

Rainworth Parish

- 5.190** Within Rainworth Parish, 13 sites have been through the full Assessment process. 4 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.191** 3 sites are considered suitable for development and could provide for approximately 176 dwelling units.
- 5.192** 6 sites may be considered suitable for development within the next five year period, and could provide for approximately 516 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.
- 5.193** The following sites within the parish of Rainworth 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_0255**
- **08_0307**
- **08_0574**
- **08_0576**

Sites which are Considered Suitable

- **08_0042a**
- **08_0042b**
- **08_0573**

Sites which May be Considered Suitable

- **08_0043**
- **08_0069**
- **08_0369**
- **08_0575**
- **08_0674**
- **08_0675**

- 5.194** 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_0031a which is a duplicate of 08_0042a.

- 08_0031a- Land adj Python Hill Service Stn, Kirklington Rd, Rainworth
- 08_0104- Potter Snooker & Social Club, Kirklington Rd, Rainworth
- 08_0289- Land at the Hollies, Sherwood Park, Rainworth
- 08_0368- Warsop Lane, Rainworth

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

Site Ref: Kirklington Road**08_0042a** Area(ha): 3.22

Parish: RAINWORTH

Proposed Yield : 83

Suitability Conclusion The site is suitable**Availability Conclusions:** The site could be available within 5 years**Availability Comments:** Information supplied: A developer has invested in the site with a suggestion of 80 units across 08_0042a & b. Site could be available within 5 years.**Achievability Conclusion:** The site is economically viable/achievable for housing**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. - No. of dwellings 83.**Overall Draft Conclusion:** Potential contamination issues on site would need to be investigated and mitigated if necessary. The site is adjacent to the Rainworth Bypass and a Petrol Station. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.**Overall Final Conclusion:** Potential contamination issues on site would need to be investigated and mitigated if necessary. The site is adjacent to the Rainworth Bypass and a Petrol Station. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Petrol Filling Station Some residential. Open land between village and Rainworth bypass**Area Greenfield:** 3.22**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site is suitable**Allocated Site:** Not Allocated Application submitted but withdrawn 08/00395/OUTM on basis of no strategic need for further housing here on basis of JSP. New Regional Plan will change situation.**Other:** H13 Development in Large Villages and NE23 Greenwood Community Forest.**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:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12577m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 302m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Infill site subject to satisfactory details of access onto

Site Ref: Kirklington Road**08_0042a** Area(ha): 3.22

Parish: RAINWORTH

Proposed Yield : 83

Kirklington Rd and internal layout.

Topography Constraints: Yes Banking up to the Rainworth Bypass**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Petrol Filling Station, Rainworth Bypass**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** No issues with development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No Possible path crosses site**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/achievable for housing**Availability Comments:** Information supplied: A developer has invested in the site with a suggestion of 80 units across 08_0042a & b. Site could be available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph 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 30dph with 14% on-site POS and POS commuted sum. - No. of dwellings 83.**Additional Comments:** Same as SHLAA site 08_0031. PC comments no objection however, would wish to see the area behind the housing on the western part of the site to be a park as per the original application.

Site Ref: Land opp Rufford Ave/Holmwood Rd, Kirklington Rd**08_0042b** Area(ha): 1.38

Parish: RAINWORTH

Proposed Yield : 39

Suitability Conclusion	The site is suitable
Availability Conclusions:	The site could be available within 5 years
Availability Comments:	Information supplied: A developer has invested in the site with a suggestion of 80 units across 08_0042a & b. Site could be available within 5 years.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 39.
Overall Draft Conclusion:	Potential contamination issues on site would need to be investigated and mitigated if necessary. The site is adjacent to the Rainworth Bypass. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues on site would need to be investigated and mitigated if necessary. The site is adjacent to the Rainworth Bypass. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedSome residential. Open land between village and Rainworth Bypass.**Area Greenfield:** 1.38**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated Application submitted but withdrawn 08/00395/OUTM on basis of no strategic need for further housing here on basis of JSP. New Regional Plan will change situation.**Other:** H13 Housing Development in Large Villages and NE23 Greenwood Community Forest.**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:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12577m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 302m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Infill site subject to satisfactory details of access onto Kirklington Rd and internal layout.

Site Ref: Land opp Rufford Ave/Holmwood Rd, Kirklington Rd

08_0042b Area(ha): 1.38

Parish: RAINWORTH

Proposed Yield : 39

Topography Yes Embankment
Constraints: on the northern side

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: MARR

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: No issues with 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: A developer has invested in the site with a suggestion of 80 units across 08_0042a & b. Site could be available within 5 years.

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

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

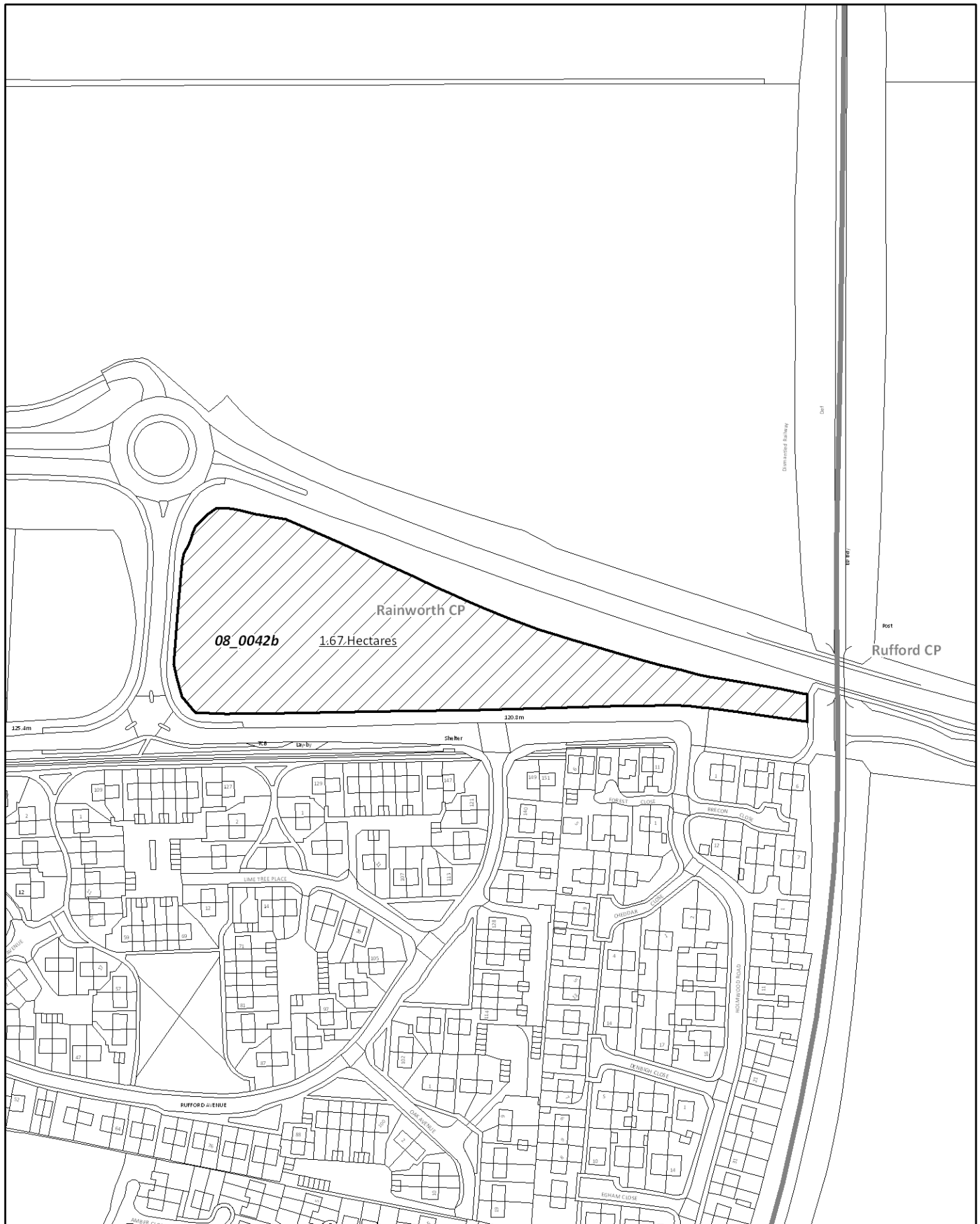
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 39.

Additional Comments: Same as SHLAA site 08_0031. PC no objection.

Strategic Housing Land Availability Assessment 2010



08_0042b - Land Opposite Rufford Ave/Holmwood Road, Kirklington Road, Rainworth

Date: 10/03/2010

Scale: 1:2,500

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Site Ref: Land off Southwell Road East / Farnsfield Road**08_0043****Area(ha):** 5.99**Parish:** RAINWORTH**Proposed Yield :** 140**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied: Possibly 140 units. Could be 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 27 dph (assessed in-line with Agent's specifications) with 14% on-site POS and POS commuted sum. No. of dwellings 140.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 5.99**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt

Other: FS8-11 (Green Belt) NE23 Greenwood
Community Forest NE9 Sherwood Forest
Special Landscape Area PU4 Aquifer Protection
Zone

Conflicting Issues Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** 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
Southwell Town Centre 11772m

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

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 239m**Physical Constraints The site may be suitable**

Site Ref: Land off Southwell Road East / Farnsfield Road**08_0043****Area(ha):** 5.99**Parish:** RAINWORTH**Proposed Yield :** 140

Highway Engineers Comments: Insufficient information to give advice. Site could accommodate 200 -300 dwellings and sited on a 60 mph road. Adequate visibility in accordance with vehicle speeds is likely to be an issue as would safe pedestrian links.

Topography Yes Rises to west **Access to Utilities?** Yes **Contaminated Land?:** Yes

Constraints:

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Pylons and Pumping Station

Neighbour Issues: No

Site within a flood In Floodzone 1

Identified in SFRA: Yes

zone?:

SFRA Comments: The site is located in Flood Zone 1 and is considered to be suitable for all forms of development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No As the site slopes upwards away from the road any development would be visible from the existing village

Natural Features: No Trees around hedges

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Abuts 5/46 - Blidworth Colliery. Lowland Heath, Disused Railway Blidworth Colliery.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

Availability Comments: Information supplied: Possibly 140 units. Could be 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 27 dph (assessed in-line with Agent's specifications) with 14% on-site POS and POS commuted sum. No. of dwellings 140.

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

Legal Issues: No

Legal Comments:

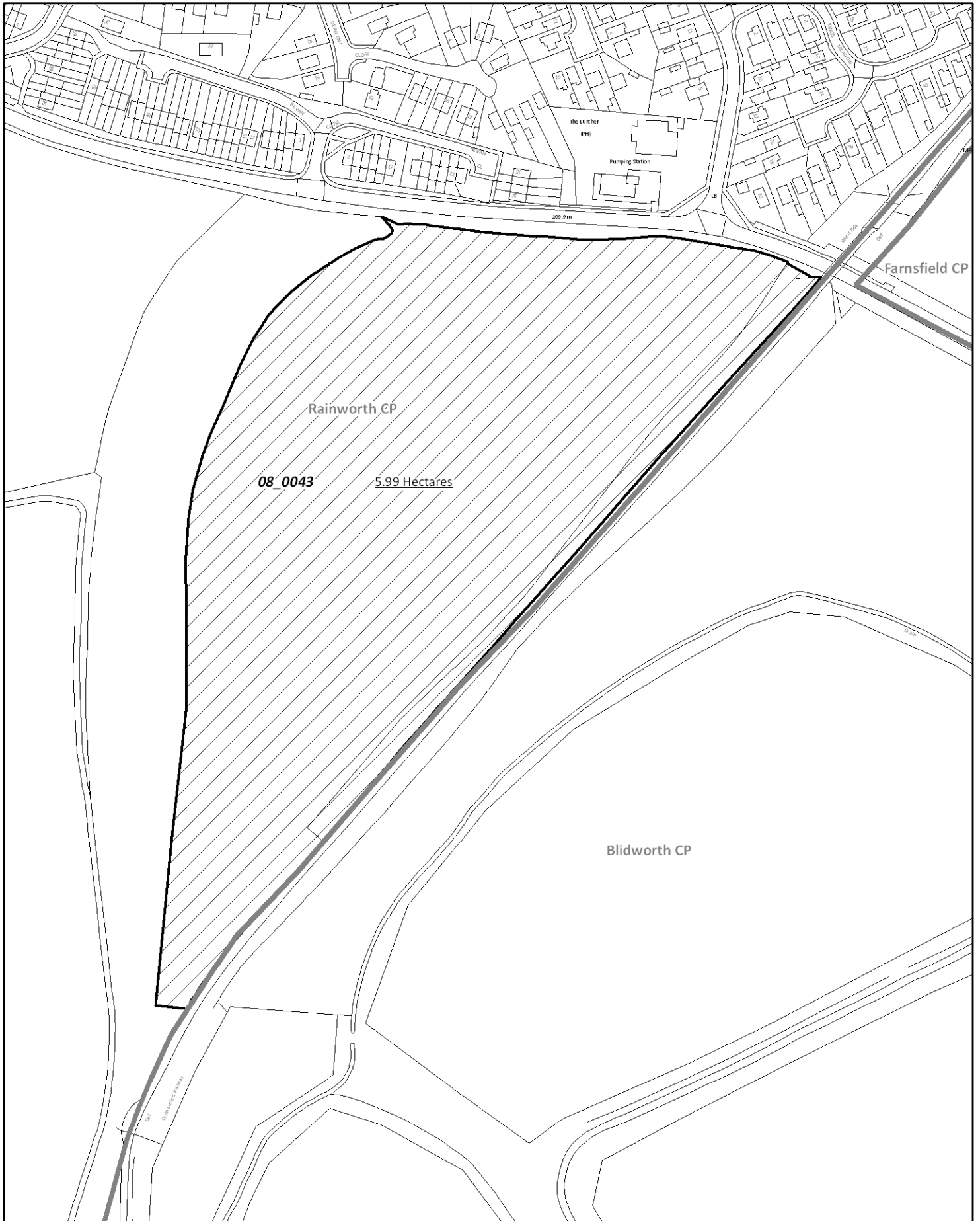
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 27 dph (assessed in-line with Agent's specifications) with 14% on-site POS and POS commuted sum. No. of dwellings 140.

Additional Comments: Parish Council objection: "Outside village envelope. Concerns about larger development and the impact on facilities. Although this field does not flood it slopes down to SRE where there is already a flooding problem at the junction of West Drive, giving rise to a number of accidents. Highways? Access?"

Strategic Housing Land Availability Assessment 2010



Site Ref: The Archer PH and land adjoining, Warsop Lane**08_0069****Area(ha):** 6.23**Parish:** RAINWORTH**Proposed Yield :** 131**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown interest in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 30% on site POS and no POS commuted sum. No. of dwellings 131.

Overall Draft Conclusion:

If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is both Available and Achievable.

Overall Final Conclusion:

If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Countryside and village**Area Greenfield:** 5.92**Setting:** Green Belt**Area PDL:** 0.31**Current Use:** Public House in use and field in agricultural use Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Green Belt**Other:** FS8 - FS11 Green Belt, NE9 Sherwood Forest Special Landscape Area and NE23 Greenwood Community Forest**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12767m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 375m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. An acceptable access to this site would likely be achieved subject to conditions.**Topography Constraints:** No Slopes down to east before rising again**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: The Archer PH and land adjoining, Warsop Lane**08_0069****Area(ha):** 6.23**Parish:** RAINWORTH**Proposed Yield :** 131**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:** Entire site is Flood zone 1 therefore suitable for all forms of development

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No Potential impact on views into the Greenbelt**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable

Availability and Achievability**Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:** Information provided: Developer has shown interest in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 30% on site POS and no POS commuted sum. No. of dwellings 131.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 30% on site POS and no POS commuted sum. No. of dwellings 131.

Additional Comments: Adjacent to SHLAA site 08_0575.

Parish Council objection: Outside village envelope. Concerns about larger developments and the impact on facilities. Proposed development on "Green Wedge".

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Rainworth Water Road**08_0255****Area(ha): 0.37****Parish: RAINWORTH****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Available within 5 years.

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

Vast majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Vast majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed residential/open space**Area Greenfield:****Setting:** Village open space**Area PDL:****Current Use:** open space and footpaths Open Land**Proposed Use:****Policy The site may be suitable**

Allocated Site: Open Space Whilst not allocated as Open Space it is covered by the provisions of Policy R2

Other: R2 Existing Open Space, H13 Housing Development in Large Villages, PU4 Aquifer Protection, NE23 Greenwood Community Forest

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**Store of Local Importance:**

Proximity to Town centre: Over 1km from a town centre Southwell Town Centre 13152m

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

GreenSpace Standards: Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 18m**Physical Constraints The site is not suitable****Highway Engineers Comments:** No apparent connection to the public highway and is therefore unsatisfactory.

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: Grade 3 (Good-moderate)**Site Apparatus:** none**Neighbour Issues:** none

Site within a flood zone?: In zone 3 part of site and also in zone 2

Identified in SFRA: No

Site Ref: Land off Rainworth Water Road

08_0255

Area(ha): 0.37

Parish: RAINWORTH

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees on site

Impact on existing Recreational Use: Yes footpaths cross the site

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

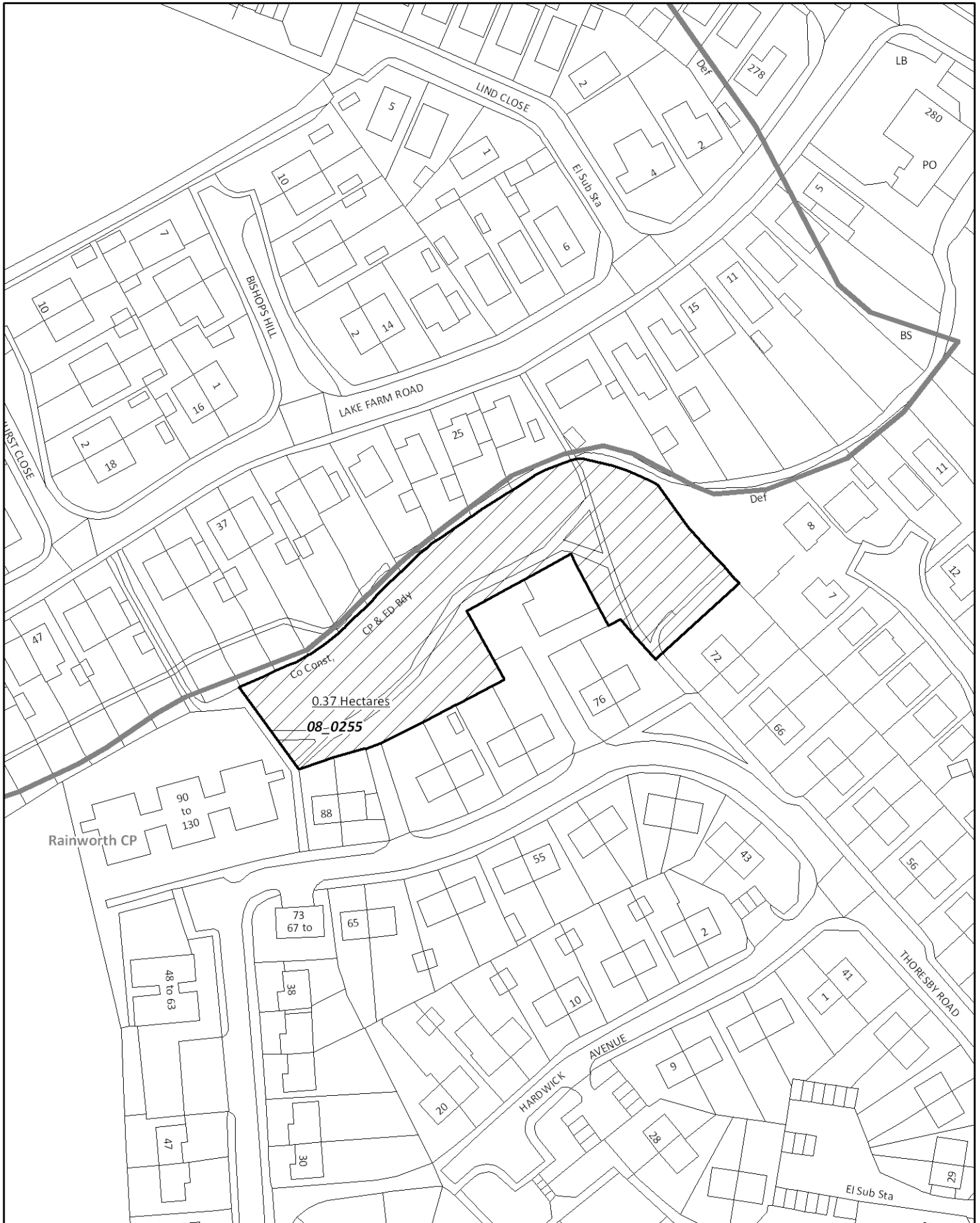
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Parish Council query whether or not this is public amenity space and objects to the fact that the map provided does not provide an accurate assessment of the boundaries of the site

Strategic Housing Land Availability Assessment 2010



**08_0255 - Land Off Rainworth Water Road,
Rainworth**

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Land north of Third Avenue**08_0307****Area(ha): 1.21****Parish: RAINWORTH****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown an interest in the site. Developer has invested in the site. 30 dwellings detailed in submission. Site available within 5 years.

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

Topoography constraint. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

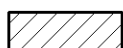
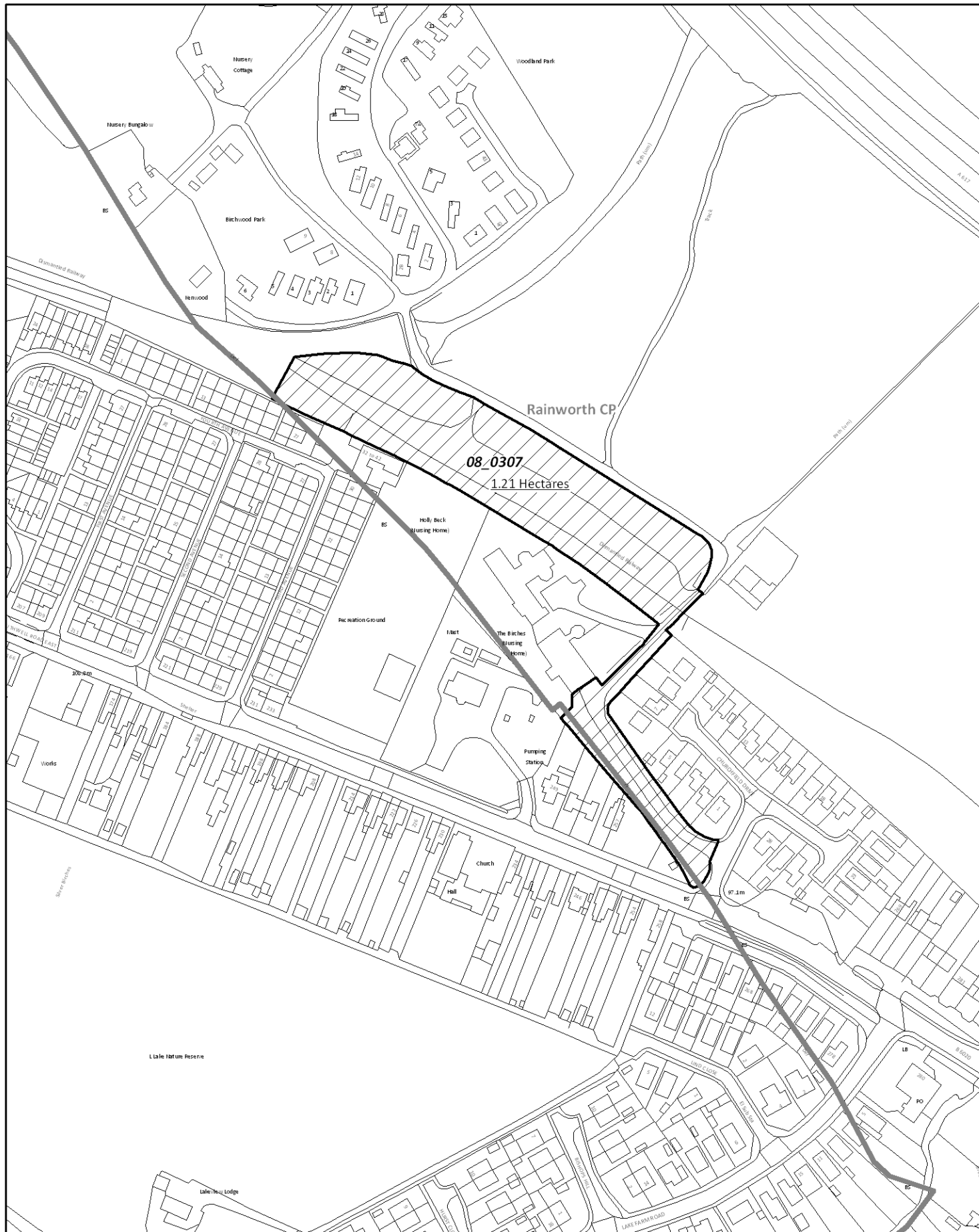
Overall Final Conclusion:

Topoography constraint. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside Former railway trackbed**Area Greenfield:** 1.21**Setting:** Countryside Village**Area PDL:****Current Use:** Linear footpath Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE23 Greenwood Community Forest, PU4 Aquifer Protection Zone,**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13351m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 93m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site does not have a connection to the adopted highway and is therefore unsatisfactory

Site Ref: Land north of Third Avenue**08_0307****Area(ha):** 1.21**Parish:** RAINWORTH**Proposed Yield :****Topography** Yes Varying slope
Constraints: to south east**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)
Non Agricultural**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No Grass trees and shrubs in the site**Impact on existing Recreational Use:** Yes Evidence of footpath**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Partially coincides with 5/284 - Rainworth Dismantled Railway. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has invested in the site. 30 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:** Parish Comments: No objection subject to the normal processes of a planning application

Strategic Housing Land Availability Assessment 2010



**08_0307 - Land North Of Third Avenue,
Rainworth**

Date: 10/03/2010
Scale: 1:2,500

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Site Ref: Rufford Avenue**08_0369****Area(ha):** 0.30**Parish:** RAINWORTH**Proposed Yield :** 9**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 as per promoter's 30DPH layout on-site POS and POS commuted sum. No. of dwellings 9.

Overall Draft Conclusion:**If the Recreation designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is both Available and Achievable.****Overall Final Conclusion:****If the Recreation designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.3**Setting:** Village**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space**Other:** R2 Existing Open Space, PU4 Aquifer Protection Zone, NE23 Greenwood Community Forest, H13 Area Within Village Envelope**Conflicting Issues** Yes Existing Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 12458m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 1m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Site is in a residential area and subject to details of access likely to be acceptable to the Highway Authority**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

Site Ref: Rufford Avenue

08_0369

Area(ha): 0.30

Parish: RAINWORTH

Proposed Yield : 9

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Trees

Impact on existing Recreational Use: Yes Existing Open Space

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/achievable 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 as per promoter's 30DPH layout on-site POS and POS commuted sum. No. of dwellings 9.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

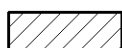
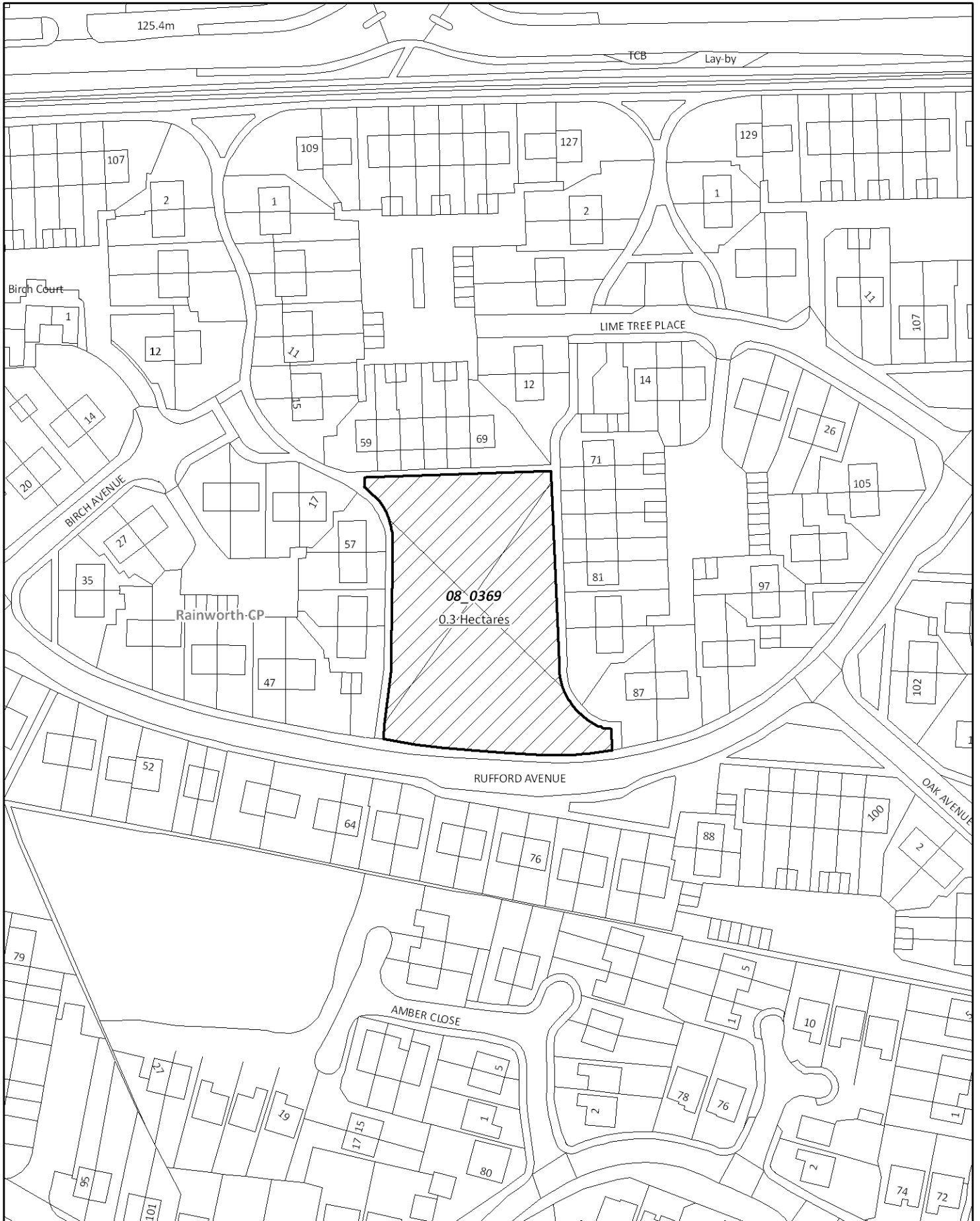
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed as per promoter's 30DPH layout on-site POS and POS commuted sum. No. of dwellings 9.

Additional Comments: Parish Council: object due to impact on surrounding properties and loss of open space.

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Top Street**08_0573****Area(ha):** 1.93**Parish:** RAINWORTH**Proposed Yield :** 54**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/acheivable for housing

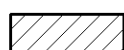
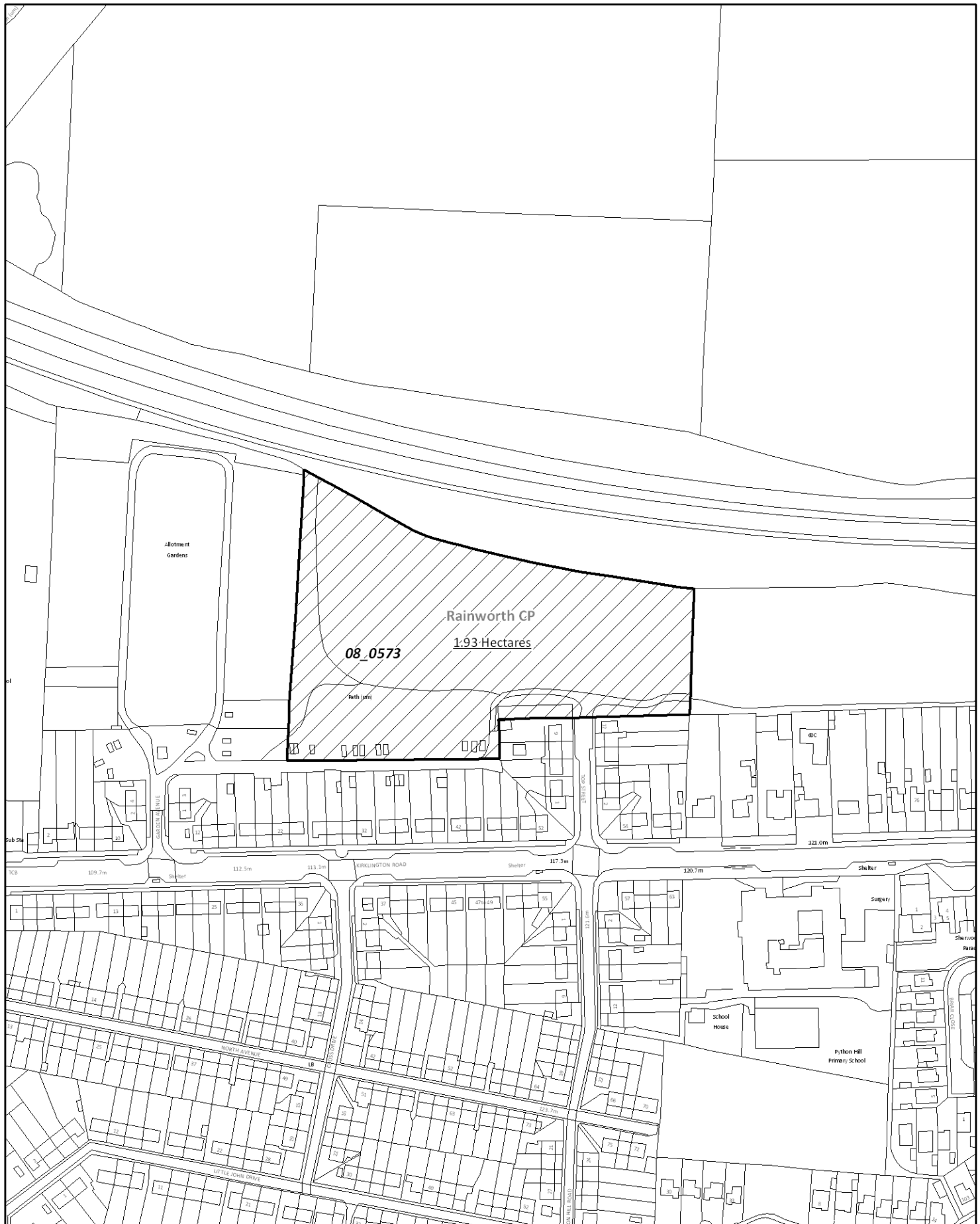
Achievability Comments:

Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 54.

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:** Greenfield**Area Character:** MixedOpen land between village and Rainworth By-pass**Area Greenfield:** 1.93**Setting:** Village**Area PDL:****Current Use:** Unused scrublandVacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 - Housing Development in Large Villages, NE23 - Greenwood Community Forest, 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:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12930m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 175m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. No objections in principle subject to a satisfactory connection of the adopted highway on Top St.**Topography Constraints:** No Slopes 30m from east to west**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: North of Top Street**08_0573****Area(ha):** 1.93**Parish:** RAINWORTH**Proposed Yield :** 54**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Rainworth By-pass to north**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Whole site within 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 Allotment gardens to west.**Impact on existing Recreational Use:** Yes Path crosses east to west through the site**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 6% on-site POS and POS commuted sum. No. of dwellings 54.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 54.**Additional Comments:** Mining; Smoke Control Area.
Adjoins SHLAA site 08_0042a

Strategic Housing Land Availability Assessment 2010



**08_0573 - North Of Top Street,
Rainworth**

Date: 10/03/2010

Scale: 1:2,500

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Site Ref: North of Kirklington Road**08_0574****Area(ha):** 0.55**Parish:** RAINWORTH**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Rainworth By-pass and petrol filling station adjacent to the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0042a.

Overall Final Conclusion:

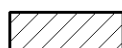
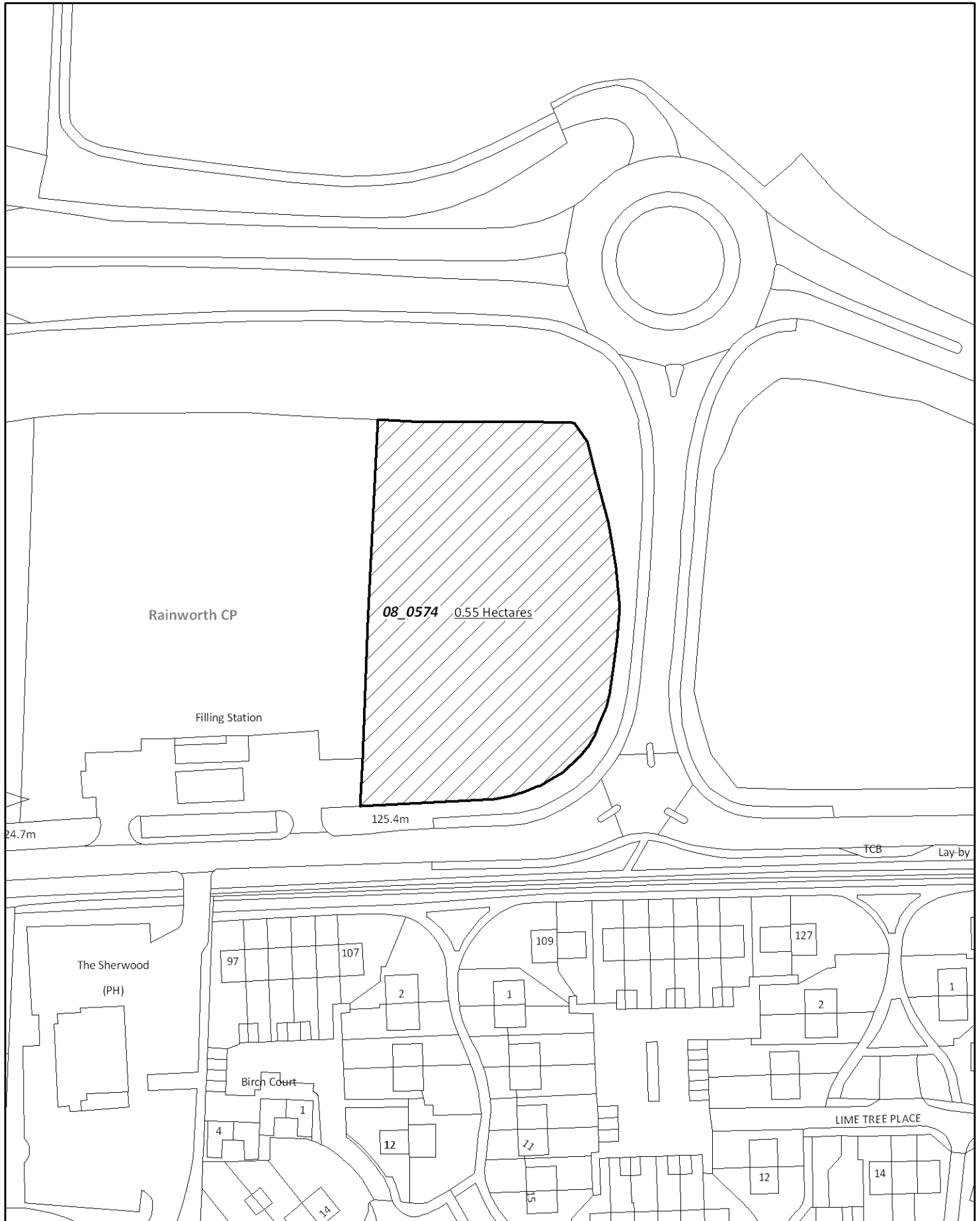
Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Rainworth By-pass and petrol filling station adjacent to the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0042a.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Open land between village and Rainworth By-pass**Area Greenfield:** 0.55**Setting:** Village**Area PDL:****Current Use:** Scrubland/Vacant Land**Proposed Use:****Policy** The site is suitable**Allocated Site:** Not Allocated**Other:** H13 - Housing Development in Large Villages, NE23 - Greenwood Community Forest, 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:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12475m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 248m**Physical Constraints** The site is not suitable

Highway Engineers Comments: The close proximity of the roundabout on the A617 and the mini roundabout on the Kirklington Rd to this site would likely cause problems with accessing this site. The site would best be accessed from an adjacent site .

Site Ref: North of Kirklington Road**08_0574****Area(ha):** 0.55**Parish:** RAINWORTH**Proposed Yield :****Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Rainworth By-pass, petrol filling station**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Whole site within 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 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:** Mining; Smoke Control Zone
Adjoins SHLAA site 08_0042a

Strategic Housing Land Availability Assessment 2010



Site Ref: West of Woodpecker Drive**08_0575****Area(ha):** 5.00**Parish:** RAINWORTH**Proposed Yield :** 105**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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 30% on-site POS no POS commuted sum. No. of dwellings 105.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, although a connection to the highway does appear possible through the new development to the east. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

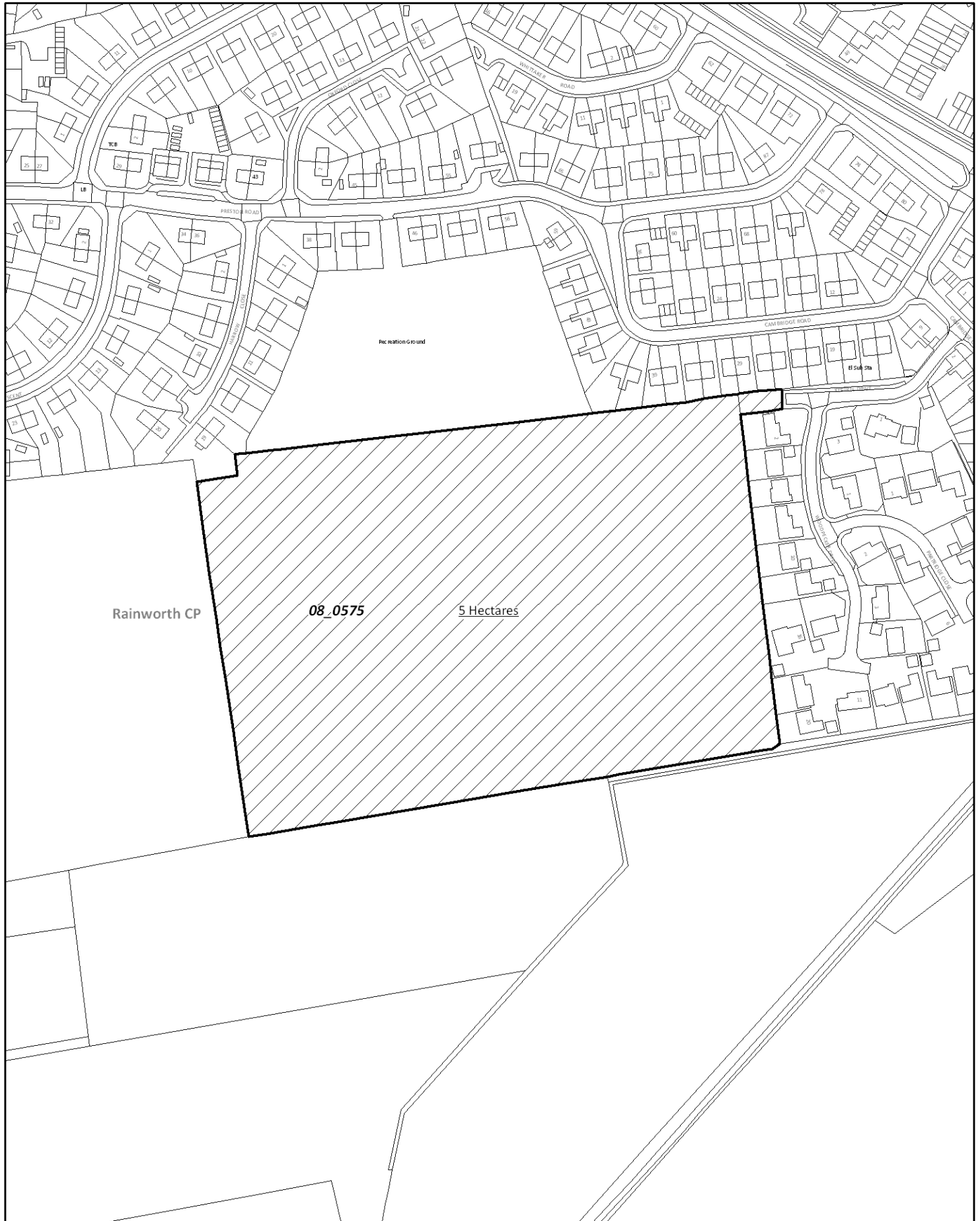
Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, although a connection to the highway does appear possible through the new development to the east. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside/Residential/Recreational**Area Greenfield:** 5**Setting:** Green Belt**Area PDL:****Current Use:** Scrubland/Vacant Land**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE1 - Development in the Countryside, NE9 - Sherwood Forest Special Landscape Area, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone**Conflicting Issues** Yes Green Belt**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 12486m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 162m**Physical Constraints** The site may be suitable

Site Ref: West of Woodpecker Drive**08_0575****Area(ha):** 5.00**Parish:** RAINWORTH**Proposed Yield :** 105**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Constraints:****Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 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 no POS commuted sum. No. of dwellings 105.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with 30% on-site POS no POS commuted sum. No. of dwellings 105.**Additional Comments:** Mining; Smoke Control Zone
Adjoins SHLAA 08_0069

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Lake View School**08_0576****Area(ha): 0.84****Parish: RAINWORTH****Proposed Yield :****Suitability Conclusion**

The site is not suitable

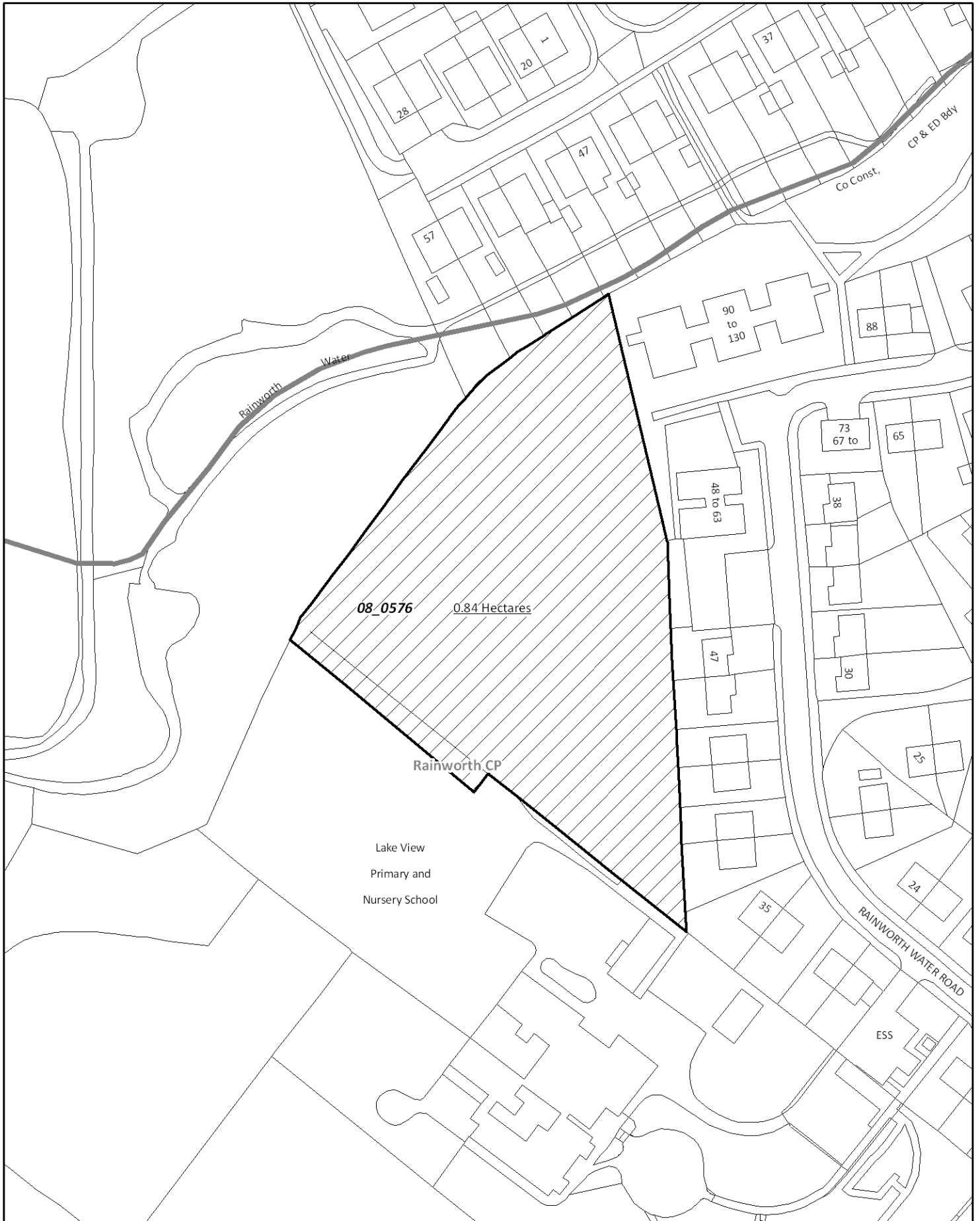
Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside/Residential**Area Greenfield:** 0.84**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** Scrubland/Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside Adjoining SSSI - Policy NE12 and FS8-11 - Nottinghamshire Green Belt**Other:** NE1 - Development in the Countryside, NE9 - Sherwood Forest Special Landscape Area, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13302m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 61m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory. The position of the access to this site is directly opposite to an existing junction thus forming a crossroads on a distributor road which is contrary to current design standards and therefore could not be supported by the Highway Authority.**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: North of Lake View School**08_0576****Area(ha):** 0.84**Parish:** RAINWORTH**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:**

In zone 3 North western part of site within zone 2 and 3 approx 10%

Identified in SFRA: No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees and hedges surrounding the site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No Abuts Sinc 1/37 - Rainworth Lakes. (SSSI)
Indirect impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.
Mining; Smoke Control Zone
Greenbelt adjacent and part of south western side of the site.

Strategic Housing Land Availability Assessment 2010



**08_0576 - North Of Lake View School,
Rainworth**

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Kirklington Road**08_0674****Area(ha): 0.62****Parish: RAINWORTH****Proposed Yield : 6****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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph 70% site area reduction to reflect on-site SINC. No on-site POS, no POS commuted sum. No. of dwellings 6.

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. Approximately 65% of the site is a Site of Interest for Nature Conservation. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Retail designation is changed through the Development Plan process, part of this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 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. Approximately 65% of the site is a Site of Interest for Nature Conservation. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Retail designation is changed through the Development Plan process, part of this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.62**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Retail

Other: S8 - Shopping Development in Rainworth, H13 - Housing Development in Large Villages, NE23 - Greenwood Community Forest, NE13 - Sites of County and District Nature Conservation Importance, PU4 - Aquifer Protection Zone

Conflicting Issues Yes Retail**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:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12931m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 146m

Site Ref: Kirklington Road**08_0674****Area(ha):** 0.62**Parish:** RAINWORTH**Proposed Yield :** 6**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway work required. Traffic statement required. The majority of this site fronts onto Colliery Ln which is an unadopted highway. The frontage to Kirklington Rd is of insufficient width to allow a junction onto Kirklington Rd with the correct separation from the Colliery Ln. This site would need third party land (Colliery Ln) in order to give access.

Topography No Constraints:

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Telegraph poles adjoining site

Neighbour Issues: Bingo/snooker club to sw, youth club to se

Site within a flood zone?: Adjacent zone 3 Also zone 2.

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Trees and gorse on site

Impact on existing Recreational Use: No Right of way adjacent to site.

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Partially coincides with Sinc 5/284 - Rainworth Dismantled Railway. Direct impacts can be expected.

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 70% site area reduction to reflect on-site SINC. No on-site POS, no POS commuted sum. No. of dwellings 6.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

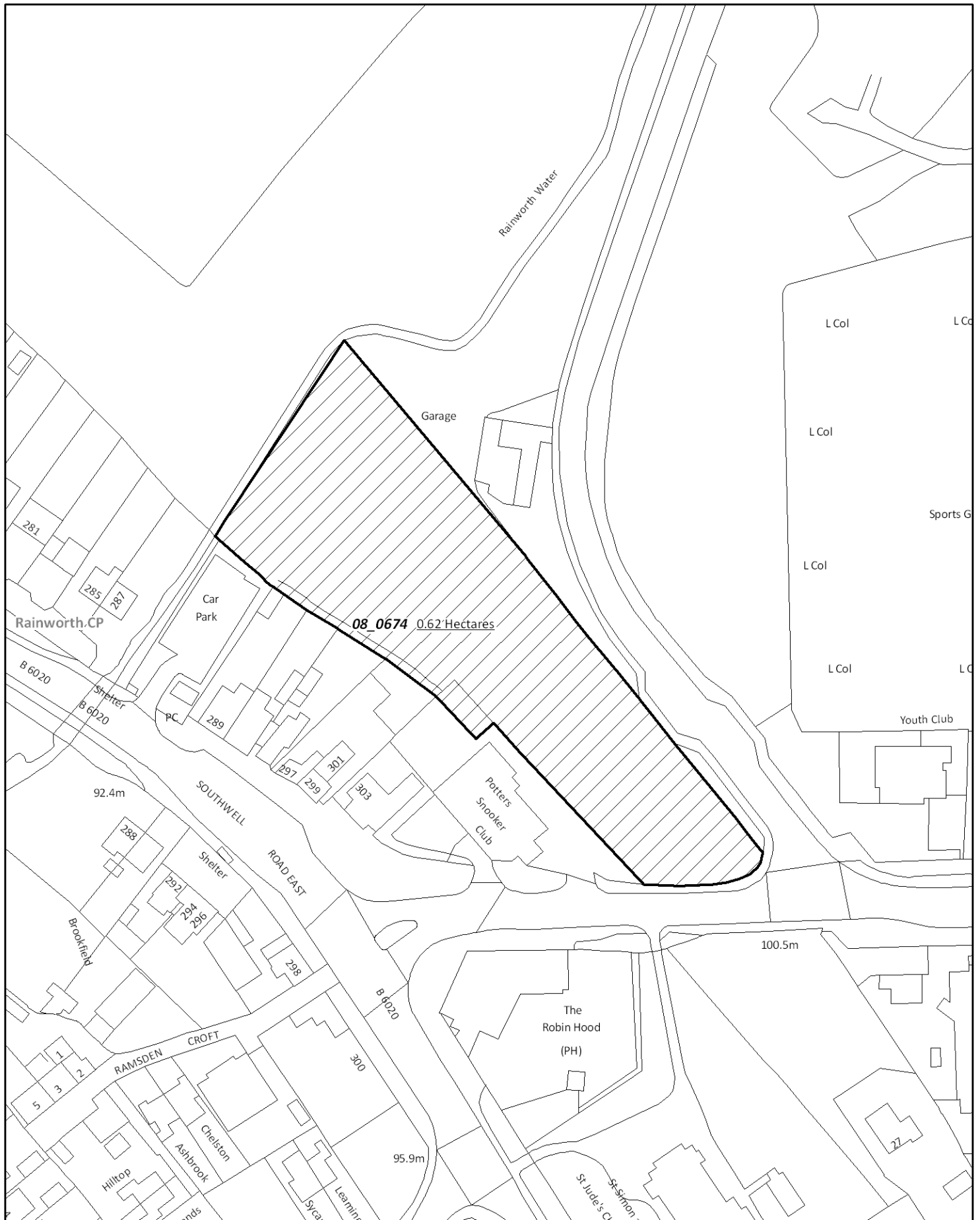
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 dph 70% site area reduction to reflect on-site SINC. No on-site POS, no POS commuted sum. No. of dwellings 6.

Additional Comments: Adjoins SHLAA site 08_0104 and 08_0675.
Coal authority mining area, smoke control zone.

Strategic Housing Land Availability Assessment 2010



**08_0674 - Kirklington Road,
Rainworth**

Date:	10/03/2010
Scale:	1:1,250

Site Ref: West of Rufford Colliery**08_0675****Area(ha):** 5.50**Parish:** RAINWORTH**Proposed Yield :** 125**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph 10% site area reduction. 14% on-site POS and POS commuted sum. No. of dwellings 125.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Some potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation which is adjacent to the site. If the Employment designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Some potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation which is adjacent to the site. If the Employment 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.

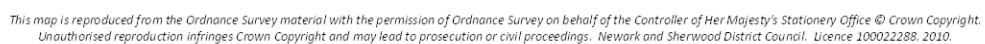
Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Residential/Highways/Open Ground and Sports Fields**Area Greenfield:** 5.5**Setting:** Other Urban fringe.**Area PDL:****Current Use:** Unused scrub land.Open Land**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Employment**Other:** Policy E2 Wf - Land to the west of Colliery Lane, Rainworth and Policy E13 - Land to the west of Colliery Lane, Rainworth, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone.**Conflicting Issues** Yes Employment**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13208m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space

Site Ref: West of Rufford Colliery**08_0675****Area(ha): 5.50****Parish: RAINWORTH****Proposed Yield : 125****GreenSpaceStrategy Comments:** 219m**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. The site is reliant on access through the signal controlled junction on the A617 Rainworth Bypass. TA required.**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)
Grade 3/Non-agricultural.**Site Apparatus:** None.**Neighbour Issues:** Coach works to south, working scrap yard to west.**Site within a flood zone?:**

In zone 3 A narrow strip of land close to the eastern boundary of the site lies in zone 3, approx 10%

Identified in SFRA: No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Mixed mature trees on western boundary, gorse scrub land**Impact on existing** No
Recreational Use:**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Partially coincides with Sinc 5/284 - Rainworth Dismantled Railway. Direct impacts can be expected. Abuts Sinc 5/46 - Blidworth 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:****Achievability Comments:** Viable - Assessed at 30 dph 10% site area reduction. 14% on-site POS and POS commuted sum. No. of dwellings 125.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph 10% site area reduction. 14% on-site POS and POS commuted sum. No. of dwellings 125.**Additional Comments:** It adjoins SHLAA site 08_0674 and 08_0307.
Coal Authority mining area. Smoke control zone.

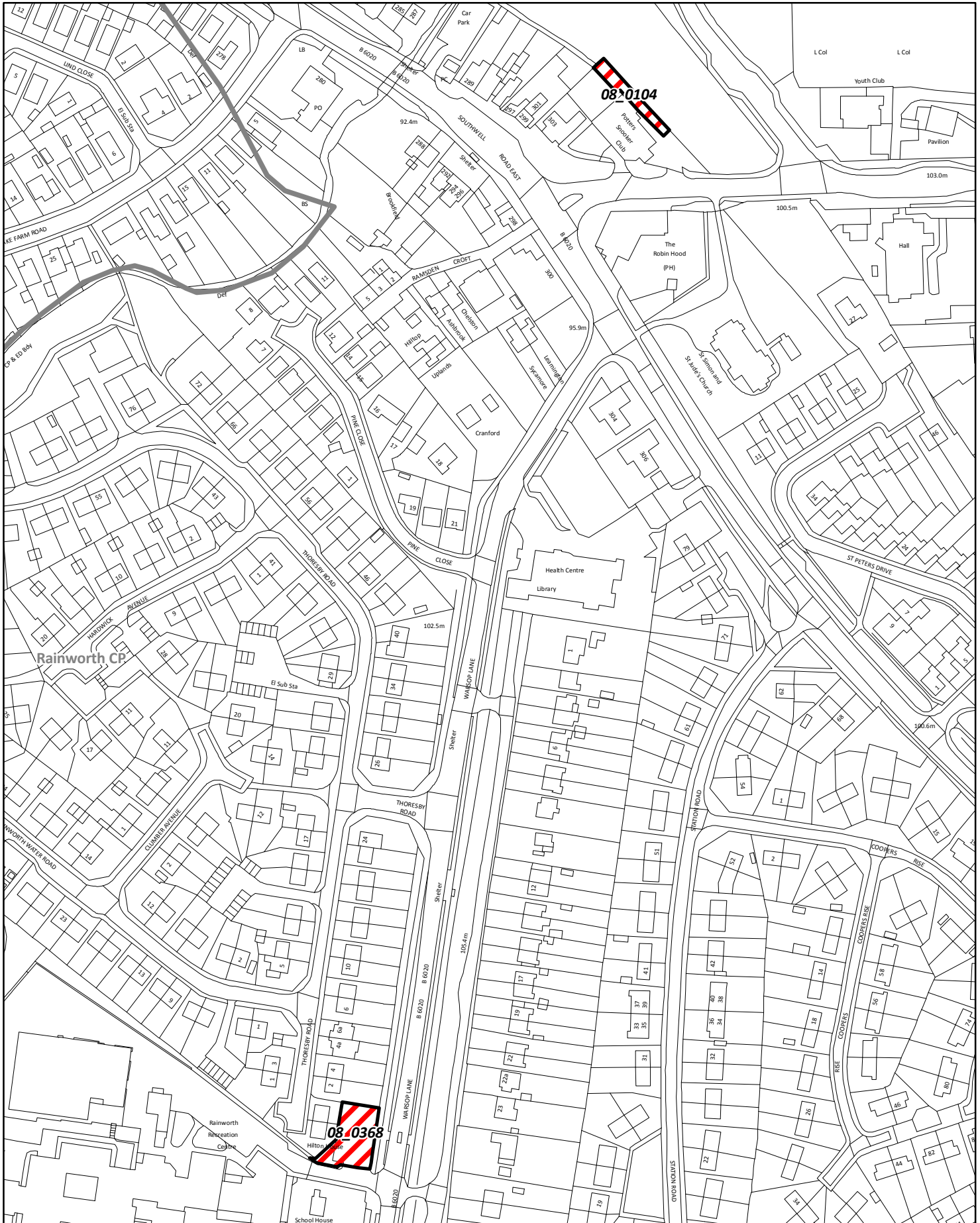
The map displays a large, hatched area labeled '08_0675' and '5.5 Hectares', identified as 'Rainworth CP'. This area is bordered by 'Rainworth Way' to the east and 'Garage' to the south. To the west, there is a residential area with streets like 'CHURCHFIELD DRIVE' and 'Mead LANE'. A 'Car Park' and 'Sports Ground' are located near the bottom center. To the east, a 'Youth Club' and 'Ravden' are visible. The map also shows 'Rainworth North Nature Reserve' to the north and a 'Garage' to the south. A scale bar at the bottom right indicates a distance of 203.0m. Various other labels like 'A612', 'A617', and 'B6020' are present, along with a 'Railway' line on the left.



RAINWORTH – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0031a	Land adj Python Hill Service Stn, Kirklington Rd	Rainworth	Duplicate Site See 08_0042a.
08_0104	Potter Snooker & Social Club, Kirklington Rd	Rainworth	Site below 0.25ha. Not included in study.
08_0289	Land at the Hollies, Sherwood Park	Rainworth	Site below 0.25ha. Not included in study.
08_0368	Warsop Lane	Rainworth	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



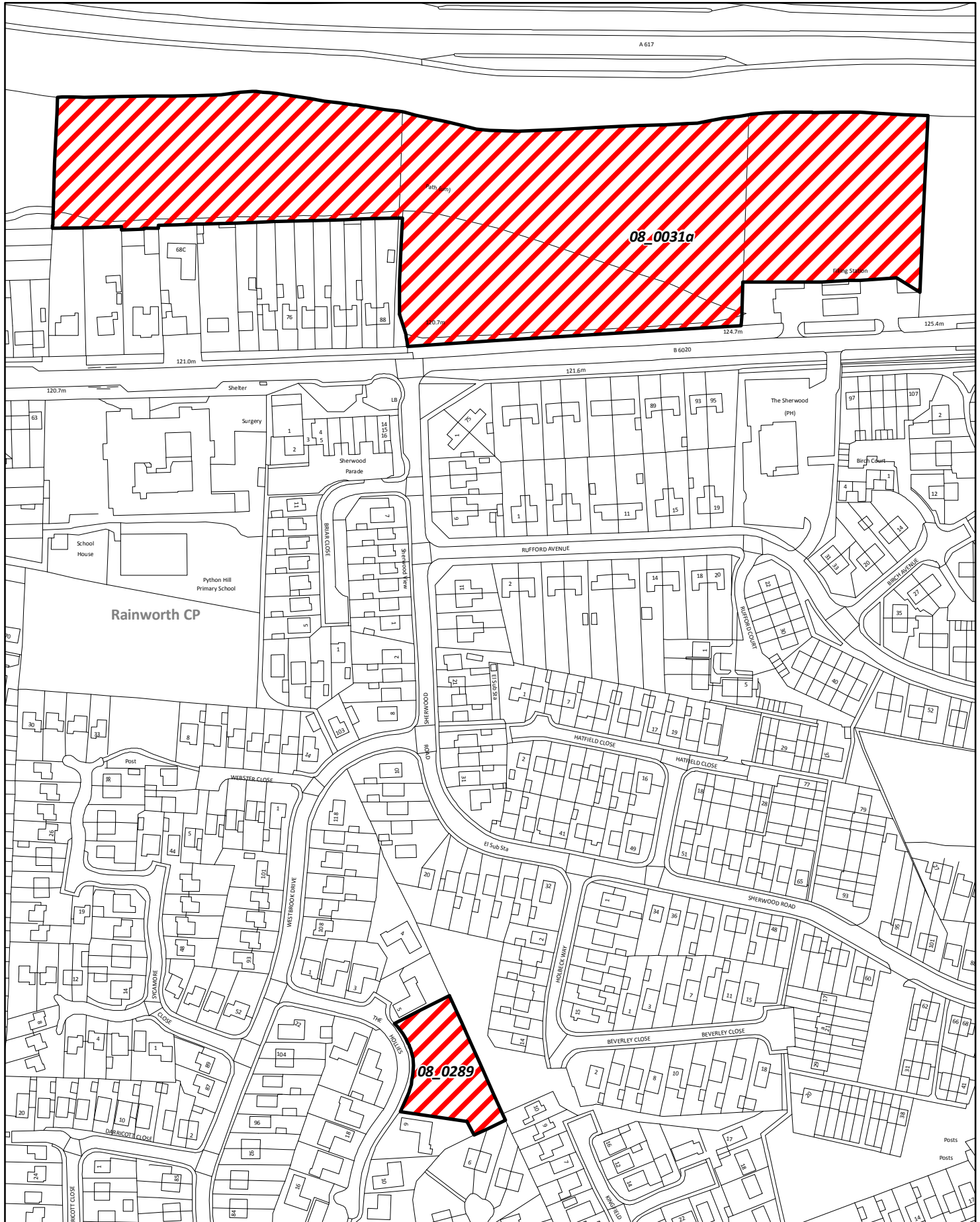
08_0104 - 08_0368
Rainworth 1 of 2

Date: 20/05/2010

Scale: 1:2,227

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08_0031a - 08_0289
Rainworth 2 of 2

Date: 20/05/2010

Scale: 1:2,400