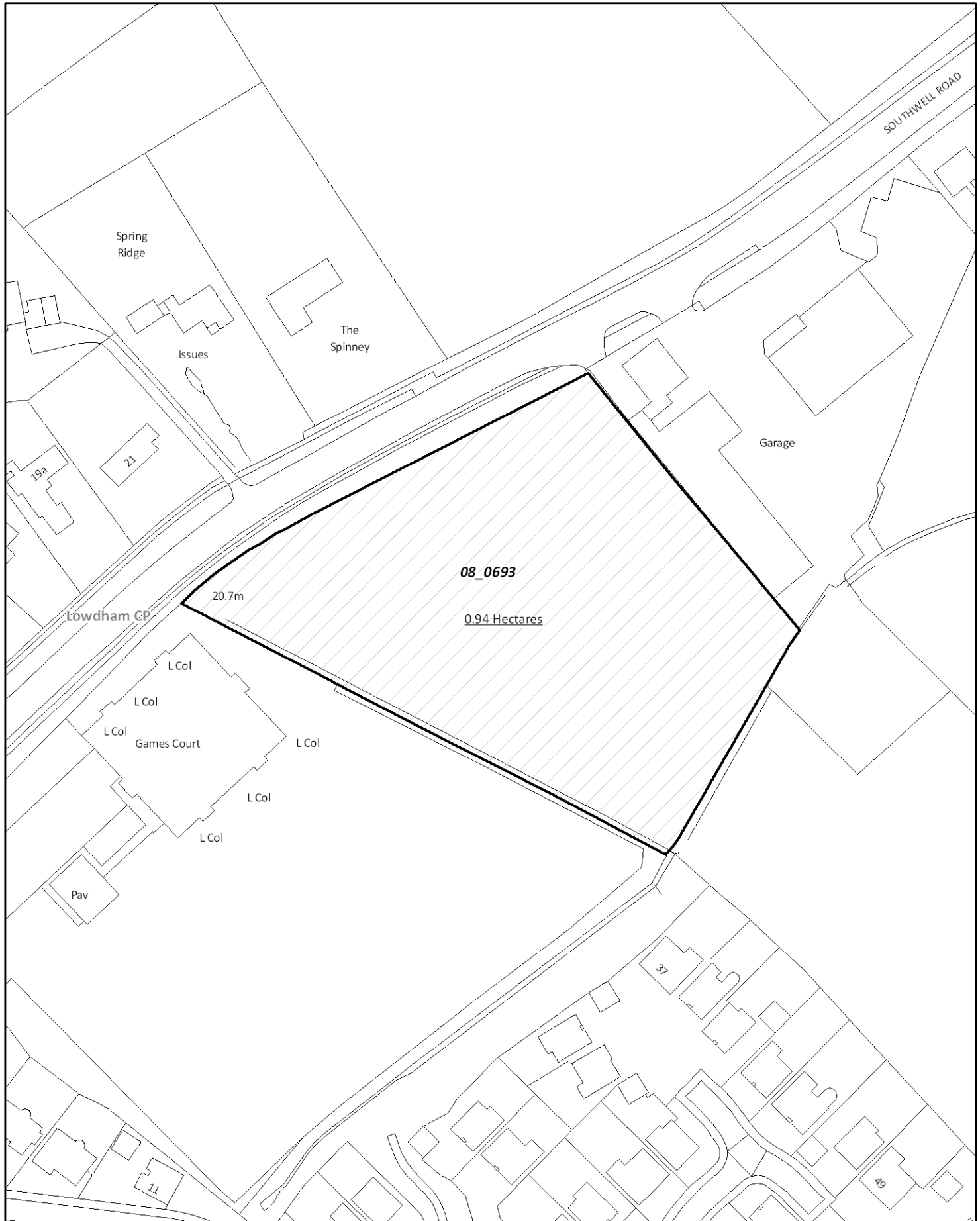
identified at the site

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:**

In zone 3 45% of site to south east in flood zone 3; 55% in Zone 2

**SFRA Comments:** Site would be suitable in flood risk terms subject to steering development away from flood zone 3**Impact on Landscape Biodiversity The site is suitable****Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Lowdham BW6**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**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 Supplied: Available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph with a 47% site reduction for the non developable area (6% POS accommodated within 47%) and POS commuted sum. Number of dwellings 15**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 a 47% site reduction for the non developable area (6% POS accommodated within 47%) and POS commuted sum. Number of dwellings 15**Additional Comments:** PC Comments: The Parish suffered badly in the flooding of June 2007 highlighting many issues relating to sewerage and surface water drainage infrastructure in the Parish. The Environment Agency and Severn Trent are currently undertaking a modelling exercise into this issue the results of which should be taken into account when considering any future development in the Parish. The PC feel that any development is likely to further increase the risk to property in vulnerable area without major infrastructure improvements. The PC further comments that a bridleway also crosses site and land subject to flooding and run off would increase risks in this area (Old Tannery Drive etc). Would also have problems RE access onto 612. Finally any major development would put pressure on the entire village infrastructure (particularly schools, healthcare and utilities). The central village area also already suffers from congestion.

# Strategic Housing Land Availability Assessment 2010



**08\_0693 - Land Off Southwell Road,  
Lowdham**

Date: 09/03/2010

Scale: 1:1,250

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

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0268	Land at The Leys Epperstone Road	Lowdham	Site below 0.25ha. Not included in study.

# Strategic Housing Land Availability Assessment 2010

