

Ollerton and Boughton Parish

- 5.178** Within Ollerton and Boughton Parish, 26 sites have been through the full Assessment process. 10 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.179** 8 sites are considered suitable for development and could provide for approximately 220 dwelling units. It does not include 65 dwellings included at site 08_0672 which had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings.
- 5.180** 8 sites may be considered suitable for development within the next five year period, and could provide for approximately 1711 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.
- 5.181** The following sites within the parish of Ollerton and Boughton 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_0009
- 08_0089
- 08_0119
- 08_0264
- 08_0566
- 08_0570
- 08_0571
- 08_0572
- 08_0669
- 08_0671

Sites which are Considered Suitable

- 08_0105
- 08_0257
- 08_0389
- 08_0568
- 08_0569
- 08_0606
- 08_0670
- 08_0672

Sites which may be Considered Suitable

- **08_0101**
- **08_0103**
- **08_0153**
- **08_0260**
- **08_0327**
- **08_0396**
- **08_0400**
- **08_0567**

5.182 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. The exception to this is site 08_0345 which is a duplicate of 08_0260.

- 08_0092- Newark Road, Ollerton
- 08_0258- Land at Maid Marian Way, Boughton
- 08_0277- Land by Roseleigh, Station Road, Ollerton
- 08_0345- Land adjacent to Hollies Close, Boughton
- 08_0348- Former Depot Site, Newark Road, Boughton
- 08_0370A- Petersmith Close, Ollerton
- 08_0370B- Petersmith Close, Ollerton
- 08_0371- Newark Road, Boughton
- 08_0394- Poplars, Tor Lane, Ollerton

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

Site Ref: The Shannon Caravan Park, Wellow Road, Ollerton

08_0009

Area(ha): 4.28

Parish: OLLERTON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Possible contamination issues in the locality would need to be investigated and mitigated if necessary. 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: Combination

Area Character: Countryside/Caravan Park

Area Greenfield: 2.73

Setting: Countryside

Area PDL: 1.55

Current Use: Caravan Park and vacant field/Other

Proposed Use:

Policy The site is not suitable

Allocated Site: Countryside

Other: NE1 Development in the Countryside; PU4
Aquifer Protection Zone (PU4)

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: Yes **Retail Area:** Yes

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1697m

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

GreenSpace Standards: Within 400m of publicly accessible green space

GreenSpace Strategy Comments: 374m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Offsite highway works and Traffic Assessment Required. Part of the site is a caravan site with an acceptable access onto the Wellow Road. The position of this access is acceptable in highway terms but would require upgrading to an adoptable standard.

Topography Constraints: No

Access to Utilities? Yes No gas **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: Crematorium to north west

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

Site Ref: The Shannon Caravan Park, Wellow Road, Ollerton

08_0009

Area(ha): 4.28

Parish: OLLERTON

Proposed Yield :

SFRA Comments: Identified as being suitable for all types of development

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:

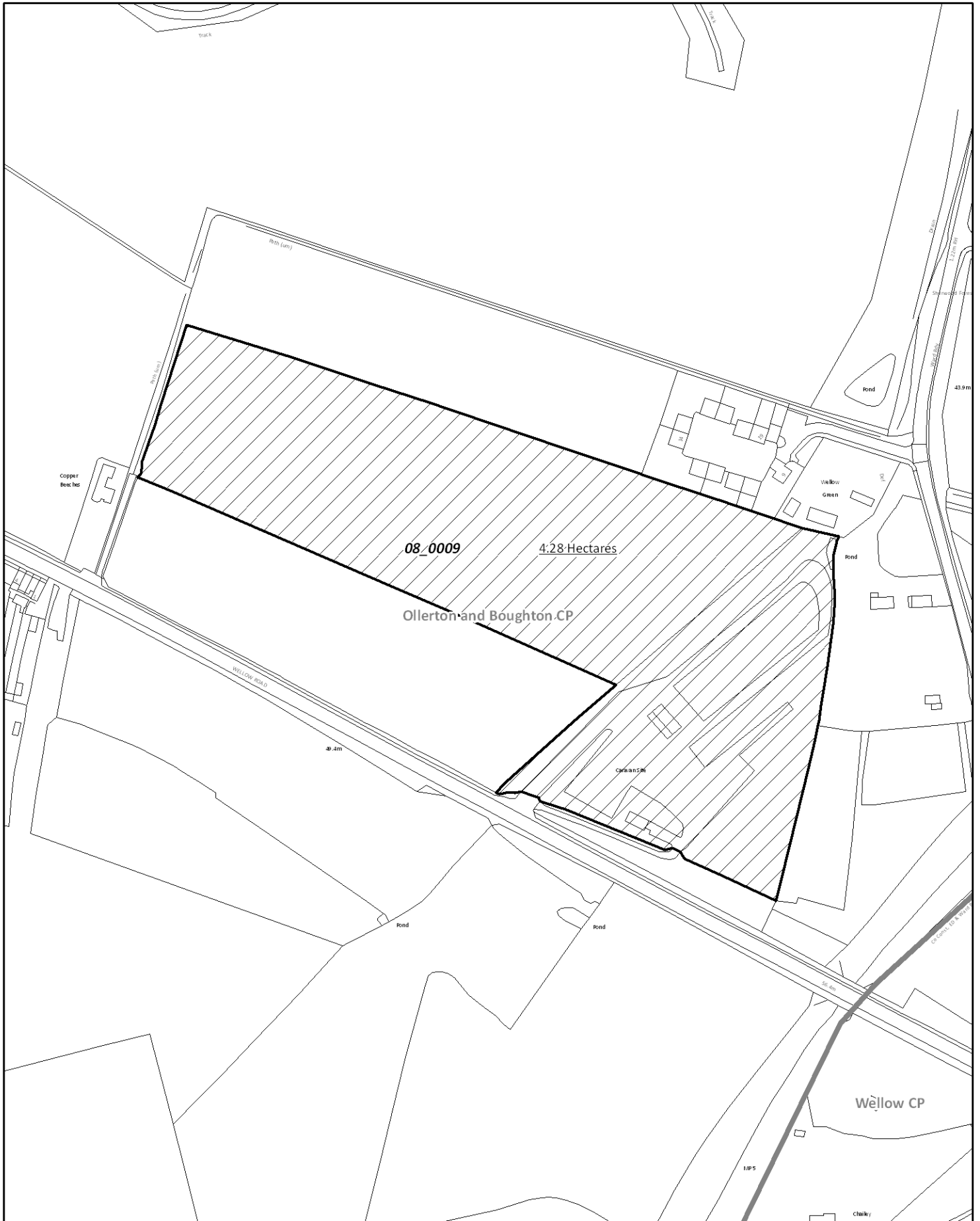
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Adjacent to SHLAA site 08_0400.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Newark Road**08_0089****Area(ha):** 0.31**Parish:** OLLERTON**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:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Importance for Nature Conservation. Not presently suitable due to level of separation from existing settlement.

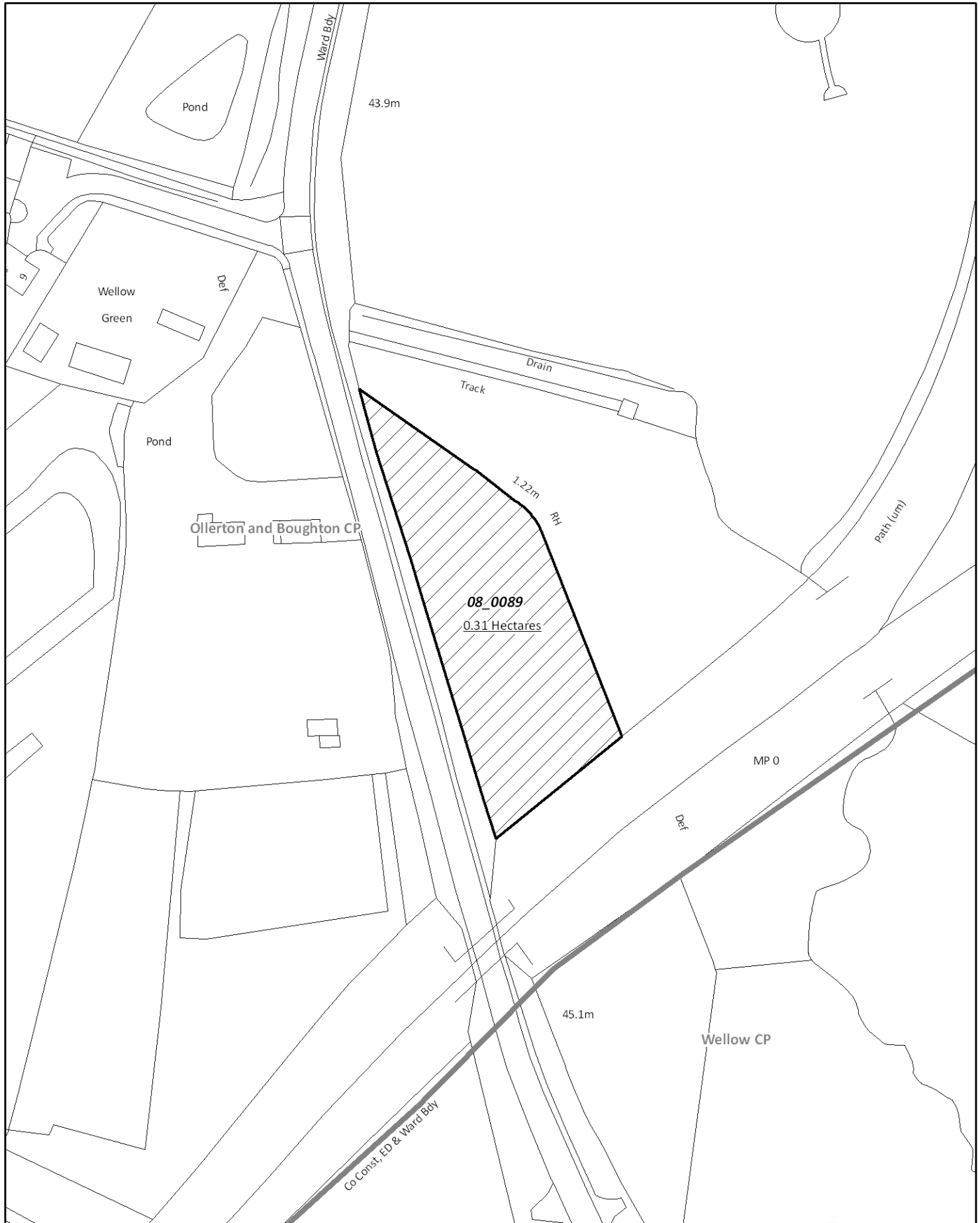
Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Importance 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:** 0.31**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside Abuts a SINC**Other:** NE1 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1582m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 203m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Site would need to demonstrate that adequate visibility would be achievable for the speed of traffic on the adjacent highway.**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

Site Ref: Land off Newark Road**08_0089****Area(ha):** 0.31**Parish:** OLLERTON**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:** Yes**SFRA Comments:** Within flod zone 1 and should be suitable for all types of development**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/
Habitats:** Yes Abuts 5/312 - Boughton
Railway Banks. Indirect
impacts might occur.**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.**Achievabilty 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:**

Strategic Housing Land Availability Assessment 2010



**08_0089 - Land Off Newark Road,
Ollerton**

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

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Site Ref: Land off Whinney Lane**08_0101****Area(ha): 37.75****Parish: OLLERTON****Proposed Yield : 680****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied: A developer has already expressed an interest in developing the site and has already invested in it. It is proposed that between 900 and 1500 houses could be built on the site. 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 in 4 phases of 9.44 Ha. with 30% on-site POS (accommodated within 40% site reduction area) no commuted sum. No. of dwellings 170. Total Yield 680 units on 4 phases (170 units / phase).

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. Approx 40% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the Pumping Station. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat and the adjacent Site of Interest for Nature Conservation. Any potential development would need to take account of the potential impact on the setting of the Registered Historic Park and Garden. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Approx 40% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the Pumping Station. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat and the adjacent Site of Interest for Nature Conservation. Any potential development would need to take account of the potential impact on the setting of the Registered Historic Park and Garden. 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/countryside**Area Greenfield:** 37.75**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside Western part of site covered by PU1 Washlands designation.**Other:** NE1 Dev in Countryside NE9 Sherwood Forest Special Landscape Area; PU1 Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport**

Site Ref: Land off Whinney Lane**08_0101** Area(ha): 37.75 Parish: OLLERTON**Proposed Yield :** 680

Primary school: No **Bus stop:** Yes **Secondary school:** Yes **Retail Area:** Yes
GP/ Health Centre: No **Cash Machine/PO:** No **Further Education:** Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1170m
Proximity Transport Node: Over 1km from a major public transport node

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 299m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway work required. Traffic Assessment required. Long linear site that has only one evident point of access . If only one point of access then development would be restricted to a level in accordance with current guidance. Third party land is likely to be required if the whole site were to be considered for development.

Topography Constraints: No Slight slope down to west
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)
Grade 3/Urban

Site Apparatus: Pumping Station within site on south side. Pylons cross site**Neighbour Issues:****Identified in SFRA:** Yes

Site within a flood zone?: In zone 3 Western part only
Approx 40%

SFRA Comments: Site 4. Development OK subject to being steered away from Flood Zone 3 and the Functional Floodplain.**Impact on Landscape Biodiversity The site may be suitable**

Impact on views: Yes The impact of this large site on the setting of the Grade I registered historic park and garden to the west (Thoresby Park) will need to be carefully considered in terms of impact on views and character. (EH)
Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Adjacent to SINC on North East boundary. Potential Protected species habitat.

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: A developer has already expressed an interest in developing the site and has already invested in it. It is proposed that between 900 and 1500 houses could be built on the site. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Site Ref: Land off Whinney Lane

08_0101

Area(ha): 37.75

Parish: OLLERTON

Proposed Yield : 680

Achievability Comments: Viable - Assessed in 4 phases of 9.44 Ha. with 30% on-site POS (accomodated within 40% site reduction area) no commuted sum. No. of dwellings 170. Total Yield 680 units on 4 phases (170 units / phase).

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 in 4 phases of 9.44 Ha. with 30% on-site POS (accomodated within 40% site reduction area) no commuted sum. No. of dwellings 170.

Additional Comments: Adjacent to SHLAA sites 08_0370a and 08_0370b
Ollerton Boughton Town Council comment that this site is suitable for potential development.

The map displays the Ollerton and Boughton Civil Parish (CP) area, which is 37.75 hectares in size. The River Maun flows along the western boundary, with a path and a drain running parallel to it. To the west of the river are allotment gardens and a sports ground. The residential area is characterized by a grid of streets including Cedar Lane, Birklands Avenue, Whitewater Road, Black Bank, Walsley Lane, Ambleside, Vew Tree Road, Greenfields Cress, Birch Avenue, Forest Road, Gattlys Lane, and Oak Avenue. Key landmarks include the Dukeries Community College, a school, a welfare centre, a library, and a recreation ground. The map also shows a water works facility and a mast. The title 'OLLERTON AND BOUGHTON CP' is prominently displayed in the upper right, with the reference number '08-0101' below it. The map is oriented with North at the top.



Scale: 1:7,500

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Site Ref: land off Cinder Lane**08_0103****Area(ha):** 3.43**Parish:** OLLERTON**Proposed Yield :** 89

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available in 5 - 10 years time
Availability Comments:	Information supplied: A developer has shown an interest in the site and already invested in it. It is indicated that between 102 and 170 homes could be developed. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 89.
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)	PDL/Greenfield: Greenfield
Area Character: Mixedcountryside/village	Area Greenfield: 3.43
Setting: Countryside	Area PDL:
Current Use: vacant former poultry farmVacant Land	Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside	Other: NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone
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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: No	Bus stop: No			Secondary school: Yes	Retail Area: Yes		
GP/ Health Centre: No	Cash Machine/PO: Yes			Further Education: Yes	Hospital: No		
Store of Local Importance:				Supermarket: Yes	Employment: Yes		

Proximity to Town centre: Over 1km from a town centre Ollerton Town Centre 2060m	Proximity Transport Node: Over 1km from a major public transport node
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GreenSpaceStandards: Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 592m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and On Site Highway Layout to be provided to standard. Traffic Assessment required. At 3.43 hectares this site , if comprehensively developed could accommodate a large number of dwellings, Cinder Lane ,therefore, may

Site Ref: land off Cinder Lane**08_0103****Area(ha):** 3.43**Parish:** OLLERTON**Proposed Yield :** 89

need upgrading to an appropriate standard .

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)
Grade 3/Urban**Site Apparatus:** pylons run across site from NE-SW**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Within flood zone1 and should be suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Footpath borders northern boundary. Ollerton & Boughton FP2**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: A developer has shown an interest in the site and already invested in it. It is indicated that between 102 and 170 homes could be developed. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 89.**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 14% on-site POS and POS commuted sum. No. of dwellings 89.**Additional Comments:** Town Council consider the site suitable for development. Site abuts SHLAA 08_0105 and 08_0571.



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

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Site Ref: Land by Maltkin House, Maltkin Close**08_0105****Area(ha):** 0.80**Parish:** OLLERTON**Proposed Yield :** 24**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied: 25 homes are proposed and the site is available within 5 years
As the site is in multiple ownership, the timescale for development has been placed in the 5 to 10 year category.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with no on-site POS but POS commuted sum. No. of dwellings 24.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable. As the site is in multiple ownership, the timescale for development has been placed in the 5 to 10 year category.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable. As the site is in multiple ownership, the timescale for development has been placed in the 5 to 10 year category.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed village/countryside**Area Greenfield:** 0.8**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site is suitable**Allocated Site:** Not Allocated**Other:** H13 area within village envelope**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:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1980m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 421m**Physical Constraints** The site may be suitable

Highway Engineers Comments: Visibility and On Site Highway Layout to be provided to standard. Traffic Statement required. Small piece of land could support limited development in accordance with current guidelines and subject to conditions

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

Site Ref: Land by Maltkin House, Maltkin Close

08_0105

Area(ha): 0.80

Parish: OLLERTON

Proposed Yield : 24

identified in close proximity to the site

Agricultural Land Quality: Not Applicable Urban

Neighbour Issues: None

Site Apparatus: pylons running through site from west to east

Identified in SFRA: Yes

Site within a flood zone?: In Floodzone 1

SFRA Comments: Within flood zone1 in which all forms of developemnt are acceptable

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 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: 25 homes are proposed and the site is available within 5 years
As the site is in multiple ownership, the timescale for development has been placed in the 5 to 10 year category.

Achievabilty Comments: Viable - Assessed at 30dph with no on-site POS but POS commuted sum. No. of dwellings 24.

Ownership Constraints owner constraints 6-10 years
Multiple Ownership

Ownership Comments: Multiple Ownership

Legal Issues: No

Legal Comments:

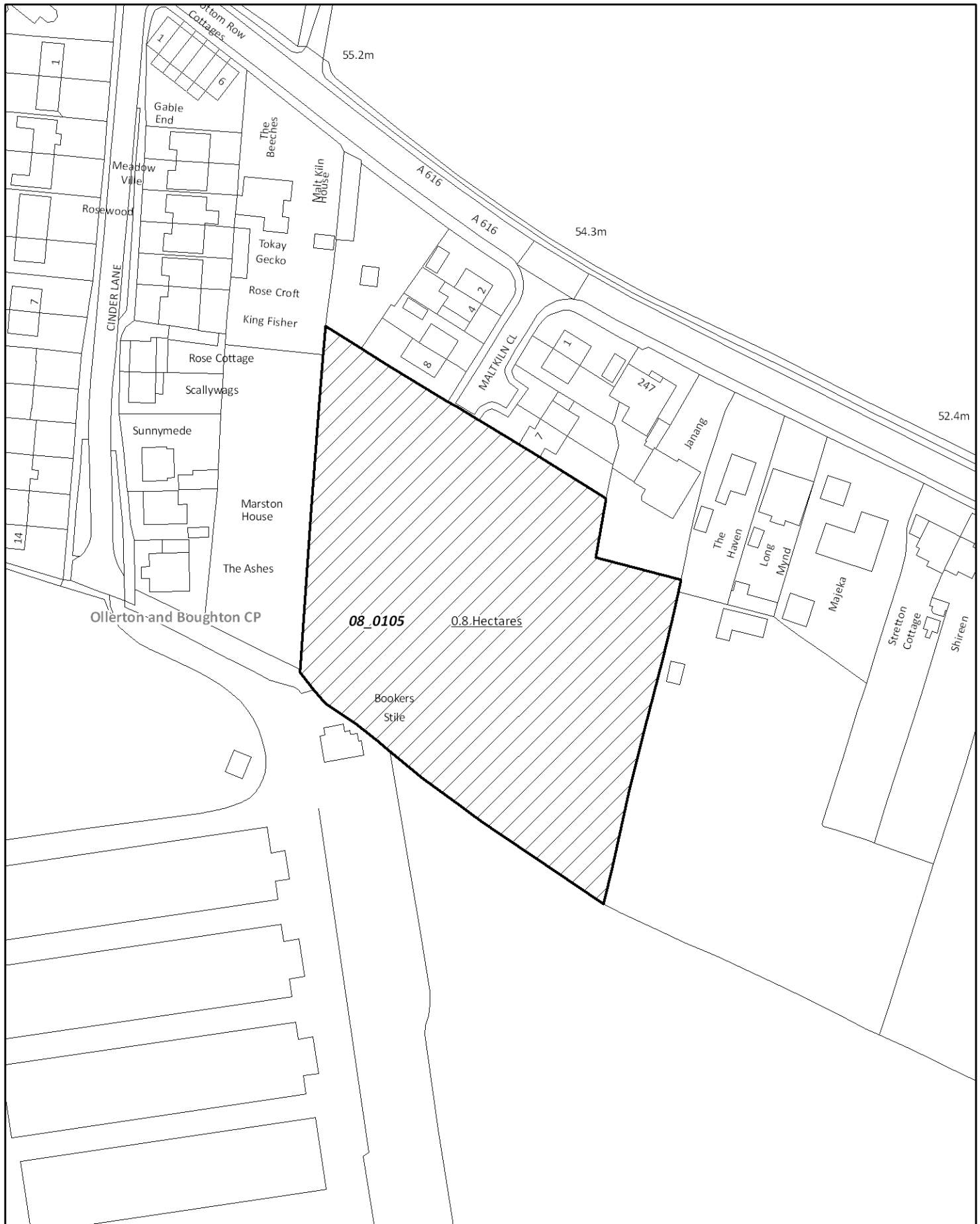
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with no on-site POS but POS commuted sum. No. of dwellings 24.

Additional Comments: Adjacent to SHLAA sites 08_0103 and 08_0389.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Station Road**08_0119****Area(ha):** 0.61**Parish:** OLLERTON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Up to 4 dwellings detailed in submission. Site 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 highways mitigation works may be required. This site is not appropriate for development in isolation. However, this site could form part of a larger site, which may be considered suitable for development. See Site 08_0570.

Overall Final Conclusion:

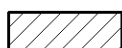
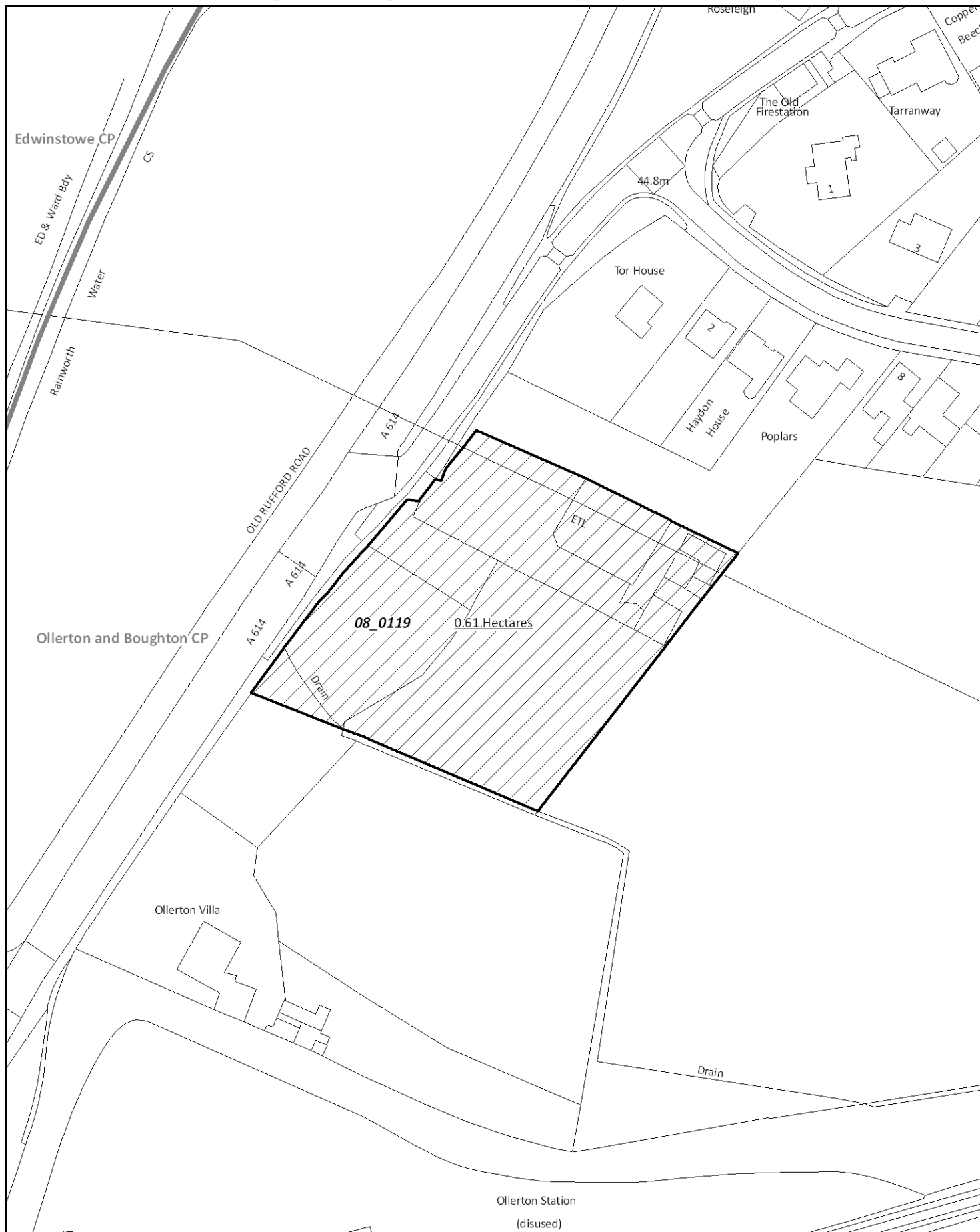
Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highways mitigation works may be required. This site is not appropriate for development in isolation. However, this site could form part of a larger site, which may be considered suitable for development. See Site 08_0570.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Combination**Area Character:** CountrysideVillage, countryside**Area Greenfield:** 0.41**Setting:** Countryside village, countryside**Area PDL:** 0.2**Current Use:** Partly vacant / partly builders yard - animals stored on siteOther**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the countryside, NE9 Sherwood Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Development in the countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 1934m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 547m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Traffic Statement required. Density on this site would be an issue with regard to turning movements on this stretch of the A614. A new junction would need to be safety audited.

Site Ref: Land off Station Road**08_0119****Area(ha):** 0.61**Parish:** OLLERTON**Proposed Yield :****Topography Constraints:** Yes Incline to south east**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)
Part Grade 3/Part Urban**Site Apparatus:** Pylons nearby to North**Neighbour Issues:** None**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Entire site in flood zone 1 however the Rainworth Water flood plain is shown to be in close proximity to the western boundary of the site**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 provided: Up to 4 dwellings detailed in submission. 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 sites 08_0394 and 08_0570.

Submission form does not specify the proposed use for the site. The Town Council comments that some of the identified sites lie outside the confines of the existing village envelope. They hope that this might indicate that the District Council is giving serious consideration to earlier request to have the village envelope redefined along the lines that they submitted 2-3 years ago in response to the Option Report.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at east of Harrow Lane**08_0153** Area(ha): 14.79 Parish: BOUGHTON**Proposed Yield :** 381

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available in 5 - 10 years time
Availability Comments:	Information Supplied: Number to be compliant with current planning policy statements for land of this type and this areas if used for residential. If used for industrial will be dependant on the demand for employment uses or possible mixed development may be suitable. Timescale: available within 5 years depending on planning and allocation (form also states would be available within 5 to 10 years depending on planning and allocation)
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph with 14% on-site POS accomodated within 25% site reduction area and POS commuted sum. Number of dwellings 381.
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on adjacent protected habitats. Any possible development would need to mitigate against any detrimental impact of the nearby sewage works. Potential flooding issues. Further information would need to be provided to justify development on the eastern edge of the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on adjacent protected habitats. Any possible development would need to mitigate against any detrimental impact of the nearby sewage works. Potential flooding issues. Further information would need to be provided to justify development on the eastern edge of the site. 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: Mixedindustrial/countryside/town	Area Greenfield: 14.79
Setting: Other industrial/countryside/village	Area PDL:
Current Use: Agriculture	Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside Whilst the site is adjacent to a Village Envelope, it has at this point been used to define Boughton Industrial Estate (South) - not a location suitable for residential development.	Other: NE1 Development in the Countryside, PU4 Aquifer Protection covers western part of site
---	--

Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable**

Within 800m or 10 mins walking	Within 30 mins travel by public transport
Primary school: Yes Bus stop: Yes	Secondary school: Yes Retail Area: Yes

Site Ref: Land at east of Harrow Lane**08_0153** Area(ha): 14.79 Parish: BOUGHTON**Proposed Yield :** 381

GP/ Health Centre: No **Cash Machine/PO:** Yes **Further Education:** Yes **Hospital:** No
Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1633m **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: Visibility and on site highway layout to required standard. Off site highway work and a Traffic Assessment required. Large tract of land that could have the potential for around 400 dwellings. Access would be close to the 's' bends on A6075 which could prove to be problematic with regard to visibility from the site. There is no pedestrian link to this side of the A6075 into Boughton/Ollerton.

Topography Constraints: No flat **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 southern part of site**Neighbour Issues:** Sewage plant to south west

Site within a flood zone?: Adjacent zone 3

Identified in SFRA: Yes

SFRA Comments: 5% of site alongside Boughton Dyke in Flood Zone 3; rest is flood zone 1 to which development should be directed if site developed

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** No

Natural Features: Yes Ditch by road. Boughton Dyke on eastern boundary

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No**Tree Preservation Order:** No

ProtectedSpecies/Habitats: Yes Abuts 5/312 - Boughton Railway Banks; 2/773 Boughton Scrub (North and South). Indirect impacts might occur.

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 to be compliant with current planning policy statements for land of this type and this areas if used for residential. If used for industrial will be dependant on the demand for employment uses or possible mixed development may be suitable. Timescale: available within 5 years depending on planning and allocation (form also states would be available within 5 to 10 years depending on planning and allocation)

Achievability Comments: Viable - Assessed at 30dph with 14% on-site POS accommodated within 25% site reduction area and POS commuted sum. Number of dwellings 381.

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

Site Ref: Land at east of Harrow Lane

08_0153

Area(ha): 14.79

Parish: BOUGHTON

Proposed Yield : 381

Legal Issues: Yes Restrictive covenant however this only relates to minerals and is a clawback of value if the land is worked for minerals not for any further purpose

Legal Comments: Restrictive covenant however this only relates to minerals and is a clawback of value if the land is worked for minerals not for any further purpose

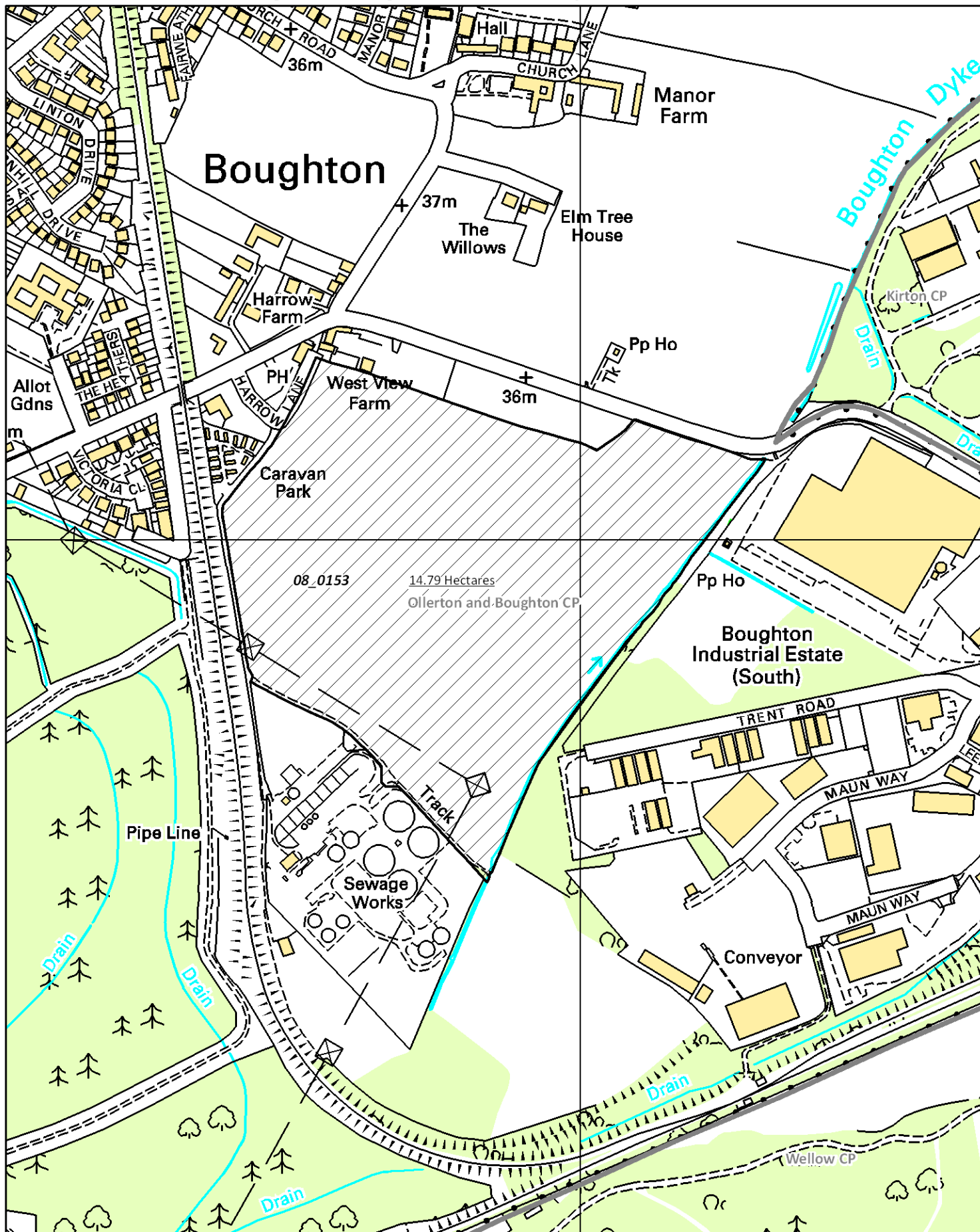
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 14% on-site POS accomodated within 25% site reduction area and POS commuted sum. Number of dwellings 381.

Additional Comments: Town Council considers site suitable for development Site is close to Boughton Industrial Estate North which is an existing area of search within the adopted Waste Local Plan.

Strategic Housing Land Availability Assessment 2010



**08_0153 - Land At East Of Harrow Lane,
Boughton**

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

Site Ref: Land off Maid Marian Way**08_0257****Area(ha): 0.28****Parish: BOUGHTON****Proposed Yield : 8****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with no POS provision or TR6 contribution. No. of dwellings 8.

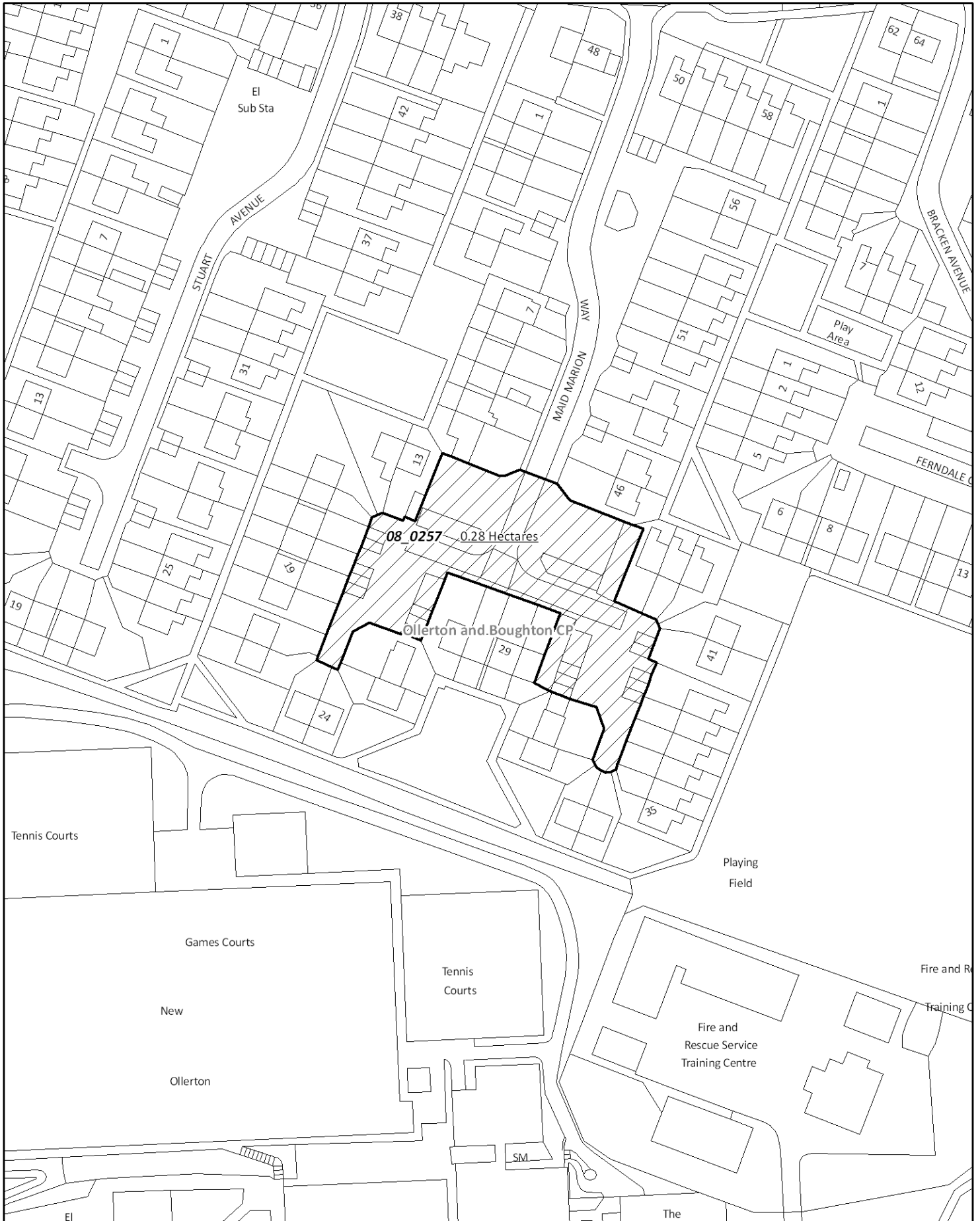
Overall Draft Conclusion:**This site appears to be suitable for development. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Overall Final Conclusion:****This site appears to be suitable for development. The site is Achievable and information supplied is 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:** 0.28**Current Use:** garage courtResidential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other**Other:** H13 Housing Development in Large Villages, PU4 Aquifer Protection Zone**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1105m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 94m**Physical Constraints The site is suitable****Highway Engineers Comments:** On site highway layout to be provided to standard. Site appears to be the parking area for the adjacent properties and therefore would need to demonstrate that this facility is not required.**Topography Constraints:** No flat**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:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:**

Site Ref: Land off Maid Marian Way**08_0257****Area(ha): 0.28****Parish: BOUGHTON****Proposed Yield : 8****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes trees on 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 suitable

Availability and Achievability**Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Comments:** Viable - Assessed at 30dph with no POS provision or TR6 contribution. No. of dwellings 8.**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 no POS provision or TR6 contribution. No. of dwellings 8.

Additional Comments: Town Council considers the site suitable for development

Strategic Housing Land Availability Assessment 2010



Site Ref: land adjacent to Hollies Close**08_0260****Area(ha):** 0.80**Parish:** BOUGHTON**Proposed Yield :** 23**Suitability Conculsion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5-10 years.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievabilty Comments:

Viable - Assessed at 30dph with 6% POS provision and POS commuted sum. No. of dwellings 23.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Recreation 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 is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Mixedresidential/leisure**Area Greenfield:****Setting:** Urban**Area PDL:** 0.8**Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space**Other:** R18 proposed open space in Ollerton/Boughton, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Proposed open space in Ollerton/Boughton**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1131m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 14m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Access to conform to current standards. No individual direct access onto Main Road permitted.**Topography Constraints:** Yes steep slopes on site**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

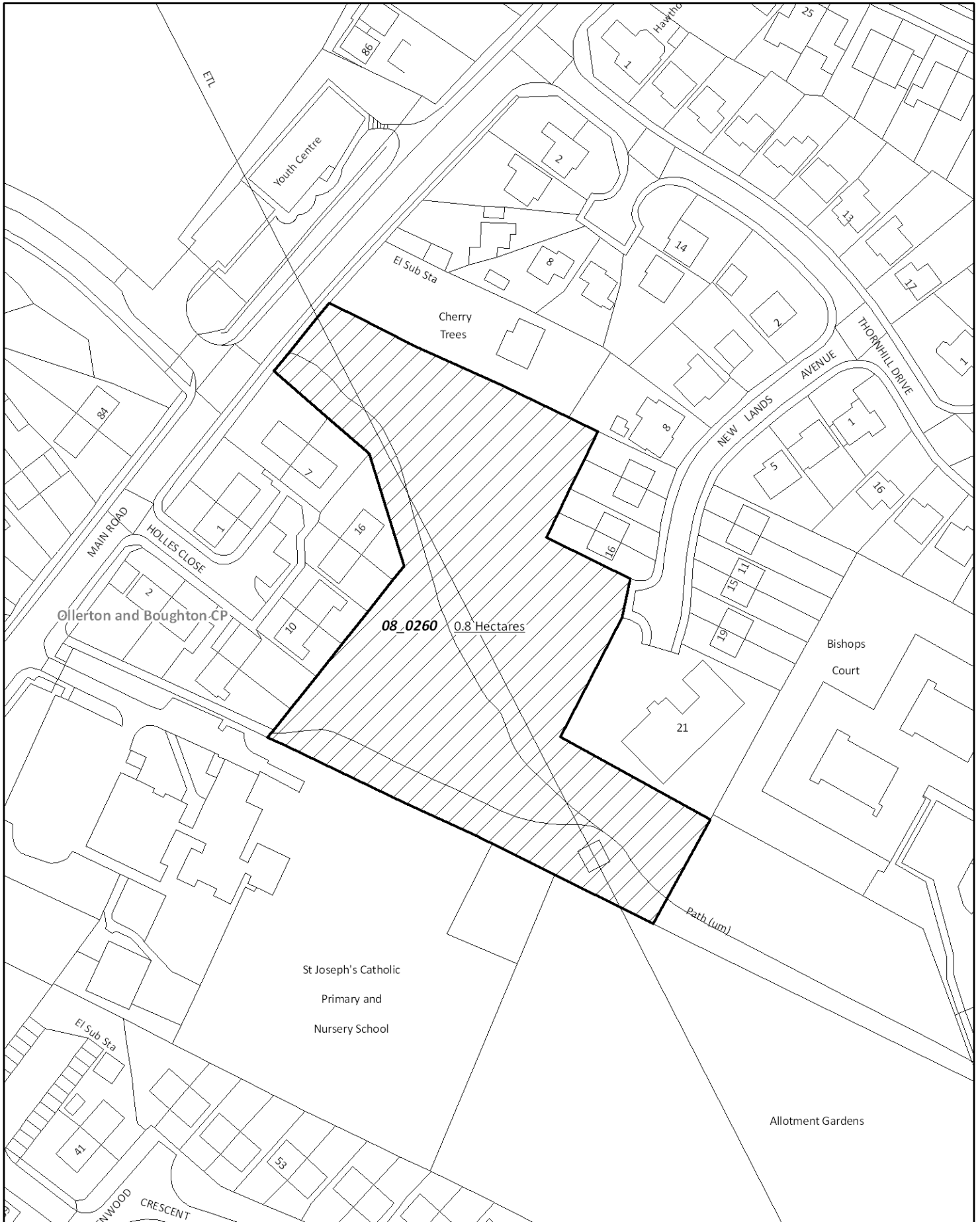
Site Ref: land adjacent to Hollies Close**08_0260****Area(ha):** 0.80**Parish:** BOUGHTON**Proposed Yield :** 23**Agricultural Land Quality:** Grade 3 (Good-moderate)
partly urban**Site Apparatus:** pylons cross site**Neighbour Issues:** none**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** In flood zone 1 and is suitable for all types of development

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No Trees on site**Impact on existing Recreational Use:** Yes footpaths cross site**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: Available within 5-10 years.**Achievability Comments:** Viable - Assessed at 30dph with 6% POS provision and POS commuted sum. No. of dwellings 23.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years electricity pylon**Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 6% POS provision and POS commuted sum. No. of dwellings 23.

Additional Comments: Identical to site 08_0345
Town Council considers the site suitable for development

Strategic Housing Land Availability Assessment 2010



Site Ref: Land Kirk Drive, Stepnall Heights, Hallam Road

08_0264

Area(ha): 12.96

Parish: BOUGHTON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information Supplied: Available within 5-10 years.

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 (within boundary)

PDL/Greenfield: Combination

Area Character: Mixed open space/recreational/countryside

Area Greenfield:

Setting: Countryside village

Area PDL:

Current Use: Open Land

Proposed Use:

Policy The site may be suitable

Allocated Site: Open Space northern part of site is outside the village envelope.

Other: R2 Existing Open Space, NE1 Development in the Countryside, PU4 Aquifer Protection Zone, S13 Local Shopping in Boughton

Conflicting Issues Yes Existing Open Space and part of site outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1698m

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

GreenSpace Standards: Within 400m of publicly accessible green space

GreenSpace Strategy Comments: 99m

Physical Constraints The site is not suitable

Highway Engineers Comments: Does not show a connection to the public highway and is therefore unsatisfactory.

Topography Constraints: No gentle slopes

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) and urban

Site Apparatus: electricity substation on site, pylons

Site Ref: Land Kirk Drive, Stepnall Heights, Hallam Road

08_0264

Area(ha): 12.96

Parish: BOUGHTON

Proposed Yield :

Neighbour Issues: none

cross site

Identified in SFRA: Yes

Site within a flood zone?:

In Floodzone 1

SFRA Comments: in floodzone 1 and suitable for all forms development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes trees on site

Impact on existing Recreational Use: Yes footpaths cross site. Majority of site is in existing recreational uses.

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 5-10 years.

Achievability Comments:

Ownership Constraints owner constraints 6-10 years
leased to Parish Council

Ownership Comments: leased to Parish Council

Legal Issues: No

Legal Comments:

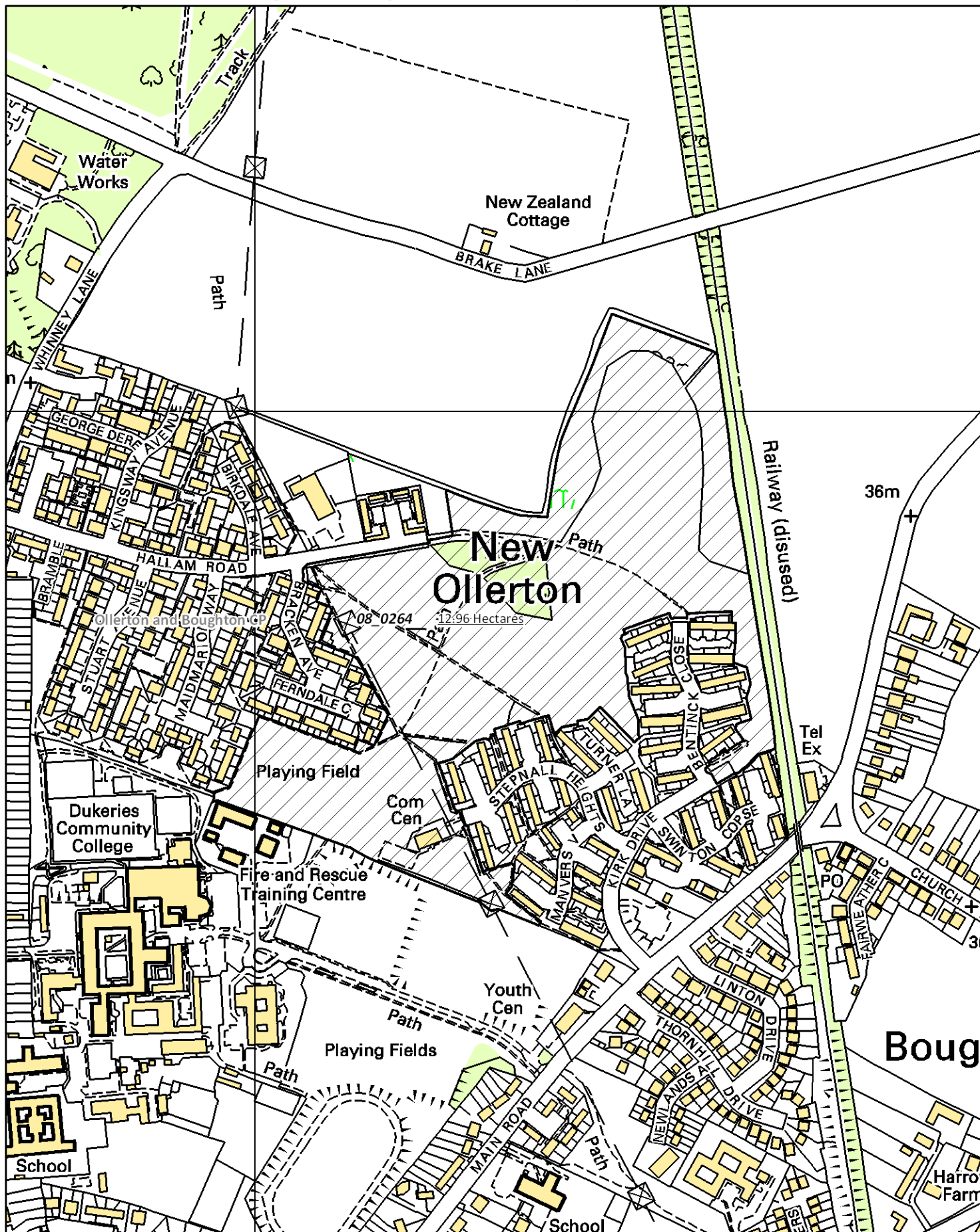
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA sites 08_0567.
Most of site is greenfield. Prt of site is within and part outside the village envelope. Town Council considers the site suitable for development

Strategic Housing Land Availability Assessment 2010



08_0264 - Land Kirk Drive, Stepnall Heights, Hallam Road, Boughton

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

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Site Ref: Church Lane**08_0327****Area(ha):** 4.06**Parish:** BOUGHTON**Proposed Yield :** 105**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 with 14% on-site POS and POS commuted sum. No. of dwellings 105.

Overall Draft Conclusion:

Potential contamination issues at the site 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 at the site 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:** Countryside/Residential**Area Greenfield:** 4.06**Setting:** Countryside /Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU4- Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1559m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 86m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Development feasible from a highways perspective but subject to satisfactory details of access.**Topography Constraints:** No Sloping down to North**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Church Lane

08_0327

Area(ha): 4.06

Parish: BOUGHTON

Proposed Yield : 105

Agricultural Land Quality: Grade 3 (Good-moderate)

Neighbour Issues: None

Site Apparatus: Pylons running along Western boundary of site

Identified in SFRA: Yes

Site within a flood zone?: In Floodzone 1

SFRA Comments: Flood Zone1 suitable for all types of development.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes Ollerton & Boughton FP18

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: 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 with 14% on-site POS and POS commuted sum. No. of dwellings 105.

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 14% on-site POS and POS commuted sum. No. of dwellings 105.

Additional Comments: PC Comments: There is a wideley held belief that this land is contaminated by nitrates.

[illegible]

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

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Site Ref: "Majeka", Wellow Road**08_0389****Area(ha):** 0.66**Parish:** OLLERTON**Proposed Yield :** 5**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: 'bungalows/mobile homes 10-20.' Available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Site limited to 5 units because of highways constraints. No on-site POS or POS commuted sum. No. of dwellings 5.

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 and a limit of 5 dwellings due to highway issues. 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 and a limit of 5 dwellings due to highway issues. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Village, Countryside**Area Greenfield:** 0.48**Setting:** Other Village, Countryside**Area PDL:** 0.18**Current Use:** Residential and grazing land Other**Proposed Use:****Policy The site is suitable****Allocated Site:** Not Allocated**Other:** H13 Housing Development in Large Villages, PU4 Aquifer Protection Zone**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 1838m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 400m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Small site, possibly suitable for a private drive for up to 5 dwellings but would need to demonstrate that adequate visibility was available from the site which has a restricted site width onto Wellow Rd.**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

Site Ref: "Majeka", Wellow Road

08_0389

Area(ha): 0.66

Parish: OLLERTON

Proposed Yield : 5

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

Site Apparatus: Telephone wire running through site

Neighbour Issues: Poultry sheds in close proximity to
SW

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Located in Flood Zone 1 and should be suitable for all forms of development

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 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 Supplied: In answer to the question concerning number/type of dwellings, the respondent states: 'bungalows/mobile homes 10-20.' Available within 5 years.

Achievability Comments: Viable - Site limited to 5 units because of highways constraints. No on-site POS or POS commuted sum. No. of dwellings 5.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

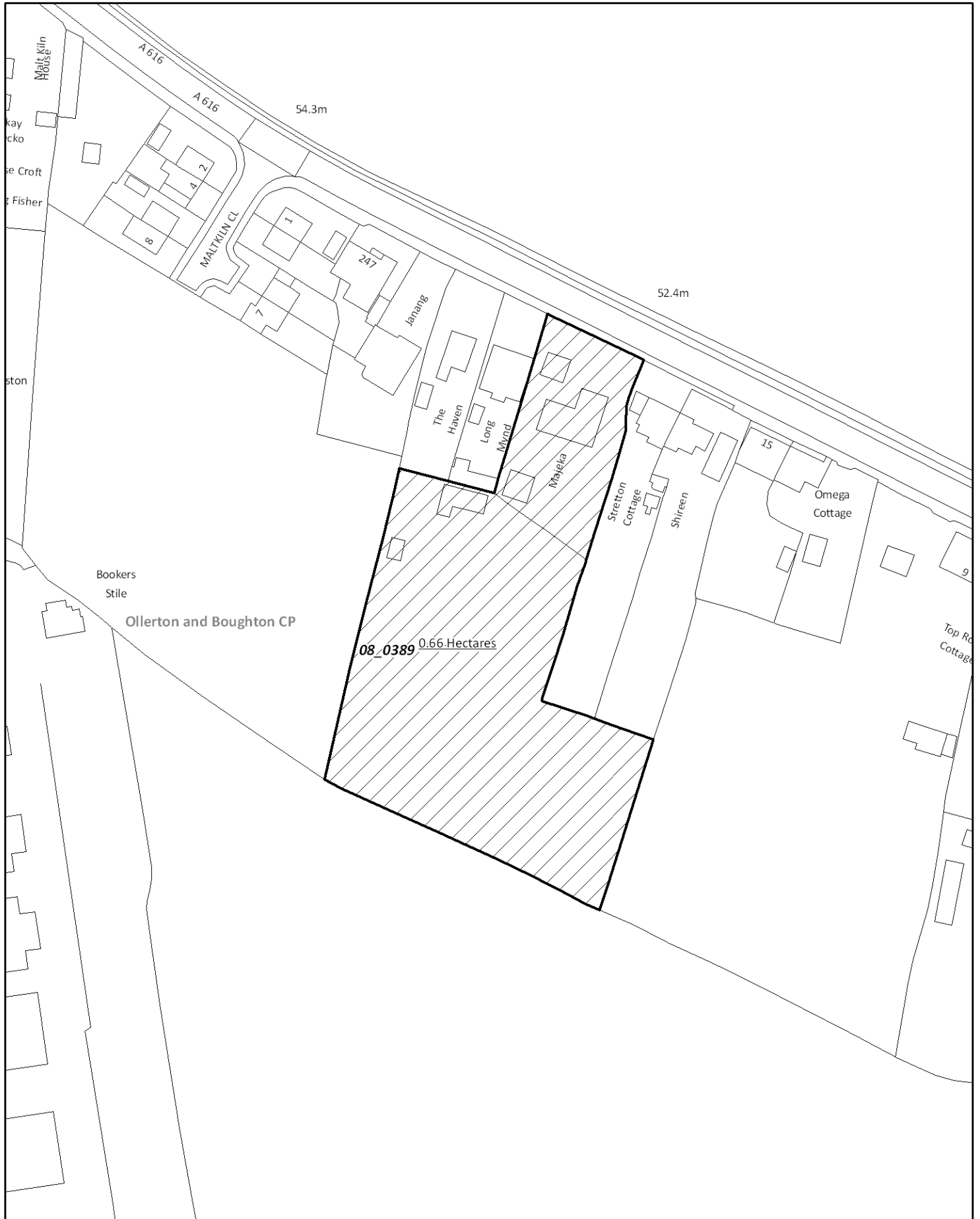
Timescale: other constraints 0-5 years 'H' pole and stay

Availability Other Issues: other constraints 0-5 years

Viability Comments: Viable - Site limited to 5 units because of highways constraints. No on-site POS or POS commuted sum. No. of dwellings 5.

Additional Comments: Planning Application Status: Application 72830912 for bungalow and garage implemented, application 05/02633/OUT Residential development 3no. detached houses withdrawn SHLAA Site 08_0105 directly to west and 08_0572 is directly to east

Strategic Housing Land Availability Assessment 2010



Site Ref: Cocking Hill House,

08_0396

Area(ha): 3.23

Parish: OLLERTON

Proposed Yield : 83

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 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 83.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, 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. Possible highway constraints in this location. 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: Employment

Area Greenfield: 2.92

Setting: Village Employment

Area PDL: 0.3

Current Use: residential/Vacant Land

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: NE1 Development in the countryside

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

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

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 2588m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 480m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic Assessment required. Access to this site would be difficult due to the close proximity of the bend in Kirton Rd . The principle of an access in this position should be evaluated before further consideration is given to this site.

Topography Constraints: No flat land

Access to Utilities? Yes

Contaminated Land?: Yes

Contamination Category: A-Potentially contaminative usage has been

Site Ref: Cocking Hill House,

08_0396

Area(ha): 3.23

Parish: OLLERTON

Proposed Yield : 83

identified at the site

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: Employment to west of TPO belt,
railway to south

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 Boundary inc TPO

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No Ancient Woodlands,
SSSI and SINC on opposite
side of railway to the site

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. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievabilty Comments: Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 83.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

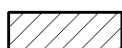
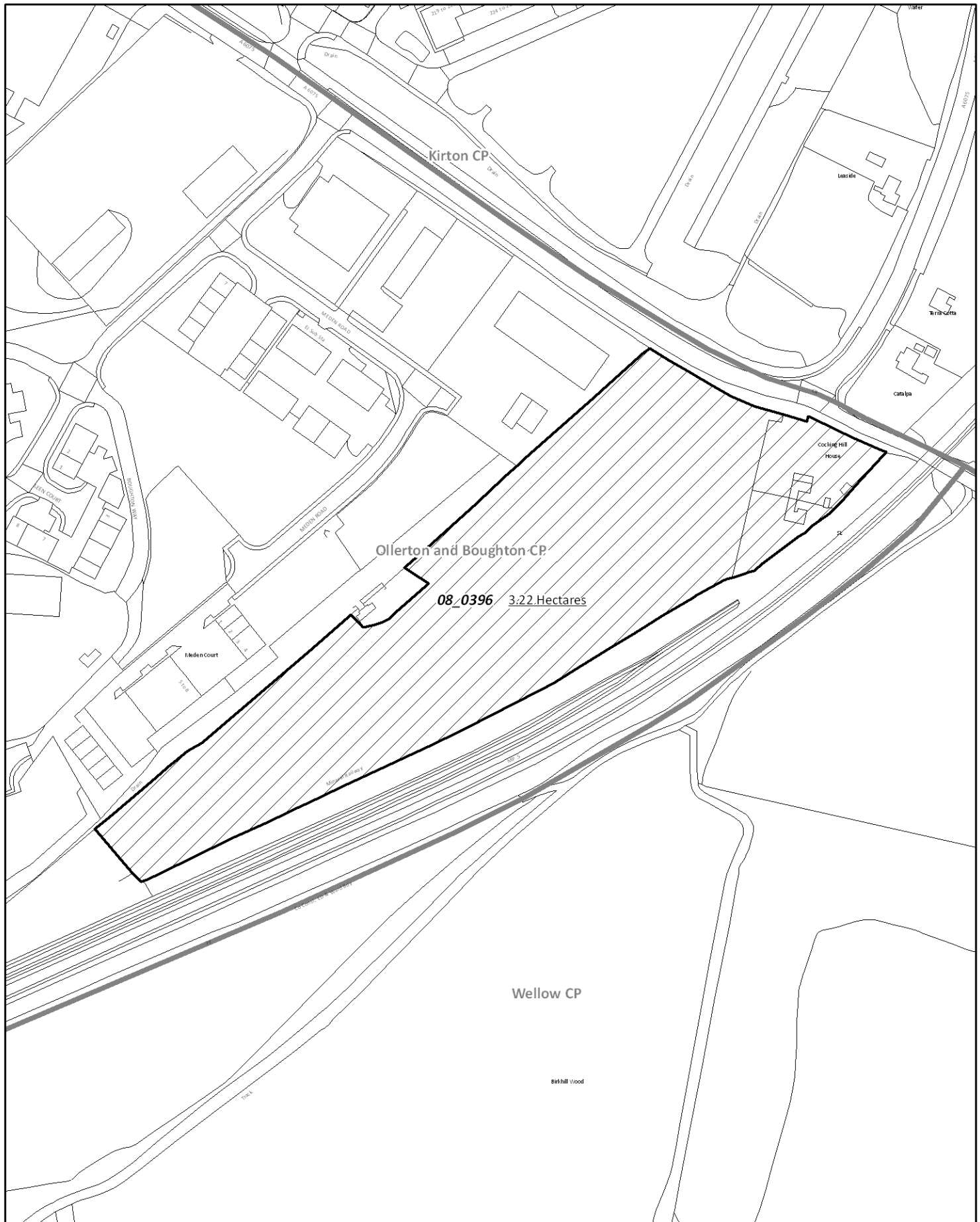
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 83.

Additional Comments: Proposed Use: Happy for site to be used for employment
SSSI and ancient woodlandand MLA located on opposite side of railway

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Wellow Road**08_0400****Area(ha):** 5.80**Parish:** OLLERTON**Proposed Yield :** 122**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 30 DPH with 30% on-site POS and no POS commuted sum. No. of dwellings 122.

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 Site of Interest for Nature Conservation adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on Site of Interest for Nature Conservation adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed village, countryside**Area Greenfield:** 5.8**Setting:** Other village, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Employment**Other:** E18 Ollerton Colliery, 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****Primary school:** No **Bus stop:** No**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
Ollerton Town Centre 1618m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 202m**Physical Constraints** The site may be suitable

Highway Engineers Comments: Visibility and on site Highway Layout to be provided to standard. Traffic Assessment required. This site is likely able to provide for an adequate access standard onto Wellow Rd.

Site Ref: North of Wellow Road**08_0400****Area(ha):** 5.80**Parish:** OLLERTON**Proposed Yield :** 122

Topography Constraints: No slight slope to SE
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) Urban
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

Impact on views: No
Natural Features: No
Impact on existing Recreational Use: Yes Footpaths around site. Ollerton & Boughton FP6
Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/Habitats: Yes Abuts 5/2151 - Ollerton Colliery. 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: 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 30 DPH with 30% on-site POS and no POS commuted sum. No. of dwellings 122.
Ownership Constraints: No ownership constraints 0-5 years
Ownership Comments:
Legal Issues: Yes
Legal Comments:
Timescale: No other constraints 0-5 years
Availability Other Issues: No other constraints 0-5 years
Viability Comments: Viable - Assessed at 30 DPH with 30% on-site POS and no POS commuted sum. No. of dwellings 122.

Additional Comments: Adjacent SHLAA Site 08_0009



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

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Site Ref: Whinney Lane

08_0566

Area(ha): 0.85

Parish: OLLERTON

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 off site highways mitigation works may be required. Not suitable due to environmental constraints, the whole site is a Site of Interest for Nature Conservation.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, the whole site is a Site of Interest for Nature Conservation.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: Countryside

Area Greenfield: 0.85

Setting: Countryside

Area PDL:

Current Use: Vacant Land

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: Ne1- Development in the Countryside, C1-C4 Conservation Area, NE9- Special Landscape Area, PU4- Aquifer Protection Zone

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1271m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 14m

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. Suitable for frontage development but will need to provide a footway to both Whinney Ln and Walesby Ln frontages.

Topography Constraints: Yes

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

Site Ref: Whinney Lane

08_0566

Area(ha): 0.85

Parish: OLLERTON

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Conincides with Sinc 5/2174 - Whinney Lane Grassland. Direct impacts can be expected.

Tree Preservation Order: Yes

Conservation Area: Yes

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:

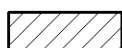
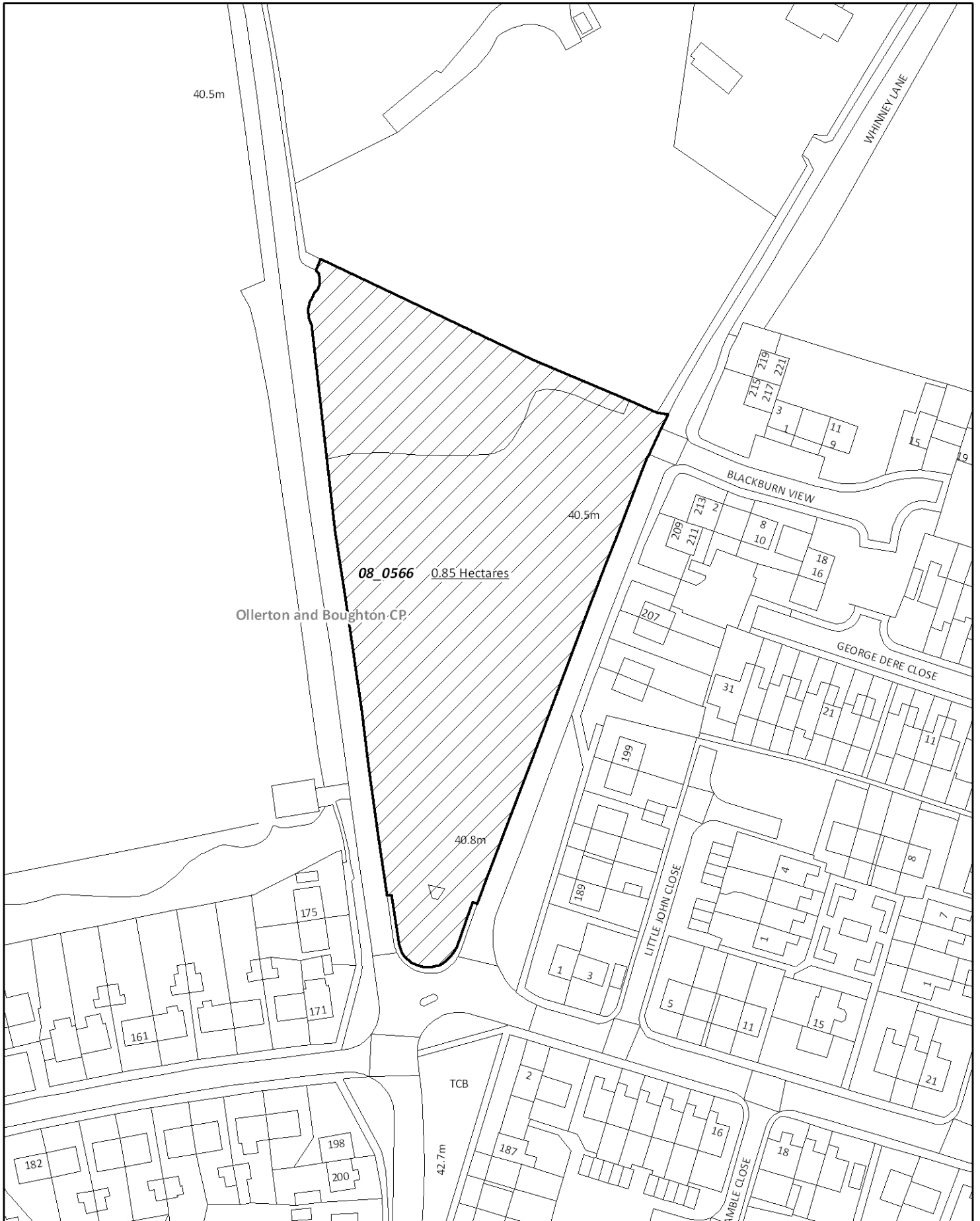
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Councillor Brian Smith comments: This land is common land and would serve a necessary role as open space in an area that is increasingly being urbanised.
N&SD Councillor D Nixon / General Comments: As a over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal add-ons over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please? Site Specific Comments: This is an area of common land, and should be retained as such and an amenity for local people, an area of open space to be retained as such for the benefit of all. Does this qualify as a technical issue? I think it does, being important locally and included for this reason. This issue does not seem to be addressed anywhere, and I am afraid that should any of these sites in Ollerton and Boughton be developed, experience shows that the developer will be offsetting the open space provision under section 106 agreements - there will be no or very little open space provision.
Smoke Control Zone and Coal Authority Mining Area

Strategic Housing Land Availability Assessment 2010



Site Ref: South of Brake Lane**08_0567** Area(ha): 10.89 Parish: OLLERTON**Proposed Yield :** 228**Suitability Conclusion** The site may be suitable**Availability Conclusions:** The site could be available in 10 - 15 years time**Availability Comments:****Achievability Conclusion:** The site is economically viable/acheivable for housing**Achievability Comments:** Viable - Assessed at 30 dph with 30% on site POS and no POS commuted sum. Site split into 2 Phases of 5.45 Ha. No. of dwellings 228.**Overall Draft Conclusion:** **Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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 10 - 15 years.****Overall Final Conclusion:** **Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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 10 - 15 years.**

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideResidential**Area Greenfield:** 10.89**Setting:** Countryside Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:**

Policy The site may be suitable**AllocatedSite:** Countryside**Other:** Ne1- Development in the Countryside, PU4- Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope

Access to Services The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1748m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 311m

Physical Constraints The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway work required. Traffic assessment required. Whinney Ln and Brake Lane are adopted highways. However, they are not of a standard that could accommodate further residential development without substantial upgrading.

Site Ref: South of Brake Lane**08_0567****Area(ha):** 10.89**Parish:** OLLERTON**Proposed Yield :** 228**Topography** No Gentle slope
Constraints: North-South**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:** Electricity lines cross site North-South**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Zone 1 and should be suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing** No Rights of Way to North
Recreational Use: West of site.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/** No SINC 2/552 to North.
Habitats: Boughton Brake Woodland**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 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with 30% on site POS and no POS commuted sum. Site split into 2 Phases of 5.45 Ha. No. of dwellings 228.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with 30% on site POS and no POS commuted sum. Site split into 2 Phases of 5.45 Ha. No. of dwellings 228.**Additional Comments:** Adjacent to SHLAA site 08_0264
Smoke Control Zone and Coal Authority Mining Area

Strategic Housing Land Availability Assessment 2010



Site Ref: Wellow Road/Bescar Lane**08_0568****Area(ha):** 0.54**Parish:** OLLERTON**Proposed Yield :** 16**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 16.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

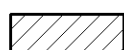
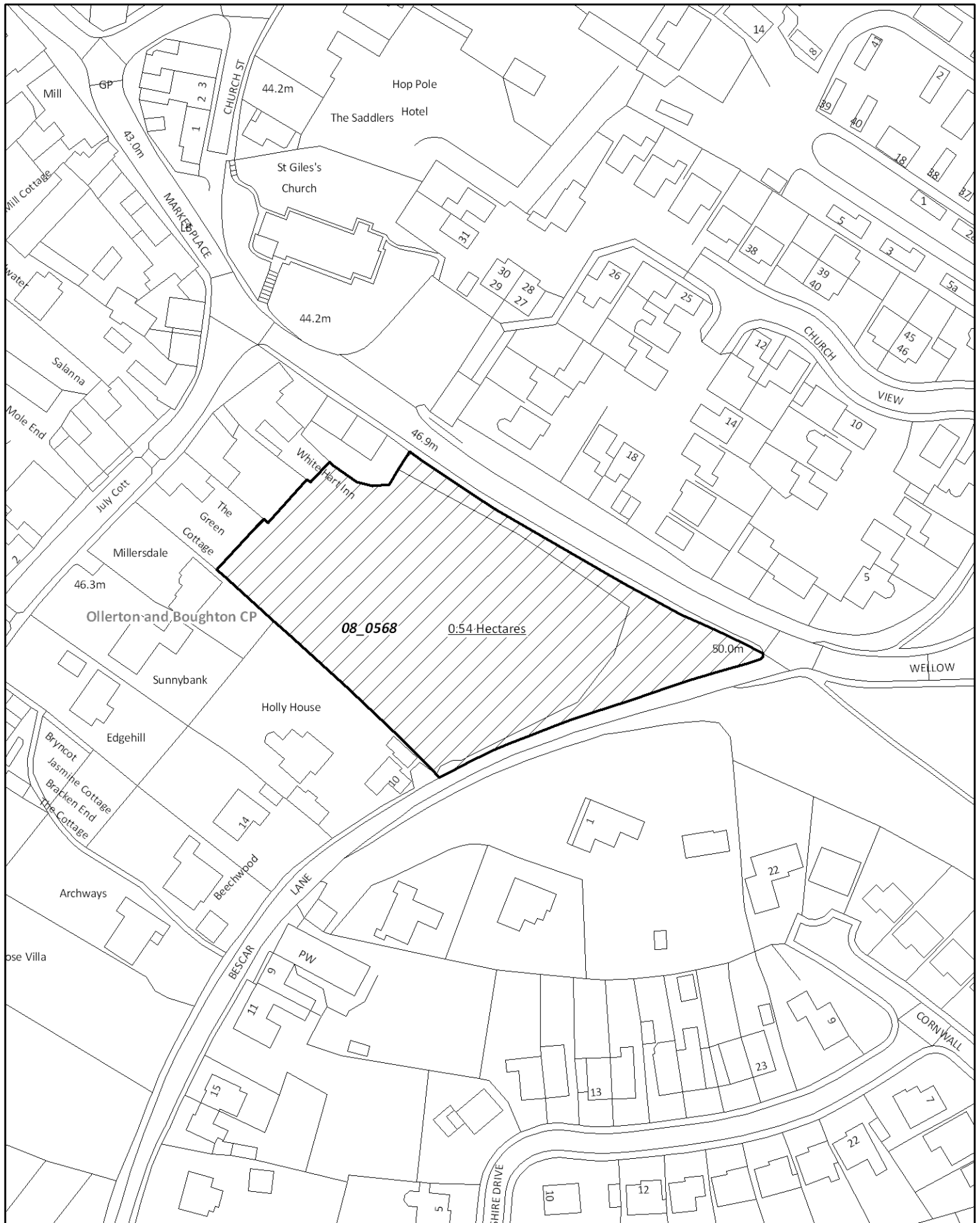
Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. 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:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.54**Setting:** Village**Area PDL:****Current Use:** PaddockVacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13- Area within village envelope, C1-C5, C12, C15-18 Conservation Areas, PU4- Aquifer Protection Zone**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1388m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 328m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Access would likely be acceptable to this site.**Topography Constraints:** Yes Site on 2 levels, upper has gentle slope South to North**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Wellow Road/Bescar Lane**08_0568****Area(ha): 0.54****Parish: OLLERTON****Proposed Yield : 16****Agricultural Land Quality:** Not Applicable Urban**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:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 16.**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 16.**Additional Comments:** Smoke Control Zone and Coal Authority Mining Area

Strategic Housing Land Availability Assessment 2010



**08_0568 - Wellow Road/Bescar Lane,
Ollerton**

Date: 09/03/2010

Scale: 1:1,250

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Site Ref: Newark Road**08_0569****Area(ha): 7.09****Parish: OLLERTON****Proposed Yield : 149****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:Viable - Assessed at 30 dph with 30% on-site POS and no POS commuted sum.
No. Of dwellings 149.**Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10 - 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10 - 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Mixed Residential and former industrial**Area Greenfield:****Setting:** Village**Area PDL:** 7.09**Current Use:** Industrial- with some new housing Other**Proposed Use:****Policy The site is suitable****Allocated Site:****Other:** H13- Area within village envelopes, PU4-
Aquifer Protection Zone**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1193m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 272m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout required to be provided to standard. Off site highway work required. Traffic assessment required. Comprehensively developed, this site could produce a high level of pedestrian movement toward Ollerton where the existing footway is narrow. A TA should highlight the highway

Site Ref: Newark Road

08_0569

Area(ha): 7.09

Parish: OLLERTON

Proposed Yield : 149

safety issues .

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: Not Applicable Urban

Site Apparatus: None

Neighbour Issues: Crematorium to South

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 No
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Abuts Sinc 5/312 - Boughton Railway Banks. Indirect impacts might occur.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 dph with 30% on-site POS and no POS commuted sum. No. Of dwellings 149.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph with 30% on-site POS and no POS commuted sum. No. Of dwellings 149.

Additional Comments: Smoke Control Zone and Coal Authority Mining Area

Strategic Housing Land Availability Assessment 2010



**08_0569 - Newark Road,
Ollerton**

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

Site Ref: West of Bescar Lane

08_0570

Area(ha): 2.91

Parish: OLLERTON

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: MixedCountryside/Residential

Area Greenfield: 2.91

Setting: Other Countryside/Residential

Area PDL:

Current Use: Agriculture

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

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

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1833m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 570m

Physical Constraints The site is not suitable

Highway Engineers Comments: Although Bescar Ln is an adopted highway it is not of a standard that could support further development of a site of this size. Pedestrian safety would also be an issue as there are no footways in the vicinity of this site.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

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

Site Apparatus: Electricity Line and poles to the

Site Ref: West of Bescar Lane**08_0570****Area(ha): 2.91****Parish: OLLERTON****Proposed Yield :****Neighbour Issues:** Mineral railway to southcentre of the site. Adjacent to site
Electricity sub station to west
boundary and railway line to the
south**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 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: Councillor Brian Smith comments: Overhead electricity pylons over site. No mains drainage. Note, nearby drains unadopted and in a questionable condition. Access to site from Bescar Lane which is partially closed to the north, lane is narrow and unsuitable for increased traffic. Low bridge on Bescar Lane, road subject to flooding at regular intervals due to water and mud running off surrounding farm land. Roads in village which would give access are already subject to major rat running problems from through traffic trying to access A614 from A616, note Notts CC Highways have acknowledged this but as yet no solution has been agreed. The site has been known to flood in places and is subject to occasional flash floods which drain to the west towards A614.

N&SD Councillor D Nixon / General Comments: As a over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal add-ons over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please?

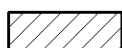
N&SD Councillor D Nixon / Specific Comments: Again, no drain access. The recent new houses at the bottom of Tor Lane are on septic tanks for this reason. Traffic problems as 08_0571.

Smoke control zone

Coal authority mining area

Adjoins SHLAA sites 08_0119, 08_0394, 08_671.

Strategic Housing Land Availability Assessment 2010



Site Ref: Bescar Lane

08_0571

Area(ha): 5.76

Parish: OLLERTON

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: Mixed Countryside/Residential

Area Greenfield: 5.76

Setting: Other Countryside/Residential

Area PDL:

Current Use: Agriculture

Proposed Use:

Policy The site may be suitable

Allocated Site: Countryside

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

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 1955m

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

GreenSpace Standards: Within 800m of publicly accessible green space

GreenSpace Strategy Comments: 628m

Physical Constraints The site is not suitable

Highway Engineers Comments: Although Bescar Ln is an adopted highway it is not of a standard that could support further development of a site of this size. Pedestrian safety would also be an issue as there are no footways in the vicinity of this site.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

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

Site Apparatus: Electricity lines and poles to

Site Ref: Bescar Lane

08_0571

Area(ha): 5.76

Parish: OLLERTON

Proposed Yield :

Neighbour Issues: Mineral railway to N, poultry & pig farm adj S.

southern boundary, electricity sub-station to western corner

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 Rights of way 201/2/1 – Ollerton and Boughton FP2 Adj to southern boundary

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: Councillor Brian Smith Comments: No mains drainage, site sloping west towards Bescar Lane, nearest drain Griceson Close which has to be pumped to main drain on A616, capacity of drain is questionable. Large high voltage transformer to west of site, served by overhead pylons across site. Adjoining farm land has been used for pig production for many years and is well established, note, this would increase complaints of nuisance as this land is kept as a buffer zone between estates and the pig producing land. Access to Bescar Lane south of the low railway bridge is unsuitable for increased traffic as this country lane is extremely narrow with poor visibility on bends, subject to water and mud running off and flowing along the lane collecting under the rail bridge causing deep floodwater making it inaccessible. Bescar Lane to the north is partially closed leaving access only through housing estate and village. These roads are subject to rat running through traffic trying to access A614 from A616, note Notts CC Highways acknowledge this but as yet no solution can be found.

N&SD Councillor D Nixon / General Comments: As a over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal add-ons over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please?

N&SD Councillor D Nixon / Specific Comments: This is an area of common land, and should be retained as such and an amenity for local people, an area of open space to be retained as such for the benefit of all. Does this qualify as a technical issue? I think it does, being important locally and included for this reason. This issue does not seem to be addressed anywhere, and I am afraid that should any of these sites in Ollerton and Boughton be developed, experience shows that the developer will be offsetting the open space provision

Site Ref: Bescar Lane

08_0571

Area(ha): 5.76

Parish: OLLERTON

Proposed Yield :

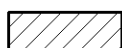
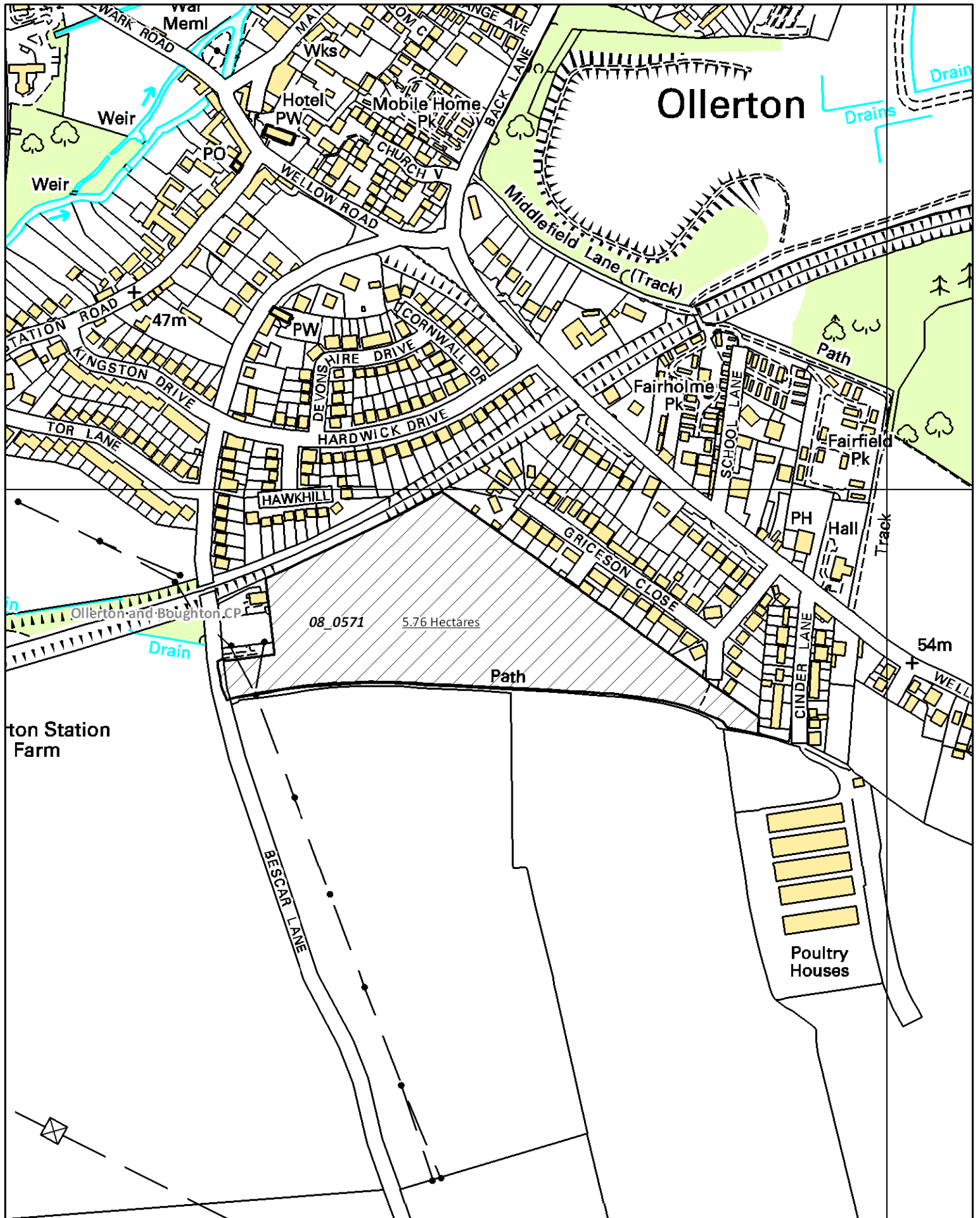
under section 106 agreements - there will be no or very little open space provision.

N&SD Councillor D Nixon / General Comments: As a over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal add-ons over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please?

N&SD Councillor D Nixon / Specific Comments: Land slopes towards Bescar Lane which leads to the flooding of Bescar Lane in the area of the bridge. There would be increased run-off exacerbating this problem (there is no drainage on Bescar Lane on this stretch). There is no access to any drainage - at all, unless someone can get water to flow uphill! Traffic access - whatever is done will lead to increased traffic in Ollerton (Please note there is no such place as Ollerton Village or Old Ollerton, as referred to in submissions from other parties), which is already overloaded and a cut-through, rat-running taking place, traffic coming to a standstill as a local resident has the temerity to want to access their own property or simply use the road, going against the prevailing flow of traffic, snarl-ups due to the volume of traffic, etc.

Smoke control zone
Coal authority mining area
Adjoins SHLAA site 08_0103

Strategic Housing Land Availability Assessment 2010



Site Ref: Wellow Road

08_0572

Area(ha): 0.89

Parish: OLLERTON

Proposed Yield :

Suitability Conclusion The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Possible highway constraints in this location make this site unsuitable for development.

Overall Final Conclusion:

Possible highway constraints in this location make this site unsuitable for development.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: MixedCountryside/Residential

Area Greenfield: 0.89

Setting: Other Countryside/Residential

Area PDL:

Current Use: PaddockAgriculture

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

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

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: Yes **Cash Machine/PO:** No

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 2001m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 419m

Physical Constraints The site is not suitable

Highway Engineers Comments: The site has no connection to the adopted highway and is therefore unsatisfactory.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Electricity lines and pole to northern boundary

Neighbour Issues: None

Identified in SFRA: No

Site within a flood zone?: In Floodzone 1

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Site Ref: Wellow Road

08_0572

Area(ha): 0.89

Parish: OLLERTON

Proposed Yield :

Impact on views: No

Natural Features: No

**Impact on existing
Recreational Use:**

No Rights of way 201/3/1 –
Ollerton and Boughton FP3 Adj
to eastern boundary

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: Smoke control zone; Coal authority mining area
Adjoins SHLAA site 08_0389.

The map shows a proposed development area highlighted in blue, labeled '08_0572' and '0.89 Hectares'. The area is situated within the 'Ollerton and Boughton CP' (Civil Parish). The map includes various residential streets, buildings, and landmarks. The proposed area is located near the 'WILLOW WOLD' and 'Ollerton and Boughton CP' boundary. The map also shows the 'Ollerton and Boughton CP' boundary and the 'WILLOW WOLD' area.



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

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Site Ref: Kirk Drive

08_0606

Area(ha): 0.33

Parish: BOUGHTON

Proposed Yield : 8

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 8.

Overall Draft Conclusion:

This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

This site appears to be suitable for 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: 0.22

Setting: Village

Area PDL: 0.11

Current Use: Vacant Land

Proposed Use:

Policy The site is suitable

AllocatedSite: Not Allocated

Other: H13- Housing Development in Large Villages,
PU4- Aquifer Protection Zone

Conflicting Issues No

Access to Services The site is suitable

Within 800m or 10 mins walking

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

GP/ Health Centre: 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
Ollerton Town Centre 1269m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 129m

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Notwithstanding the recent Appeal dismissal it is considered that an acceptable standard of access could be achieved to serve this site.

Topography Constraints: No Land slopes gently to North East

Access to Utilities? Unknown

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Site Ref: Kirk Drive

08_0606

Area(ha): 0.33

Parish: BOUGHTON

Proposed Yield : 8

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 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 but POS commuted sum. No. of dwellings 8.

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 8.

Additional Comments: Smoke Control Zone and Coal Authority Mining Area

Strategic Housing Land Availability Assessment 2010



Site Ref: Land to the North of Ollerton Roundabout**08_0669****Area(ha): 20.97****Parish: OLLERTON****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. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible off site highways mitigation works may be required. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. 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. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible off site highways mitigation works may be required. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. 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:** 20.97**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Employment

Other: E2 Wa - Employment Land Allocation Land to North of Ollerton Roundabout, E10 Land to the North of Ollerton Roundabout, NE1 Development in the Countryside, PU1 - Washlands, NE9 - Sherwood Forest Special Landscape Area, PU4 - Aquifer Protection Zone

Conflicting Issues Yes Employment**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 1352m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 499m

Site Ref: Land to the North of Ollerton Roundabout**08_0669** Area(ha): 20.97 Parish: OLLERTON**Proposed Yield :****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 highways work required. Traffic assessment required. Large site with extensive frontage to the A614 and limited access onto the Ollerton Rd. A site of this size could only be assessed by way of a detailed Traffic Study and likely to require extensive off site highway works and infrastructure upgrading

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)
Non Agriculture

Site Apparatus: Electricity line and poles

Neighbour Issues: A614

Identified in SFRA: No

Site within a flood zone?:

In zone 3 Approx 45% in zone 2, 35% in Zone 3, eastern part of site.

SFRA Comments:**Impact on Landscape Biodiversity The site may be suitable**

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No Right of way near the site.

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat. Proximity to Sinc 1/91 - Birklands and Bilhaugh (SSSI). Indirect impacts may occur.

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: Councillor Brian Smith comments: Undulating site, high percentage in low lying flood plain of River Maun. No main services, no main drainage. A616 Ollerton Road is main feeder road to A614 roundabout from east, unable to take present traffic demand. Unsuitable for access on to this site. Access to A614 would require major investment, also A614 Ollerton Roundabout feeder roads are gridlocked and the junction is unable to benefit from worthwhile improvement. Land and access constrains from services. Other comments, this land has a very high landscape value from Ollerton and A614 north impounding an open break between the urbanised villages and Sherwood Forest, providing an important habitat for wildlife. Parish Council comments: Part of this land is a flood plain. Loss of visual amenity for Ollerton. Yet more traffic onto Ollerton (Normal Cross) Roundabout, which is already

Site Ref: Land to the North of Ollerton Roundabout

08_0669

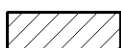
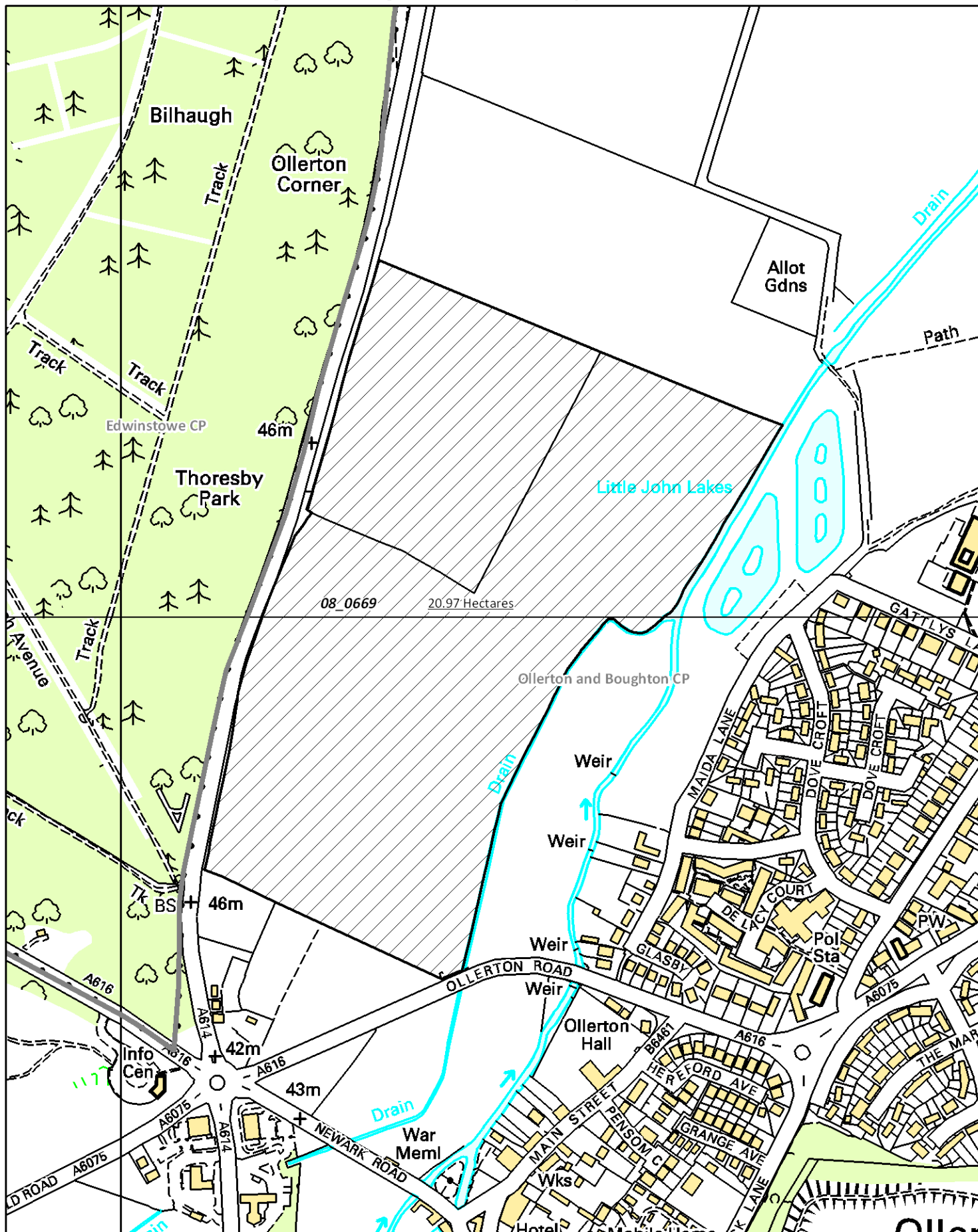
Area(ha): 20.97

Parish: OLLERTON

Proposed Yield :

inadequate leading to the problems as above. The proposed "improvements" will do little or nothing to relieve the situation, and if they do, they will be short-lived due to increased vehicle improvements due to these and other developments. What of the Sherwood Forest concept and tourism etc? What a sight for the visitor/tourist! And industrial estate! Which will be full of cars as people will always take the easy option and drive to work. General Comments: As an over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal additions over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please? Smoke control zone, coal authority mining area, EA river centre line - edge of site, EA bank width planning.

Strategic Housing Land Availability Assessment 2010



**08_0669 - Land To The North Of Ollerton Roundabout,
Ollerton**

Date: 09/03/2010

Scale: 1:5,000

Site Ref: Land at Rufford Avenue**08_0670****Area(ha):** 0.32**Parish:** OLLERTON**Proposed Yield :** 10**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

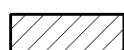
Achievability Comments:

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 10.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Retail**Area Greenfield:****Setting:** Other Residential/Retail**Area PDL:** 0.32**Current Use:** Vacant Land**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** H13 - Housing Development in Large Villages,
PU4 - Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**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:** Within 400m of a town centre
Ollerton Town Centre 177m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 276m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Access may be acceptable subject to satisfactory details of access and parking**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 at Rufford Avenue**08_0670****Area(ha):** 0.32**Parish:** OLLERTON**Proposed Yield :** 10**Agricultural Land Quality:** Not Applicable**Neighbour Issues:** None**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Electricity sub-station adjacent to site**Site within a flood zone?:** In Floodzone 1**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 suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 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 but POS commuted sum. No. of dwellings 10.**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 10.**Additional Comments:** Tesco superstore to south. Smoke control zone, coal authority mining area.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Ollerton Station, Station Road

08_0671

Area(ha): 1.45

Parish: OLLERTON

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. 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. 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: PDL

Area Character: MixedCountryside/Residential

Area Greenfield:

Setting: Other Countryside/Residential

Area PDL: 1.45

Current Use: Former railway stationVacant Land & Bldgs

Proposed Use:

Policy The site is not suitable

AllocatedSite: Countryside

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

Conflicting Issues Yes Development in the countryside

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Store of Local Importance:

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre Ollerton Town Centre 2078m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 733m

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. Traffic assessment required. The close proximity of any access to the bridge abutments would likely restrict visibility from the site to the standard required. Right turning vehicles into the site would likely cause highway safety issues due to the alignment of the A614 in this vicinity. Speed survey and a TA would be required

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

Site Ref: Land at Ollerton Station, Station Road

08_0671

Area(ha): 1.45

Parish: OLLERTON

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Neighbour Issues: Poultry farm, minerals railway line

Site Apparatus: Electricity lines and poles to station house (in use) and railway line, electricity lines and pylons, poles adjacent site

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 Trees on northern boundary

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ 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:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

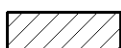
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Councillor Brian Smith comments: No mains drainage or services. Access onto A614 very questionable.
N&SD Councillor D Nixon / General Comments: As a over-riding caveat, I would say no to all or any developments until the traffic infrastructure is properly looked at and sorted out as it is currently inadequate and will get no better. Due to the lack of joined-up thinking, lack of investment, short-sighted policies and piecemeal add-ons over the past few years, the local system is overloaded to the detriment of a lot of residents - and I am one of them. I see there are to be surveys on the effects of traffic due to the Growth Point in Newark - can Ollerton and Boughton have some of the same please? N&SD Councillor D Nixon / Specific Comments: Again, no drain access. The recent new houses at the bottom of Tor Lane are on septic tanks for this reason. Traffic problems as 08_0571.
Adjoins SHLAA site 08_0570. Smoke control zone, coal authority mining area

Strategic Housing Land Availability Assessment 2010



Site Ref: Whinney Lane**08_0672****Area(ha):** 2.90**Parish:** OLLERTON**Proposed Yield :** 65**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph 50% site area reduction to reflect sport facilities and POS commuted sum. No. of dwellings 44.

Overall Draft Conclusion:**This site has a current outline application for replacement sports facilities and residential development. The site is Achievable. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Overall Final Conclusion:****This site has a current outline application for replacement sports facilities and residential development. The site is Achievable. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 1.63**Setting:** Village**Area PDL:** 1.27**Current Use:** Playing fields, social club and bowling
greenOther**Proposed Use:****Policy The site may be suitable****Allocated Site:** Open Space**Other:** R2 - Existing Open Space, H13 - Housing
Development in Large Villages, PU4 - Aquifer
Protection Zone**Conflicting Issues** Yes Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre
Ollerton Town Centre 411m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 33m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Wide site frontage therefore it is likely an acceptable standard of access could be achieved to serve this site.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Whinney Lane

08_0672

Area(ha): 2.90

Parish: OLLERTON

Proposed Yield : 65

Agricultural Land Quality: Not Applicable Urban

Site Apparatus: Telecommunications mast

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 Large mature trees on western side

Impact on existing Recreational Use: Yes Playing fields and bowling green and social club

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

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:

Achievability Comments: Viable - Assessed at 30 dph 50% site area reduction to reflect sport facilities and POS commuted sum. No. of dwellings 44.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph 50% site area reduction to reflect sport facilities and POS commuted sum. No. of dwellings 44. Yield amended to 65 in line with the existing outline planning permission.

Additional Comments: Also 06/00523/OUTM – Res Dev/ Sports dev – Approved
Smoke control zone, coal authority mining area.

Strategic Housing Land Availability Assessment 2010



**08_0672 - Whinney Lane,
Ollerton**

Date: 09/03/2010

Scale: 1:2,500

OLLERTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0092	Newark Road	Ollerton	Site below 0.25ha. Not included in study.
08_0277	Land by Roseleigh, Station Road	Ollerton	Site below 0.25ha. Not included in study.
08_0370A	Petersmith Close	Ollerton	Site below 0.25ha. Not included in study.
08_0370B	Petersmith Close	Ollerton	Site below 0.25ha. Not included in study.
08_0394	Poplars, Tor Lane	Ollerton	Site below 0.25ha. Not included in study.

BOUGHTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0258	Land at Maid Marian Way	Boughton	Site below 0.25ha. Not included in study.
08_0345	Land adjacent to Hollies Close	Boughton	Not assessed. Duplicate of 08_0260
08_0348	Former Depot Site Newark Road	Boughton	Site below 0.25ha. Not included in study.
08_0371	Newark Road	Boughton	Site below 0.25ha. Not included in study.