

Norwell Parish

- 5.172** Within Norwell Parish, 16 sites have been through the full Assessment process. 7 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.173** 1 site is considered suitable for development and could provide for approximately 7 dwelling units.
- 5.174** 8 sites may be considered suitable for development within the next five year period, and could provide for approximately 178 dwelling units. It does not include 1 dwelling included in site assessments which had the benefit of planning permission (as @ April 2009) and is therefore counted as a commitment and not potential new dwellings. 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.
- 5.175** The following sites within the parish of Norwell 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_0150**
- **08_0169**
- **08_0246**
- **08_0287**
- **08_0561**
- **08_0563**
- **08_0564**

Sites which are Considered Suitable

- **08_0187**

Sites which May be Considered Suitable

- **08_0151**
- **08_0154**
- **08_0155**
- **08_0405**
- **08_0560**
- **08_0562**
- **08_0565**

- **08_0666**

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

- 08_0185- Paddock West of Norwood Woodhouse Road, Norwell
- 08_0262- Land off School Lane, Norwell
- 08_0391- The Birches, Bathley Lane, Norwell
- 08_0667- School Lane, Norwell

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

Site Ref: Land off Bathley Road**08_0150****Area(ha): 0.83****Parish: NORWELL****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Available within 5 years.

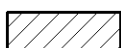
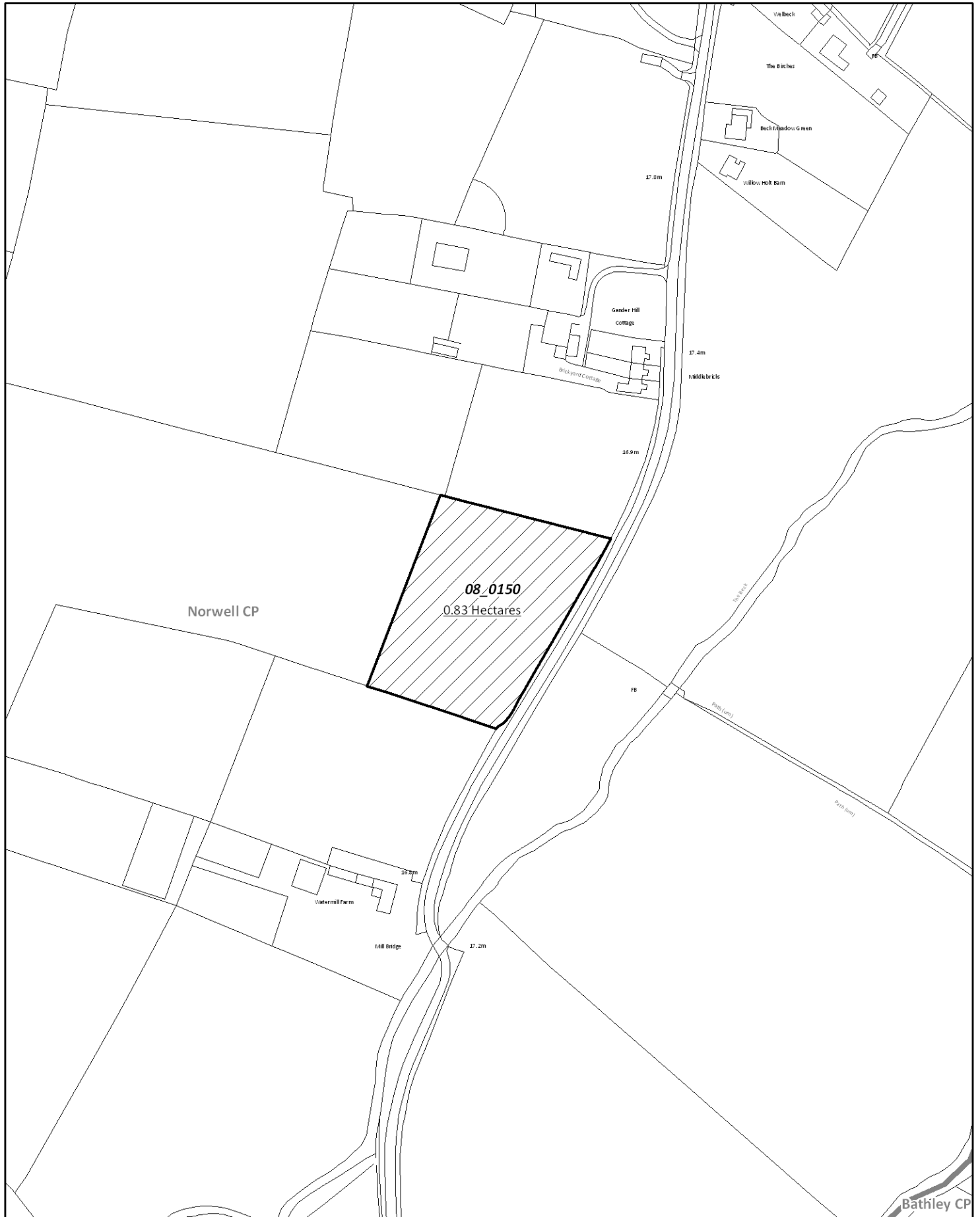
Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Not presently suitable due to level of separation from existing settlement.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.83**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NEI Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be 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:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10064m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 577m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to required standard. Off site highway work and a Traffic Statement required. Dependant on density , access and pedestrian linkage to Norwell may be an issue.**Topography Constraints:** Yes Steep slope
up to west**Access to Utilities?** No**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)**Neighbour Issues:** None**Site Apparatus:** Telephone wires adjacent to site to
east**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity The site is suitable**

Site Ref: Land off Bathley Road**08_0150****Area(ha):** 0.83**Parish:** NORWELL**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:** 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: Parish Council raise no issues other than the capacity of the foul water drainage system in Norwell being insufficient to cope with any substantial development.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Primrose End, Woodhouse Road**08_0151****Area(ha):** 1.56**Parish:** NORWELL**Proposed Yield :** 25**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

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

Achievability Conclusion:

The site is economically viable/achievable for housing

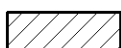
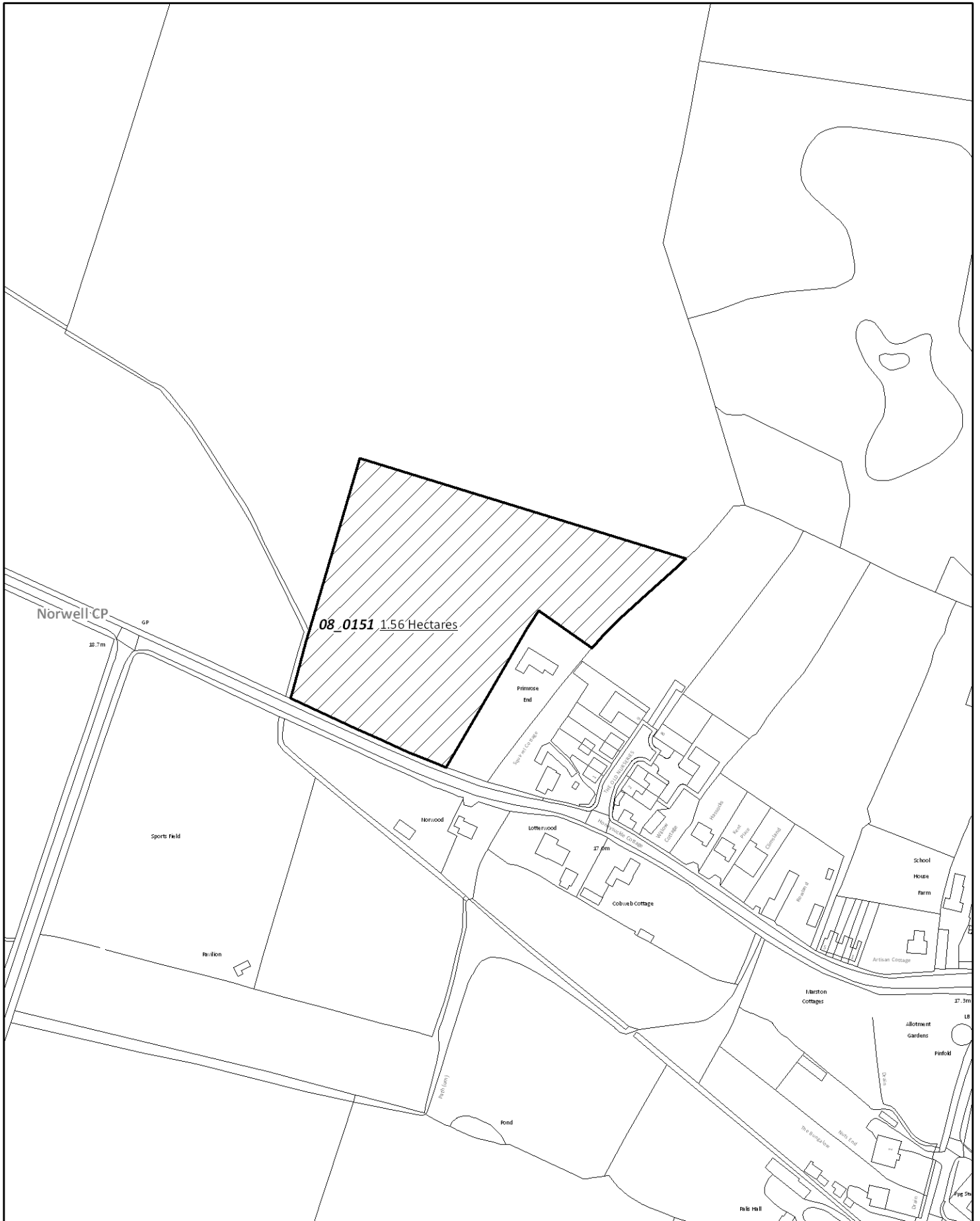
Achievability Comments:

Viable - Assessed at 17dph (developer identified) 6% on-site POS and POS commuted sum. Number of Dwellings 25.

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and 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/village**Area Greenfield:** 1.56**Setting:** Countryside adjacent to village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** No**Secondary school:** No **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10527m**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:** Visibility and on site highway layout to required standard. Off site highway work and a Traffic Assessment required. Dependant on density, access and pedestrian linkage to Norwell may be an issue.**Topography Constraints:** No mostly flat but gentle rise to north**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land at Primrose End, Woodhouse Road**08_0151****Area(ha):** 1.56**Parish:** NORWELL**Proposed Yield :** 25**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 suitable**Impact on views:** No**Natural Features:** Yes Trees on site; ditch by southern boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 17dph (developer identified) 6% on-site POS and POS commuted sum. Number of Dwellings 25.**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 6% on-site POS and POS commuted sum. Number of Dwellings 25.**Additional Comments:** Parish Council raise no issues other than the capacity of the foul water drainage system in Norwell being insufficient to cope with any substantial development.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land Opposite Old Model Farm**08_0154****Area(ha):** 1.83**Parish:** NORWELL**Proposed Yield :** 48**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

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

Achievability Conclusion:

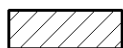
The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph 14% on-site POS and POS commuted sum. Number of dwellings 48

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and 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 Village and Countryside**Area Greenfield:** 1.83**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10825m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 410m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to required standard. Off site highway work and a Traffic Assessment required. Adequate vehicular access may be achievable but there is no pedestrian link to Norwell village.**Topography Constraints:** No Slopes up to North East**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Land Opposite Old Model Farm**08_0154****Area(ha): 1.83****Parish: NORWELL****Proposed Yield : 48****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 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 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: Avialable within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievabilty Comments:** Viable - Assessed at 30dph 14% on-site POS and POS commuted sum. Number of dwellings 48**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 14% on-site POS and POS commuted sum. Number of dwellings 48**Additional Comments:** Parish Council point to access and service issues. Current drainage system within the village is insufficient to cope with substantial development

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

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Site Ref: Old Model Farm**08_0155****Area(ha): 1.54****Parish: NORWELL****Proposed Yield : 43****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

A developer has shown interest in this site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph 6% on-site POS and POS commuted sum. No. of dwellings 43.

Overall Draft Conclusion:

Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and 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 Village and Countryside**Area Greenfield:** 1.54**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** No**Secondary school:** No **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10704m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 382m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Adequate vehicular access may be achievable but there is no pedestrian link to Norwell village. Visibility and on site highway layout to required standard. Off site highway work and a Traffic Assessment required.

Topography Constraints: No**Access to Utilities?** Yes **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Old Model Farm**08_0155****Area(ha): 1.54****Parish: NORWELL****Proposed Yield : 43**

identified in close proximity to the site

Agricultural Land Quality: Grade 3 (Good-moderate)**Neighbour Issues:** None**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** None**Site within a flood zone?:** In Floodzone 1**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Natural Features:** No**Listed Bldg / Local Interest Bldg:** No**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:** A developer has shown interest in this site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph 6% on-site POS and POS commuted sum. No. of dwellings 43.**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 6% on-site POS and POS commuted sum. No. of dwellings 43.**Additional Comments:** Parish Council point to access and service issues. Current drainage system within the village is insufficient to cope with substantial development



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

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Site Ref: Land adjacent to St Lawrence Church**08_0169****Area(ha):** 3.45**Parish:** NORWELL**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:**

Any potential development would need to take account of the potential impact on the setting of the Scheduled Ancient Monument. Possible off site highways mitigation works may be required. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Any potential development would need to take account of the potential impact on the setting of the Scheduled Ancient Monument. Possible off site highways mitigation works may be required. 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 may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage/ Countryside**Area Greenfield:** 3.45**Setting:** Other Village/ Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, NE8 Mature Landscape Area, Part of Ancient Monument 13390 enters West of site**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10641m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 253m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visability and on site highway layout required to standard. Off site highway works and a Traffic Assessment required. Large site that could generate a considerable number of traffic movements onto what is essentially a country lane with no pedestrian facility. Development on this site would likely cause highway safety issues without extensive off site highway works to provide at minimum a pedestrian route to link with the existing in Norwell.

Site Ref: Land adjacent to St Lawrence Church

08_0169

Area(ha): 3.45

Parish: NORWELL

Proposed Yield :

Topography No Flat land
Constraints:

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: Ancient Monument adj to and partially enters site.

Site within a flood zone?: In zone 3 Also in Zone 2

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes See EH comments below.

Natural Features: Yes Trees on site. Watercourse on South Eastern boundary.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/Habitats: Yes Abuts 5/2257 - The Beck, Norwell. Indirect impacts might occur.

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 No ownership constraints 0-5 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. 08_0405 is on the opposite side of the road. The impact of these sites on the setting of the scheduled ancient monument at The Old Hall (medieval moat and fishponds) could be significant, given the open nature of land at this point. This may affect how the sites are developed (if at all). Both sites are also likely to have considerable archaeological potential themselves. A small part of Site 0169 cuts across the north-eastern edge of the SAM; development will not be possible at this point. (EH)
PC Comments: The area flooded three times in 2007 and is also an area of archaeological and historical interest. Also a general point is made that the settlements drainage system is insufficient to deal with any substantial development.

Strategic Housing Land Availability Assessment 2010



Site Ref: The Old Farmhouse School Lane**08_0187****Area(ha):** 0.44**Parish:** NORWELL**Proposed Yield :** 7**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information provided: Developer has shown an interest in the site. 1-4 dwellings detailed in submission. Site available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph 50% reduction in site area. No on-site POS or POS commuted sum. No. of dwellings 7.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 0.22**Setting:** Village**Area PDL:** 0.22**Current Use:** GrasslandResidential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** H13 Area within Village Envelopes; C1-5,C12,C15-18 Conservation Area**Conflicting Issues** No**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10492m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 137m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Comments amended in response to consultation replies: Development would be limited to the number of properties considered acceptable off a single point of access. Discussions with the Highways Engineer, looking at all the sites off of School Lane, have led to the conclusion that development of site 08_0187 is likely to be the only acceptable strategic site in the Study. All other sites are therefore unacceptable on traffic generation grounds.**Topography Constraints:** No Flat but south part of land is raised above the northern part of site**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: The Old Farmhouse School Lane**08_0187****Area(ha): 0.44****Parish: NORWELL****Proposed Yield : 7****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:****Site Apparatus:** House on site. Telephone wires from road to house**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Hedge through site from east to west**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. 1-4 dwellings detailed in submission. Site available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph 50% reduction in site area. No on-site POS or POS commuted sum. No. of dwellings 7.**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 50% reduction in site area. No on-site POS or POS commuted sum. No. of dwellings 7.**Additional Comments:** 51890889 Residential refused on southern part of site

Parish Council comments: Access issues. This is a narrow lane and would increase the volume of traffic close to the village school. General issue, the foul water drainage sytem in Norwell being insufficient to cope with any substantial development.

ackhorse
m

6

WILLOUGHBY COURT

The Barn
The Cottage

Whistlers
Cottage

Black Horse Cottage

24.6m

Ye Auld
Cottage

The Old Forge

Willow Lodge

The Beacon

Norwell CP

The Croft

Box Tree Farm House

08_0187
0.44 Hectares

The Barn

Trent
Farmhouse

Old
Farmhouse

School
House

Clay
Lane

Bracken

Old
Saddlers

The Brownings

Church

Ash House

GP

TCB

Sub Sta

Elderberry
Cottage

23.5m

The Old
Stores

Colliers
Cottage

The Atrium

The Holt

Norwell C of E
Primary School

SCHOOL LANE

1

7

FAIR VALE

16

5

9

11

8

4



Scale: 1:1,250

Site Ref: Land at Bathley Lane**08_0246****Area(ha):** 0.32**Parish:** NORWELL**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. 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:** CountrysideVillage**Area Greenfield:** 0.32**Setting:** Countryside Urban**Area PDL:****Current Use:** Garden/OrchardOpen Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10058m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 205m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Site has no connection to the adopted highway and is therefore unsatisfactory**Topography** No Flat **Constraints:****Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telephone wires down lane to north of site**Neighbour Issues:****Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Part of the site only. Also part in flood zone 2

Site Ref: Land at Bathley Lane

08_0246

Area(ha): 0.32

Parish: NORWELL

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Orchard trees on site, ditch to south

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 owner constraints 6-10 years
part leased to Parish Council

Ownership Comments: part leased to Parish Council

Legal Issues: Yes

Legal Comments:

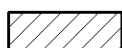
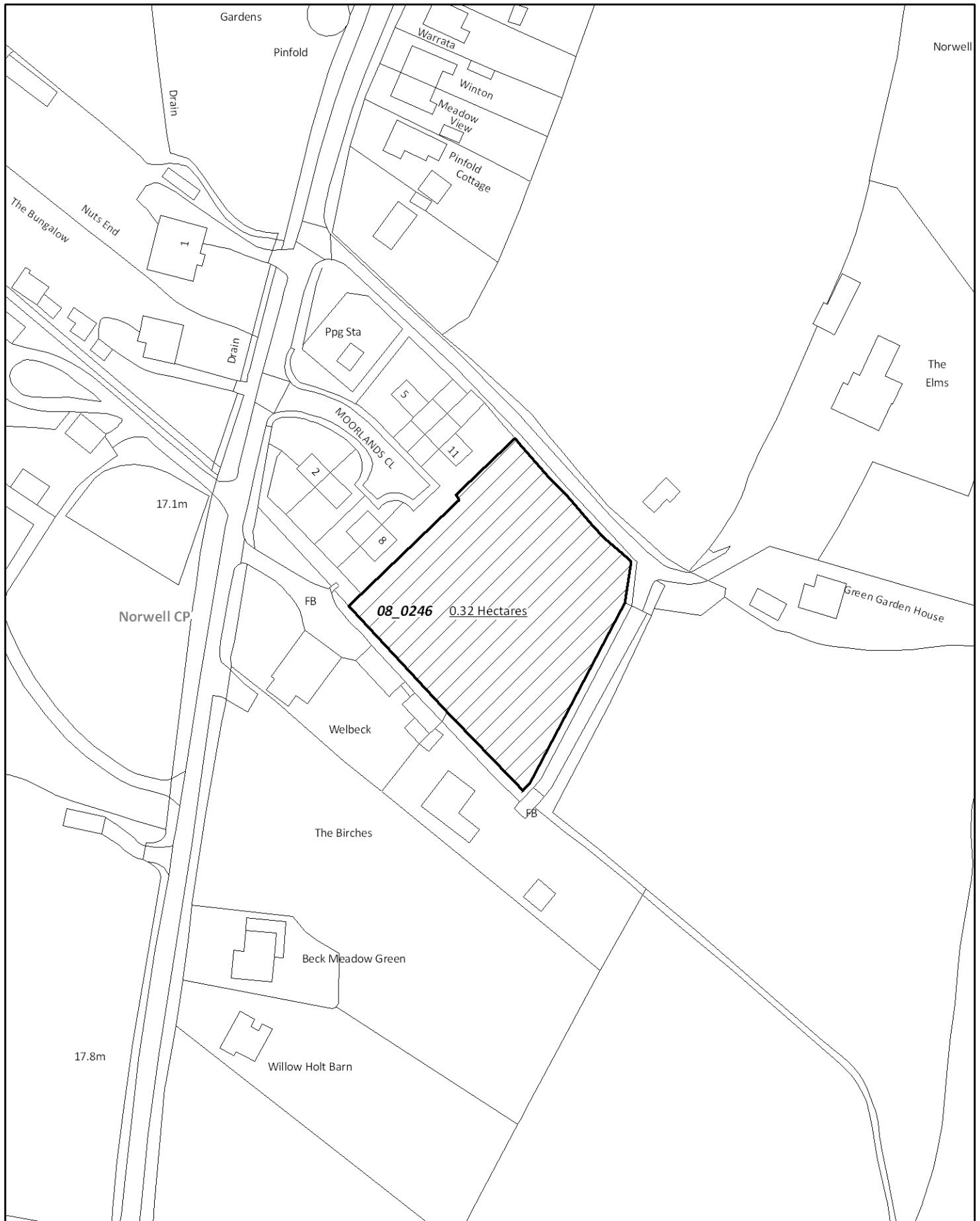
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Norwell Parish Council - this site flooded in 2007. General issue, the foul water drainage system in Norwell being insufficient to cope with any substantial development. Adjacent to SHLAA site 08_0391.
The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Strategic Housing Land Availability Assessment 2010



**08_0246 - Land At Bathley Lane,
Norwell**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land at School Lane**08_0287****Area(ha):** 1.41**Parish:** NORWELL**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 access constraints in this location. Possible on and off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the nearby Scheduled Ancient Monument. If the Village Envelope designation is changed through the Development Plan process, this site could be considered subject to appropriate mitigation works.

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 nearby Scheduled Ancient Monument. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

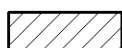
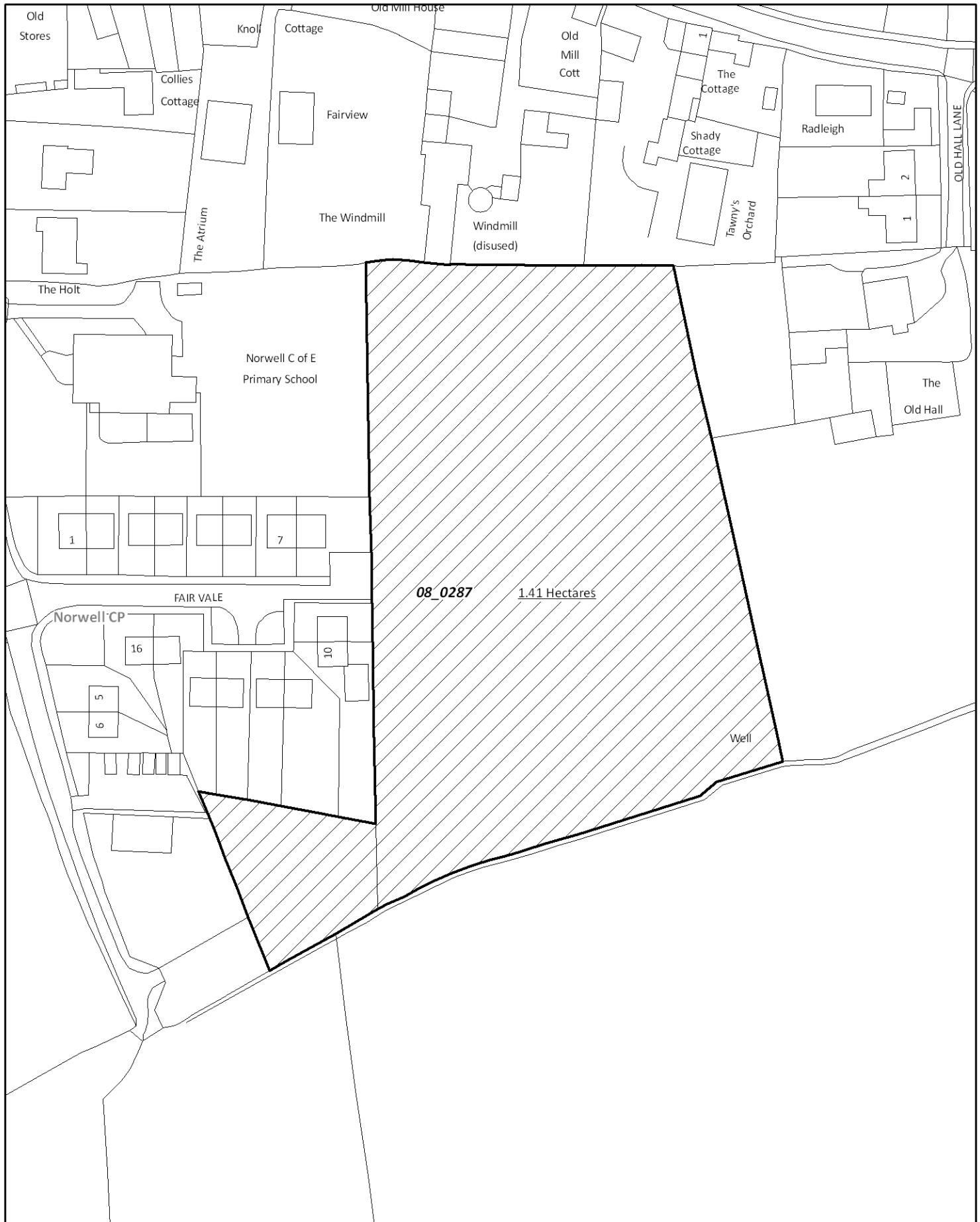
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.41**Setting:** Countryside**Area PDL:****Current Use:** and vacant landAgriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Not Allocated**Other:** NE1 Development in the Countryside, H13
Housing Development in Large Villages**Conflicting Issues** Yes Partly outside Village Envelope**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10846m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 100m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Comments amended in response to consultation replies: Development would be limited to the number of properties considered acceptable off a single point of access. Discussions with the Highways Engineer, looking at all the sites off of School Lane, have led to the conclusion that development of site 08_0187 is likely to be the only acceptable strategic site in this area. All other sites in this area are therefore unacceptable on traffic generation grounds.

Site Ref: Land at School Lane**08_0287****Area(ha):** 1.41**Parish:** NORWELL**Proposed Yield :****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:** Transmission poles and lines cross site**Neighbour Issues:** No**Identified in SFRA:** No**Site within a flood zone?:** In zone 2 Small part (approximately 2%) of site in Zone 2 remainder is adjacent to both Zones 2 and 3**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes See EH Comments below.**Natural Features:** Yes Trees on boundaries**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** 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: Small segment of site to South West is within village envelope
PC Comments: Access issues and the increase in traffic volume close to village school. There is a pylon situated in this field. General issue, the foul water drainage system in Norwell being insufficient to cope with any substantial development. The impact of these sites on the setting of the scheduled ancient monument at The Old Hall (medieval moat and fishponds) could be significant, given the open nature of land at this point. This may affect how the sites are developed (if at all). Both sites are also likely to have considerable archaeological potential themselves. A small part of Site 0169 cuts across the north-eastern edge of the SAM; development will not be possible at this point. (EH)

Strategic Housing Land Availability Assessment 2010



Site Ref: Glebe Cottage, Main Street

08_0405

Area(ha): 0.74

Parish: NORWELL

Proposed Yield : 10

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Number/type of dwellings in mind: 1 to 10. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 13.5 DPH with no on-site POS but a POS commuted sum. No of dwellings 10.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential site of Archaeological Interest, site investigations and/or mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and 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: Combination

Area Character: Residential Countryside

Area Greenfield: 0.62

Setting: Village Countryside

Area PDL: 0.12

Current Use: Horse grazing, residential Other

Proposed Use:

Policy The site may be suitable

Allocated Site: Countryside

Other: NE1 Development in the Countryside, H13 Area within village envelopes, C1-C5, C12, C15-18 Cons Area, NE8 MLA,

Conflicting Issues Yes Outside Village Envelope

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

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

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

Further Education: No **Hospital:** No

Supermarket: No **Employment:** No

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 10816m

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

GreenSpace Standards: Within 400m of publicly accessible green space

GreenSpace Strategy Comments: 134m

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site Highway Layout to be provided to standard. Off site highway works and Traffic Statement required. Site is on a bend, therefore visibility may be an issue dependant on the location of the access point.

Site Ref: Glebe Cottage, Main Street

08_0405

Area(ha): 0.74

Parish: NORWELL

Proposed Yield : 10

Topography Constraints: No Flat land

Access to Utilities? Yes

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Identified in SFRA: No

Site within a flood zone?: In Floodzone 1 Owner notes that certain parts of the paddock have flooded in heavy rain

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes The impact of these sites on the setting of the Grade I listed St Lawrence's Church opposite will need to be carefully considered in terms of whether they can be developed. (EH)

Natural Features: Yes Hedgerow boundaries between garden & paddock, Trees in NW

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

Protected Species/Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information Supplied: Number/type of dwellings in mind: 1 to 10. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 13.5 DPH with no on-site POS but a POS commuted sum. No of dwellings 10.

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 13.5 DPH with no on-site POS but a POS commuted sum. No of dwellings 10.

Additional Comments: Location: residential property is within village envelope
SHLAA Sites 08_0562 adjoins the site
Site Specific Parish Council Comments: Risk of flooding to this area and possible archaeological / historic interest. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.

The map displays the Norwell CP area, with a specific plot of 0.74 hectares (08_0405) highlighted. The plot is situated near the Norwell-CP boundary and is adjacent to a river. The map includes various land parcels, buildings, and infrastructure, such as the Old Vicarage, Cattle Grid, Norwell-CP, and the 0.74 Hectare plot. The map also shows a river and a road.



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

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Site Ref: North of Ossington Road**08_0560****Area(ha): 1.02****Parish: NORWELL****Proposed Yield : 29****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no site area reduction. 6% on-site POS and POS commuted sum. Number of dwellings 29.

Overall Draft Conclusion:**Potential contamination issues in the locality 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 in the locality would need to be investigated and mitigated if necessary. Possible major off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 1.02**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, NE8 - Mature Landscape Areas, C1 - Development in Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10764m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 345m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: If access was to be taken from Ossington Road major highway improvements works would be required from the site access to Main Street to facilitate traffic and pedestrian movement. Access onto Carlton Lane is not acceptable. Visibility from the access point in the critical direction would require land from SHLAA site 08_0154.

Site Ref: North of Ossington Road**08_0560****Area(ha):** 1.02**Parish:** NORWELL**Proposed Yield :** 29**Topography Constraints:** No**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Telegraph pole along east boundary. Adjacent site further telegraph pole along opposite boundary to east**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**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 may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with no site area reduction. 6% on-site POS and POS commuted sum. Number of dwellings 29.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with no site area reduction. 6% on-site POS and POS commuted sum. Number of dwellings 29.**Additional Comments:** Site Specific Parish Council Comments: Access and services issues due to the narrowness of this lane. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic. Adjoins SHLAA site 08_0154.

[illegible]

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

Site Ref: East of Ossington Road**08_0561****Area(ha):** 1.00**Parish:** NORWELL**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/ 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 in the locality/ 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:** Countryside**Area Greenfield:****Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, NE8 - Mature Landscape Areas, C1-C5, C12, C15-C18 - Development in Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Within 1km of a town centre
Newark Town Centre 10760m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 298m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This is a narrow road that has no pedestrian facility. The size of the site could produce a large number of pedestrian and vehicular movements to the detriment of highway safety.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph pole on western side boundary**Neighbour Issues:** None

Site Ref: East of Ossington Road**08_0561****Area(ha): 1.00****Parish: NORWELL****Proposed Yield :****Identified in SFRA:** No**Site within a flood zone?:**

In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Hedges, watercourse along northern boundary of site**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:** Site Specific Parish Council Comments: Access and services issues due to the narrowness of this lane. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.

Site Ref: East of Norwell Grange, Main Street**08_0562****Area(ha):** 0.47**Parish:** NORWELL**Proposed Yield :** 14**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied. The site could be available immediately.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

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

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. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works.

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. Potential site of Archaeological Interest, site investigations and/or mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.47**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C4 - Conservation Area, NE8 Mature Landscape Areas, C11 - Setting of Listed Buildings.**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10891m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 135m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility to be provided to standard. Off site highways work required. Visibility from this site may be an issue due to the alignment of the road. Adequate visibility from the site is likely to require third party land.

Site Ref: East of Norwell Grange, Main Street

08_0562

Area(ha): 0.47

Parish: NORWELL

Proposed Yield : 14

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees along east of site.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information supplied. The site could be available immediately.

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

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

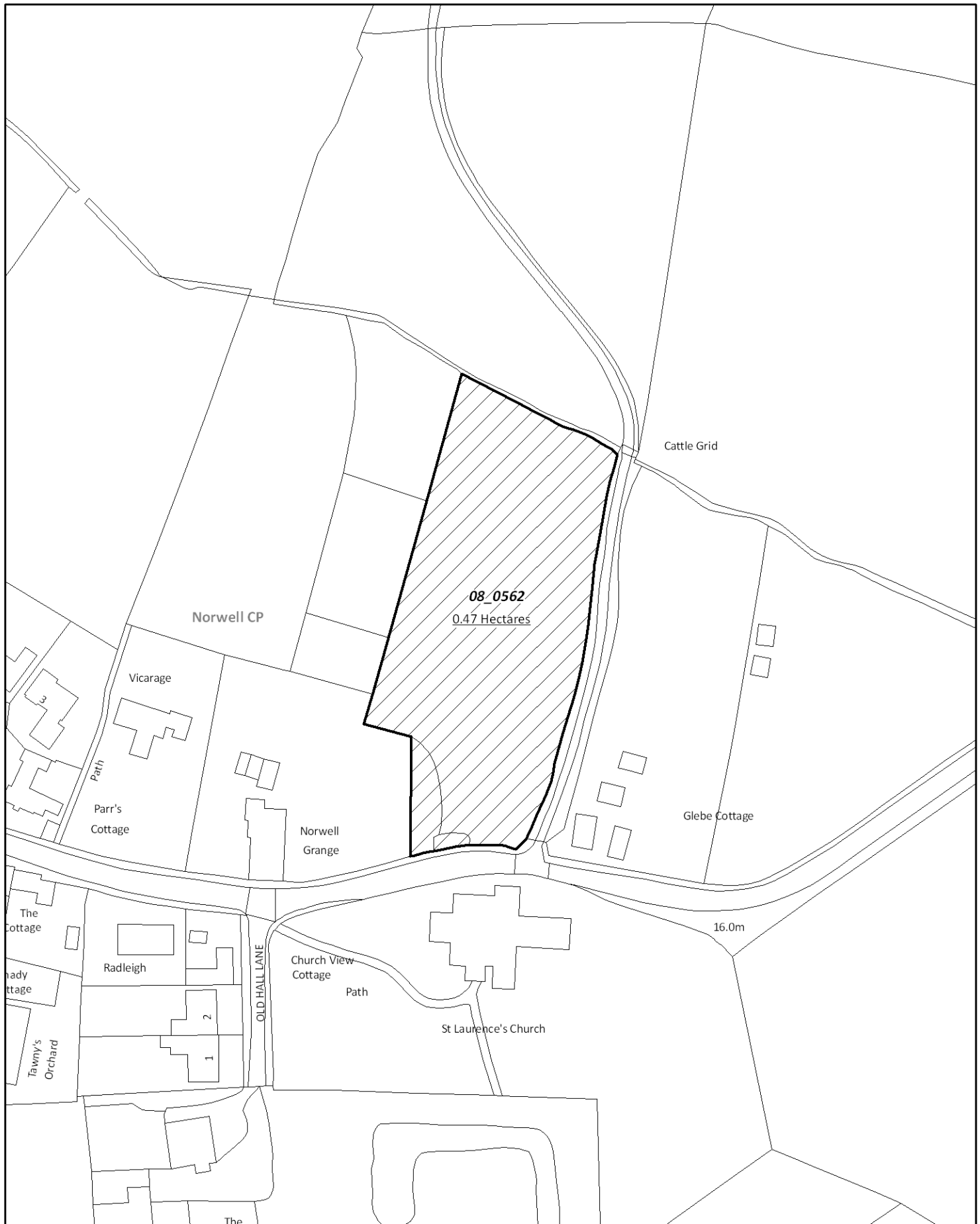
Timescale:

Availability Other Issues:

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

Additional Comments: Site Specific Parish Council Comments: Possible archaeological/ historic interest. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.
Adjacent to SHLAA site 08_00405.

Strategic Housing Land Availability Assessment 2010



 **08_0562 - East Of Norwell Grange, Main Street, Norwell**

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

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Site Ref: Off School Lane**08_0563****Area(ha): 1.35****Parish: NORWELL****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. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues in the locality 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:** Countryside Residential**Area Greenfield:** 1.35**Setting:** Countryside Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** Ne1- Development in the Countryside, Ne8- Mature Landscape Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 10478m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 108m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Comments amended in response to consultation replies: Development would be limited to the number of properties considered acceptable off a single point of access. Discussions with the Highways Engineer, looking at all the sites off of School Lane, have led to the conclusion that development of site 08_0187 is likely to be the only acceptable strategic site in this area. All other sites in this area are therefore unacceptable on traffic generation grounds.

Topography Constraints: No Unudlating land sloping in a Southerly direction**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Off School Lane

08_0563

Area(ha): 1.35

Parish: NORWELL

Proposed Yield :

identified in close proximity to the site

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

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:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

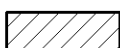
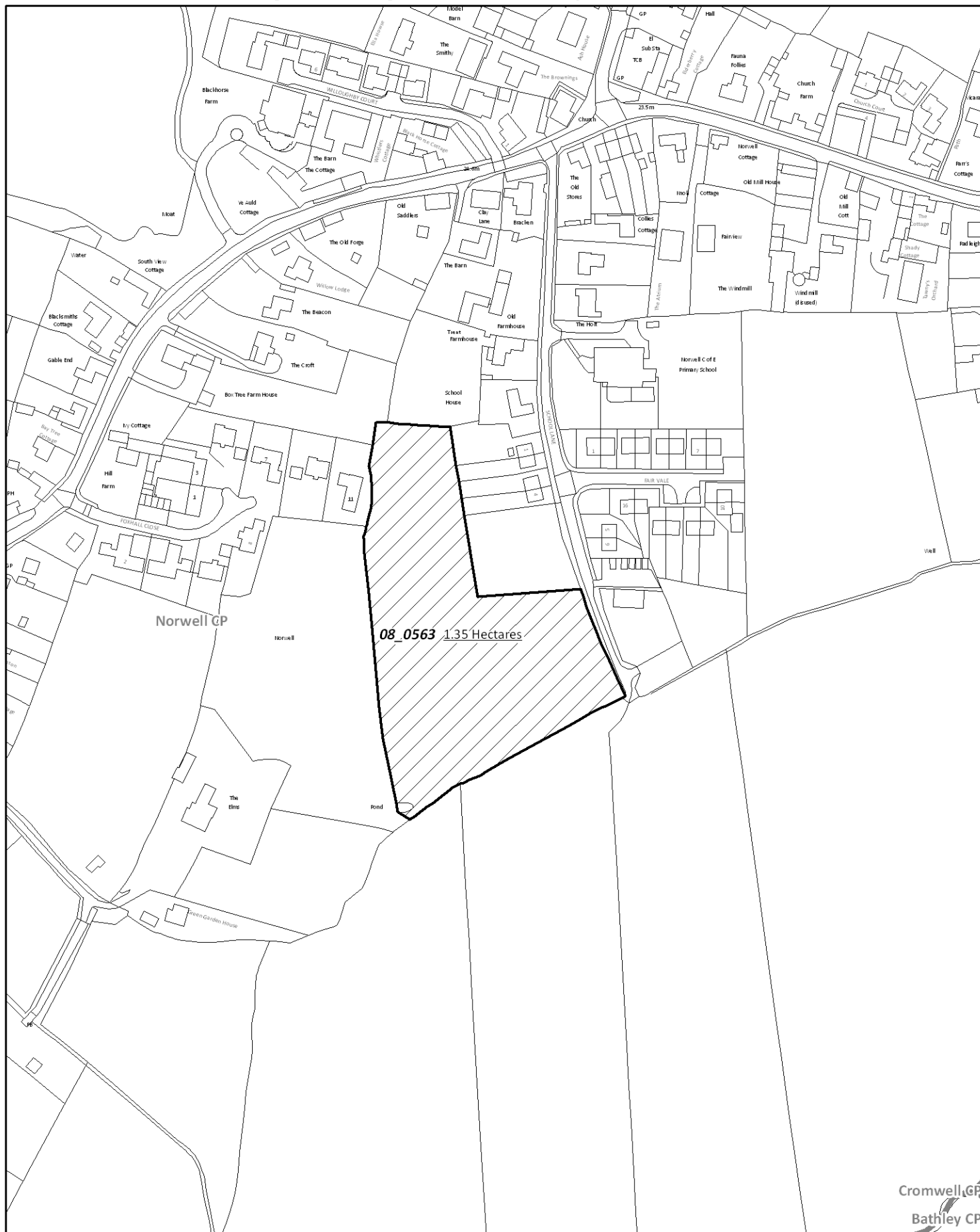
Availability Other Issues:

Viability Comments:

Additional Comments: Adjacent to SHLAA sites 08_0187, 08_0666, 08_0667

Site Specific Parish Council Comments: Access issues. This is a narrow lane and would increase the volume of traffic close to the village school. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.

Strategic Housing Land Availability Assessment 2010



Site Ref: Off Bathley Lane

08_0564

Area(ha): 1.07

Parish: NORWELL

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 highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues in the locality 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: CountrysideResidential

Area Greenfield: 1.07

Setting: Countryside Residential

Area PDL:

Current Use: Vacant Land

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: Ne1- Development in the Countryside, NE8- Mature Landscape Area

Conflicting Issues Yes Outside Village Envelope

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

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

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

Further Education: No **Hospital:** No

Supermarket: No **Employment:** No

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Newark Town Centre 10196m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 176m

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 Slopes up to North

Access to Utilities? Unknown

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Site Ref: Off Bathley Lane

08_0564

Area(ha): 1.07

Parish: NORWELL

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

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

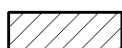
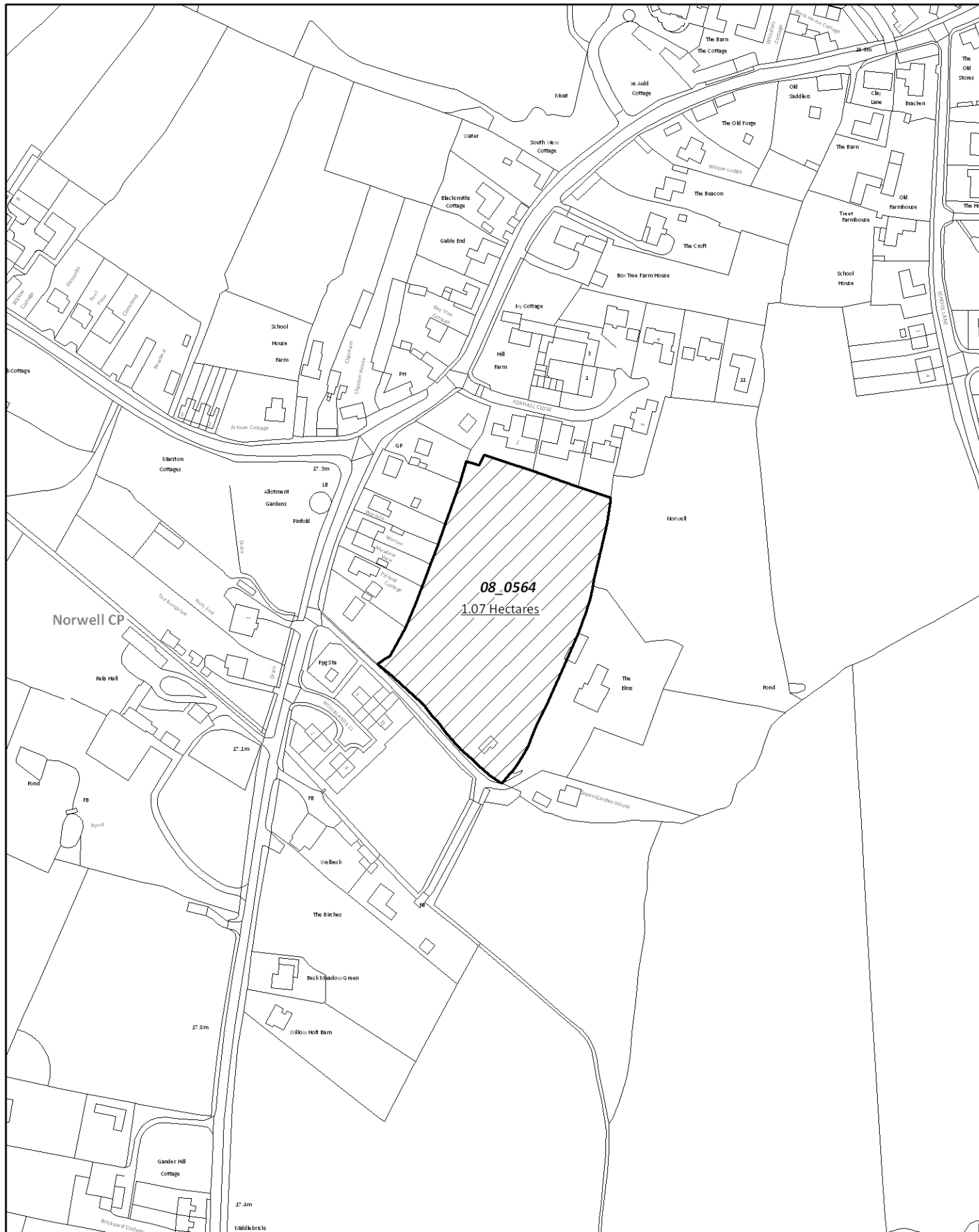
Availability Other Issues:

Viability Comments:

Additional Comments: Adjacent to SHLAA sites 08_0246, 08_0391

Site Specific PC Comments: This area is marshland. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.

Strategic Housing Land Availability Assessment 2010



**08_0564 - Off Bathley Lane,
Norwell**

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

Site Ref: Woodhouse Road**08_0565****Area(ha): 0.78****Parish: NORWELL****Proposed Yield : 7****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no on-site POS or POS commuted sum. No. of dwellings 7.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. The southern part of the site partly lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Village Envelope. Northern part of the site is within the Village Envelope and Flood Zone 1. Possible off site highways mitigation works may be required. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area 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.

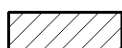
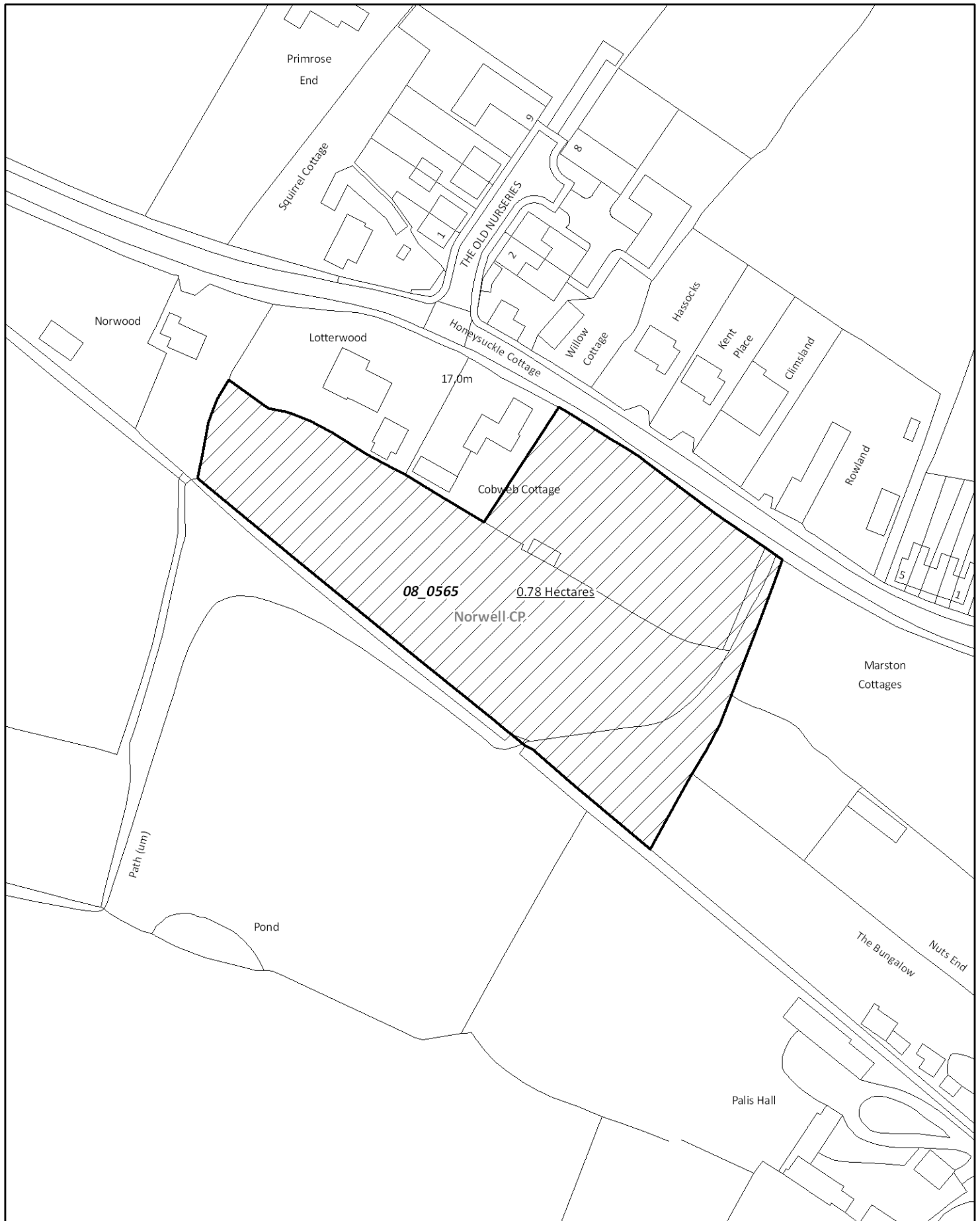
Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. The southern part of the site partly lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Village Envelope. Northern part of the site is within the Village Envelope and Flood Zone 1. Possible off site highways mitigation works may be required. Potential site of Archaeological Interest, site investigations and/or mitigation works may be required. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area 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:** CountrysideVillage/ Main Open Area**Area Greenfield:** 0.78**Setting:** Countryside**Area PDL:****Current Use:** Main Open AreaVacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** Ne1- Development in the Countryside, FS7- Main Open Areas, NE8- Mature Landscape Area, C1-C5, C12, C15-18 Conservation Area**Conflicting Issues** Yes Main Open Area**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** No**Secondary school:** No **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10264m**Proximity Transport Node:** Over 1km from a major public transport node

Site Ref: Woodhouse Road**08_0565****Area(ha): 0.78****Parish: NORWELL****Proposed Yield : 7****GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 146m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highways work required. Traffic statement required. The site could provide for visibility onto Woodhouse Rd. A footway provision will be required to this side of the road.**Topography** No
Constraints:**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph pole**Neighbour Issues:** No**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Flood Zone 3 covers most of the area outside the Village Envelope (approx 50%). Also in Flood Zone 2 approx 60%**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing** Yes Norwell FP5
Recreational Use:**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/** No
Habitats:**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with no on-site POS or POS commuted sum. No. of dwellings 7.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with no on-site POS or POS commuted sum. No. of dwellings 7.**Additional Comments:** Site Specific Parish Council Comments: Floods continually being particularly affected in June 2007 and is often subject to standing water. Possible historical building constraint regarding development of this land. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic.

Strategic Housing Land Availability Assessment 2010



Site Ref: Box Tree Farmhouse, Main Street

08_0666

Area(ha): 0.26

Parish: NORWELL

Proposed Yield : 3

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 60% site area reduction. No on-site POS, no POS commuted sum. No. of dwellings 3.

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. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site is suitable

Location: Village (within boundary)

PDL/Greenfield: PDL

Area Character: Residential

Area Greenfield:

Setting: Village

Area PDL: 0.26

Current Use: GardenResidential

Proposed Use:

Policy The site is suitable

AllocatedSite: Heritage Conservation designation

Other: C1-C5,C12,C15-C18 - Conservation Areas, H13 - Housing Development in Large Villages

Conflicting Issues No

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

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

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

Further Education: No **Hospital:** No

Supermarket: No **Employment:** No

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 10379m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 232m

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. The limited access width to this site may require third party land in order to satisfactorily access this site. Further investigation is required.

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

Site Ref: Box Tree Farmhouse, Main Street

08_0666

Area(ha): 0.26

Parish: NORWELL

Proposed Yield : 3

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Unknown

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 Mature trees

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with 60% site area reduction. No on-site POS, no POS commuted sum. No. of dwellings 3.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

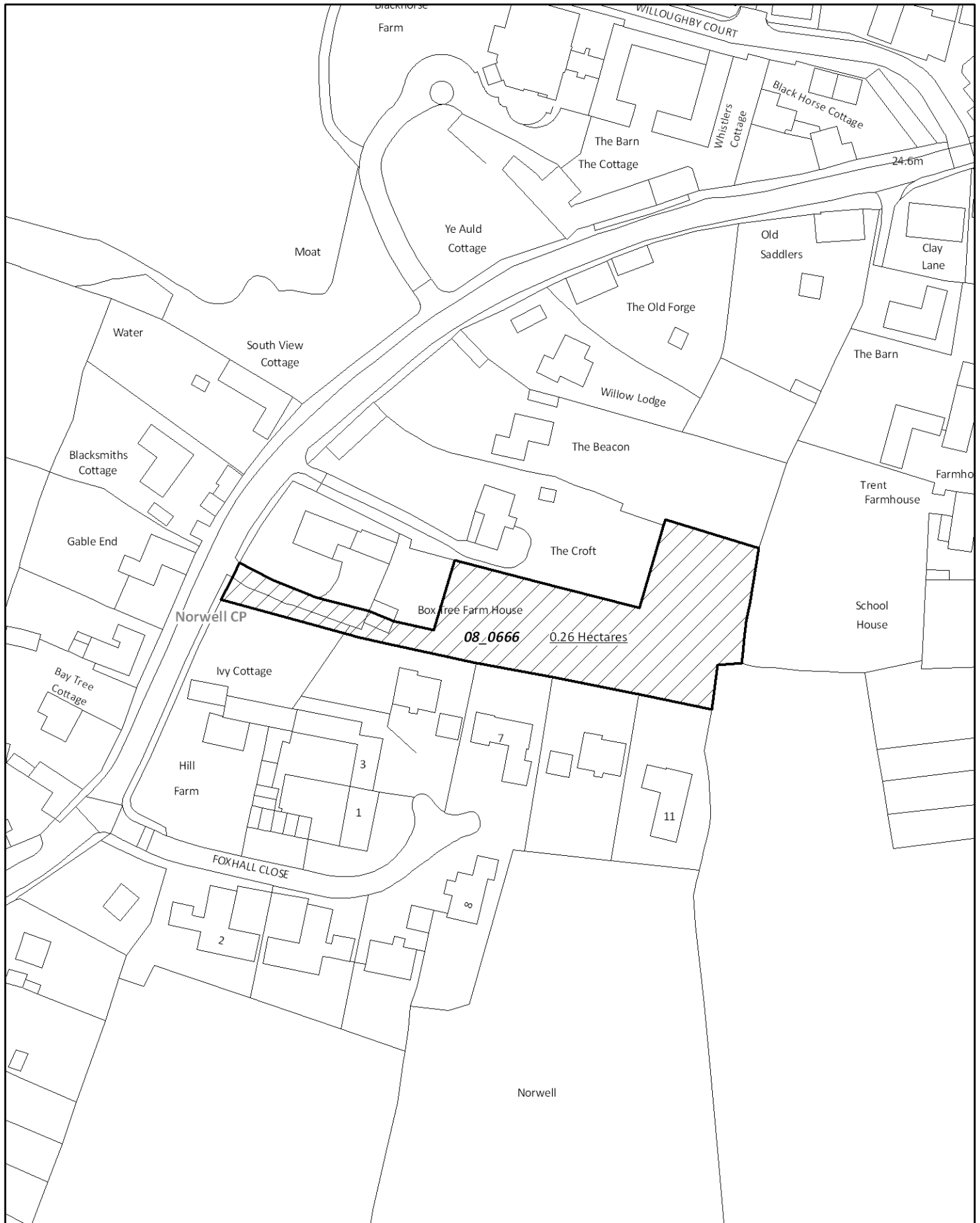
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 60% site area reduction. No on-site POS, no POS commuted sum. No. of dwellings 3.

Additional Comments: Site Specific parish Council Comments: Planning permission already granted. General Parish Council Comments: It is considered that the foul drainage system within Norwell is insufficient to cope with any substantial development. The roads which service Norwell are also insufficient to cope with any substantial development which would lead to increased traffic. Adjoins SHLAA Sites 08_0187 and 08_0563.

Strategic Housing Land Availability Assessment 2010



**08_0666 - Box Tree Farmhouse, Main Street,
Norwell**

Date: 09/03/2010

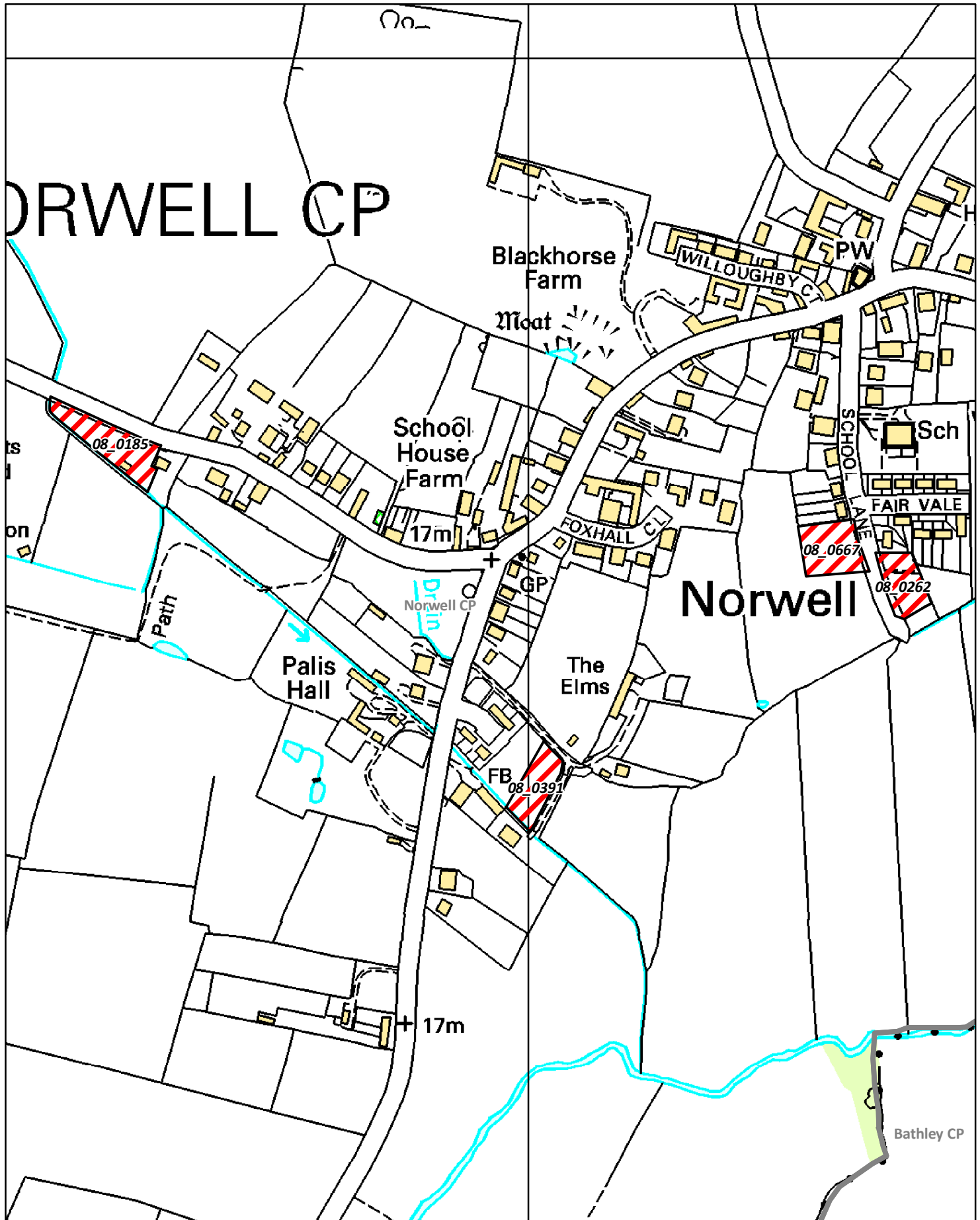
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NORWELL – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0185	Paddock West of Norwood Woodhouse Road	Norwell	Site below 0.25ha. Not included in study.
08_0262	Land off School Lane,	Norwell	Site below 0.25ha. Not included in study.
08_0391	The Birches, Bathley Lane	Norwell	Site below 0.25ha. Not included in study.
08_0667	School Lane	Norwell	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



08_0185 - 08_0262 - 08_391 - 08_0667

Norwell

Date: 13/05/2010

Scale: 1:4,050