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.

	Cirklington Ro	bad				
08_0042a A	r ea(ha): 3.22	Parish: RAINWORTH		Proposed Y	ield : 83	
Suitability Con	culsion	The site is suitable				
Availability Co	nclusions:	The site could be availal	ble within 5 years			
Availability Co	mments:	Information supplied: A output of a contract of a line of the second sec				n of 80
Achievability C	Conclusion:	The site is economically	viable/acheivable for	housing		
Achievabilty C	omments:	Viable - Assessed at 30 of dwellings 83.	dph with 14% on-site F	POS and POS	commuted sur	m No.
Overall Draft C	onclusion:	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.				nd a
Overall Final C	Conclusion:	Potential contaminatio mitigated if necessary. Petrol Station. Althoug mitigation measures co Achievable.	The site is adjacent Ih the site is subject	to the Rainw to constraint	orth Bypass a s, appropriate	ind a
Character Lan	d Use Location	The site is suitable				
Location: Villa	age (within bound	dary)	PDL/Greenfield:	Greenfield		
Area Characte		Filling Station Some open land between village th bypass	Area Greenfield:	:	3.22	
Setting: Villag	le		Area PDL:			
Current Use:	Vacant Land		Proposed Use:			
Policy The s	ite is suitable					
	Not Allocated	Application submitted but 00395/OUTM on basis of	Other: H13 Develo Greenwood	opment in Larg I Community F		NE23
AllocatedSite:	withdrawn 08/0 no strategic ne on basis of JS change situatio	eed for further housing here P. New Regional Plan will on.				
Conflicting Iss	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No	P. New Regional Plan will on.				
Conflicting Iss	withdrawn 08/c no strategic ne on basis of JS change situation ues No vices The situation	P. New Regional Plan will on. te is suitable				
Conflicting Iss Access to Serv Within 800m of	withdrawn 08/c no strategic ne on basis of JS change situatio ues No vices The sin r 10 mins walking	P. New Regional Plan will on. te is suitable ng	Within 30 mins		-	
Conflicting Iss Access to Serv Within 800m of Primary schoo	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No vices The sin r 10 mins walkin I: Yes Bus st	P. New Regional Plan will on. te is suitable ng cop: Yes	Within 30 mins Secondary sch	ool: Yes	olic transport Retail Area:	
Conflicting Iss Access to Serv Within 800m of	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No vices The sin r 10 mins walkin I: Yes Bus st Yes Cash	P. New Regional Plan will on. te is suitable ng	Within 30 mins Secondary sch Further Educat	ool: Yes ion: Yes	Retail Area: Hospital:	No
Conflicting Iss Access to Serv Within 800m o Primary schoo GP/ Health Centre:	withdrawn 08/ no strategic ne on basis of JS change situation ues No vices The sin r 10 mins walkin I: Yes Bus st Yes Cash Machin	P. New Regional Plan will on. te is suitable ng top: Yes Yes	Within 30 mins Secondary sch	ool: Yes ion: Yes	Retail Area:	-
Conflicting Iss Access to Serv Within 800m o Primary schoo GP/ Health	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No vices The sin r 10 mins walkin I: Yes Bus st Yes Cash Machin Importance: Over 1km fro	P. New Regional Plan will te is suitable ng top: Yes Yes ne/PO: pm a town centre	Within 30 mins Secondary sch Further Educat Supermarket:	ool: Yes ion: Yes No er 1km from a i	Retail Area: Hospital:	No Yes
Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre:	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No vices The sir r 10 mins walkin I: Yes Bus st Yes Cash Machin Importance: Over 1km fro Southwell To	P. New Regional Plan will te is suitable ng top: Yes Yes ne/PO: pm a town centre	Within 30 mins Secondary sch Further Educat Supermarket: roximity Ove ransport Node: nod	ool: Yes ion: Yes No er 1km from a i	Retail Area: Hospital: Employment:	No Yes
Conflicting Iss Access to Serv Within 800m of Primary schoo GP/ Health Centre: Store of Local Proximity to Town centre: GreenSpaceSt	withdrawn 08/0 no strategic ne on basis of JS change situatio ues No vices The sir r 10 mins walkin I: Yes Bus st Yes Cash Machin Importance: Over 1km fro Southwell To	P. New Regional Plan will on. te is suitable ng top: Yes Yes ne/PO: om a town centre Plan own Centre 12577m Tr own Centre 12577m Tr own Centre 12577m Tr	Within 30 mins Secondary sch Further Educat Supermarket: roximity Ove ransport Node: nod	ool: Yes ion: Yes No er 1km from a i	Retail Area: Hospital: Employment:	No Yes

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. I ramic Assessment required. Infill site subject to satisfactory details of access onto

0'(- D-(- 1	
Site Ref:	J			
08_0042a	Area(ha):	3.22	Parish: RAINWORTH	Proposed Yield : 83
			Kirklington Rd and inter	nal layout.
Topography			Access to Utilities?	Yes Contaminated Land?: Yes
Constraints:	to the Ra Bypass	inworth	Contamination Cateo	Jory: A-Potentially contaminative usage has been identified at the site
Agricultural	Land Qua	l ity: Gra	de 3 (Good-moderate)	Site Apparatus: None
Neighbour Is	ssues:	Petrol F Bypass	Filling Station, Rainworth	Site within a flood In Floodzone 1
Identified in	SFRA: Ye	S		
SFRA Comm	nents: No	issues wi	th development	
Impact on La	andscape	Biodive	sity The site is suitable	
Impact on vi	ews: No			Natural Features: No
Impact on ex Recreational	-	No F	Possible path crosses site	Listed Bldg / Local Interest Bldg: No
ProtectedSp)		Tree Preservation Order: No
Habitats:				Conservation Area: No
Suitability Co	onclusion	: 1	he site is suitable	
Availability	y and Ac	hievab	ility	
Availability C	Conclusio	าร:	The site could be availa	ble within 5 years
Achievability	/ Conclusi	on:	The site is economical	ly viable/acheivable for housing
Availability (Comments	:		developer has invested in the site with a suggestion of 80 & b.Site could be availible within 5 years.
Achievabilty	Comment	S:	Viable - Assessed at 30 of dwellings 83.	dph with 14% on-site POS and POS commuted sum No.
Ownership (Constraint	s No ow years	nership constraints 0-5	Ownership Comments:
Legal Issues	: No		I	_egal Comments:
Timescale:	No other c	onstraint	s 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Con		/iable - A 3.	ssessed at 30dph with 14	% on-site POS and POS commuted sum No. of dwellings
Additional C	omments:		nind the housing on the w	C comments no objection however, would wish to see the estern part of the siteto be a park as per the original

08_0042b Area(ha): 1.38	Parish: RAINWORTH	Proposed Yield : 39
	-	
Suitability Conculsion	The site is suitable	
Availability Conclusions:	The site could be availab	
Availability Comments:		eveloper has invested in the site with a suggestion of 80 b. Site could be availible within 5 years.
Achievability Conclusion:	The site is economically	viable/acheivable for housing
Achievabilty Comments:	Viable - Assessed at 30d dwellings 39.	ph with 6% on-site POS and POS commuted sum. No. of
Overall Draft Conclusion:	mitigated if necessary. Although the site is sub	n issues on site would need to be investigated and The site is adjacent to the Rainworth Bypass. Dject to constraints, appropriate mitigation measures site is both Available and Achievable.
Overall Final Conclusion:	mitigated if necessary.	n issues on site would need to be investigated and The site is adjacent to the Rainworth Bypass. Dject to constraints, appropriate mitigation measures
	could be provided. The	site is both Available and Achievable.
	The site is suitable	site is both Available and Achievable.
	The site is suitable	
Location: Village (within bound Area Character: MixedSome re	The site is suitable ary)	site is both Available and Achievable.
Location: Village (within bound Area Character: MixedSome re between villag	The site is suitable ary) esidential. Open land	site is both Available and Achievable. PDL/Greenfield: Greenfield
Location: Village (within bound Area Character: MixedSome ru between villag Setting: Village	The site is suitable ary) esidential. Open land	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38
Location: Village (within bound Area Character: MixedSome re between villag Setting: Village Current Use: Vacant Land Policy The site is suitable	The site is suitable ary) esidential. Open land ge and Rainworth Bypass.	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38 Area PDL: Proposed Use:
Location: Village (within bound Area Character: MixedSome re between villag Setting: Village Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated withdrawn 08/0 no strategic ne	The site is suitable ary) esidential. Open land ge and Rainworth Bypass. Application submitted but 0395/OUTM on basis of ed for further housing here P. New Regional Plan will	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38 Area PDL:
Location: Village (within bound Area Character: MixedSome re between villag Setting: Village Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated withdrawn 08/0 no strategic ne on basis of JSF change situatio	The site is suitable ary) esidential. Open land ge and Rainworth Bypass. Application submitted but 0395/OUTM on basis of ed for further housing here P. New Regional Plan will	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38 Area PDL: Proposed Use: Other: H13 Housing Development in Large Villages
Location: Village (within bound Area Character: MixedSome re between village Setting: Village Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated withdrawn 08/0 no strategic ne on basis of JSF change situatio	The site is suitable ary) esidential. Open land ge and Rainworth Bypass. Application submitted but 0395/OUTM on basis of ed for further housing here P. New Regional Plan will	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38 Area PDL: Proposed Use: Other: H13 Housing Development in Large Villages
Setting: Village Current Use: Vacant Land Policy The site is suitable AllocatedSite: Not Allocated withdrawn 08/0 no strategic ne- on basis of JSF change situatio Conflicting Issues No	The site is suitable ary) esidential. Open land ge and Rainworth Bypass. Application submitted but 0395/OUTM on basis of ed for further housing here P. New Regional Plan will n. e is suitable	site is both Available and Achievable. PDL/Greenfield: Greenfield Area Greenfield: 1.38 Area PDL: Proposed Use: Other: H13 Housing Development in Large Villages

GP/ Health Yes Cash Yes Centre: Machine/PO:

Store of Local Importance:

Proximity to	Over 1km from a town centre
Town centre:	Southwell Town Centre 12577m

ProximityOver 1km from a major public transportTransport Node:node

No

Hospital:

Employment:

No

Yes

Further Education: Yes

Supermarket:

GreenSpaceStandards: Within 400m of publicly accessible green space

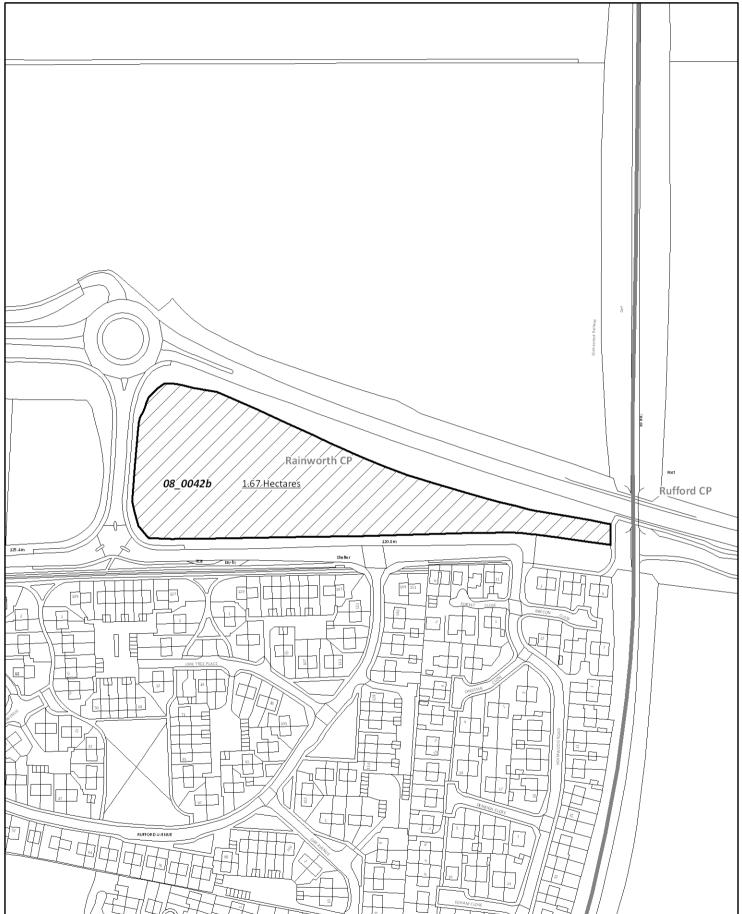
GreenSpaceStrategy Comments: 302m

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 Ruffo	ord Ave/Holmwood	Rd, Kirklington Rd		
08_0042b Area(ha): 1.38	Parish: RAINWORTH	Proposed Yield : 39		
Topography Yes Embankmen Constraints: on the northern sid				
Agricultural Land Quality: Grade 3 (Good-moderate) Site Apparatus: None				
Neighbour Issues:MARRIdentified in SFRA:Yes		Site within a flood In Floodzone 1 zone?:		
SFRA Comments: No issues wi	th development			
Impact on Landscape Biodiver	sity The site is suitabl	e		
Impact on views: No		Natural Features: No		
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No		
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No		
Suitability Conclusion:	he site is suitable			
Availability and Achievabi	lity			
Availability Conclusions:	The site could be avail	able within 5 years		
Achievability Conclusion:	The site is economica	lly viable/acheivable for housing		
Availability Comments:		developer has invested in the site with a suggestion of 80 & b. Site could be availible within 5 years.		
Achievabilty Comments:	Viable - Assessed at 30 dwellings 39.	Odph with 6% on-site POS and POS commuted sum. No. of		
Ownership Constraints No ownership constraints 0-5 Ownership Comments: years				
Legal Issues: No		Legal Comments:		
Timescale: No other constraints	o-5 years	Availability Other Issues: No other constraints 0-5 years		
Viability Comments: Viable - As 39.	ssessed at 30dph with 6%	% on-site POS and POS commuted sum. No. of dwellings		

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





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

 Rainworth

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

Site Ref: Land off Sout	thwell Road East / Far	nsfield Road				
08_0043 Area(ha): 5.99	Parish: RAINWORTH	Proposed Yield: 140				
Suitability Conculsion	The site may be suitable					
Availability Conclusions:	The site could be availab	ble in 5 - 10 years time				
Availability Comments:		ossibly 140 units. Could be available within 5 years. rently has policy constraints it has been put in the 5-10				
Achievability Conclusion:	The site is economically	viable/acheivable for housing				
Achievabilty Comments:		dph (assessed in-line with Agent's specifications) with OS commuted sum. No. of dwellings 140.				
Overall Draft Conclusion:	and mitigated if necess required. Any possible detrimental impact on t the Green Belt Bounda Plan process, this site	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:	and mitigated if necess required. Any possible detrimental impact on the Green Belt Bounda Plan process, this site	n issues in the locality would need to be investigated sary. Possible highways mitigation works may be e development would need to mitigate against any the adjacent Site of Interest for Nature Conservation. If ry designation is changed through the Development could be considered suitable subject to appropriate ite is Achievable and it is considered that it could be 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 suit	able					
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 Gree	en Belt					

Access to Servi	ces	The site is sui	table				
Within 800m or 10 mins walking				Within 30	mins travel by p	ublic transport	
Primary school:	No	Bus stop:	Yes	Secondar	y school: Yes	Retail Area:	Yes
GP/ Health	No	Cash Mashina/DO:	No	Further Ed	ducation: Yes	Hospital:	No
Centre: Store of Local In	nport	Machine/PO: ance:		Supermar	ket: Yes	Employment:	Yes
Proximity to Town centre:		er 1km from a tow ithwell Town Cen		Proximity Transport Node:	Over 1km from node	a major public tran	sport

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 239m

Site Ref: Land off Southwe	ell Road East / Farn	sfield Road
08_0043 Area(ha): 5.99 F	Parish: RAINWORTH	Proposed Yield: 140
<i>i i i i</i>	and sited on a 60 mph ro	give advice. Site could accommodate 200 -300 dwellings ad. Adequate visibility in accordance with vehicle speeds would safe pedestrian links.
Topography Yes Rises to west	Access to Utilities? Y	es Contaminated Land?: Yes
Constraints:	Contamination Catego	ry: A-Potentially contaminative usage has been identified at the site
Agricultural Land Quality: Grade	e 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 loca	ited in Flood Zone 1 and i	is considered to be suitable for all forms of development
Impact on Landscape Biodiversit	ty The site may be suit	table
	slopes upwards away ny development would the existing village	Natural Features: No Trees around hedges
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Yes Abuts 5/	/46 - Blidworth	Tree Preservation Order: No
Habitats: Colliery. Lowla Disused Railw Colliery.	and Heath,	Conservation Area: No
Suitability Conclusion: The	e site may be suitable	
Availability and Achievabilit	ty	
Availability Conclusions: T	he site could be availab	ole in 5 - 10 years time
Achievability Conclusion: T	The site is economically	viable/acheivable for housing
F		ssibly 140 units. Could be available within 5 years. ently has policy constraints it has been put in the 5-10
		ph (assessed in-line with Agent's specifications) with S commuted sum. No. of dwellings 140.
Ownership Constraints No owner years	rship constraints 0-5 O	wnership Comments:
Legal Issues: No	Le	egal Comments:
Timescale: No other constraints 0	0-5 years Av	vailability Other Issues: No other constraints 0-5 years
	essed at 27 dph (assesse DS commuted sum. No. o	ed in-line with Agent's specifications) with 14% on-site f dwellings 140.
and the im thee is alre	pact on faciities. Althoug	village envelope. Concerns about larger development this field does not flood it slopes down to SRE where at the junction of West Drive, giving rise to a number of

Strategic Housing Land Availability Assessment 2010





08_0043 - Land Off Southwell Road East/Farnsfield Road, Rainworth

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

Site Ref: The A	rcher PH and	land adjoining,	Warsop Lane
08_0069 Area(ha	a): 6.23 Paris	sh: RAINWORTH	Proposed Yield : 131
Suitability Conculsic	on The	site may be suitable)
Availability Conclusi	ons: The	site could be availa	ble in 5 - 10 years time
Availability Commen	withi		eveloper has shown interest in the site. Site available , as the site currently has policy constraints it has been put
Achievability Conclu	ision: The s	site is economically	viable/acheivable for housing
Achievabilty Comme		le - Assessed at 30 of dwellings 131.	dph with 30% on site POS and no POS commuted sum.
Overall Draft Conclu	Plan		dary designation is changed through the Development could be considered suitable in all other respects. The and Achievable.
Overall Final Conclu	Plan	process, this site is Achievable and	dary designation is changed through the Development could be considered suitable in all other respects. The it is considered that it could be developed within 5 - 10
Character Land Use	Location The sid	te may be suitable	
Location: Village (ou	itside but adjoining	g Boundary)	PDL/Greenfield: Combination
Area Character: Mix	edCountryside ar	nd village	Area Greenfield: 5.92
Setting: Green Belt			Area PDL: 0.31
Current Use: Public agricul	House in use and Itural useOther	l field in	Proposed Use:
Policy The site ma	y be suitable		
AllocatedSite: Gree	en Belt		Other: FS8 - FS11 Green Belt, NE9 Sherwood Forest Special Landscape Area and NE23 Greenwood Community Forest
Conflicting Issues	es Green Belt		
Access to Services	The site is su	itable	
Within 800m or 10 m	ins walking		Within 30 mins travel by public transport
Primary school: Yes	Bus stop:	Yes	Secondary school: Yes Retail Area: Yes
GP/ Health Yes	• uon	Yes	Further Education: Yes Hospital: Yes
Centre:	Machine/PO:		Supermarket: No Employment: Yes
Store of Local Impor	tance:		

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 375m

Physical Constraints The site is suitable

Highway Eng	gineers 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.			
	No Slopes down	Access to Utilities? Yes	Contaminated Land?:	No	
Constraints:	to east before rising again	Contamination Category:	C-Potentially contaminative usag		

identified at the site or surrounding areas

Site Ref: The Archer PH	I and land adjoining,	Warsop Lane	
08_0069 Area(ha): 6.23	Parish: RAINWORTH	Proposed Yield : 131	
Agricultural Land Quality: Gra	ade 3 (Good-moderate)	Site Apparatus: None	
Neighbour Issues: None		Site within a flood In Floodzone 1	
Identified in SFRA: Yes		zone?:	
SFRA Comments: Entire site is	Flood zone 1 therefore su	itable for all forms of develolpment	
Impact on Landscape Biodive	rsity The site is suitable		
Impact on views: No Potentia Greenbelt	al impact on views into the	Natural Features: No	
Impact on existing No		Listed Bldg / Local Interest Bldg: No	
Recreational Use:		Tree Preservation Order: No	
ProtectedSpecies/ No Habitats:		Conservation Area: No	
Suitability Conclusion:	The site may be suitable		
Availability and Achievab	bility		
Availability Conclusions:	The site could be availa	ble in 5 - 10 years time	
Achievability Conclusion:	The site is economicall	y viable/acheivable for housing	
Availability Comments:		veloper has shown interest in the site. Site available as the site currently has policy constraints it has been put	
Achievabilty Comments:	Viable - Assessed at 300 No. of dwellings 131.	lph with 30% on site POS and no POS commuted sum.	
Ownership Constraints No ow years	vnership constraints 0-5 C	Ownership Comments:	
Legal Issues: No	L	egal Comments:	
Timescale: No other constraint	ts 0-5 years A	vailability 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





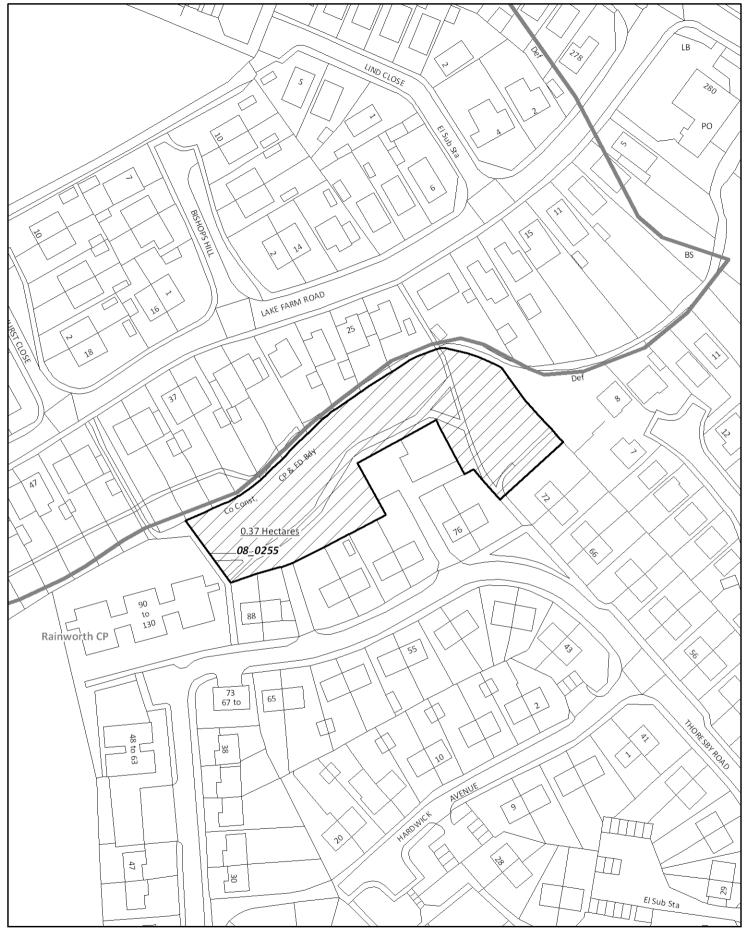
08_0069 - The Archer Public House And Land Adjoining, Warsop Lane, Rainworth

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

Site Ref:	Land of	f Rainworth	Water Road					
08_0255	Area(ha)	: 0.37 Paris	h: RAINWORTH	4	F	Proposed	Yield :	
_								
Suitability C	onculsion	The s	site is not suitable	e				
Availability (
Availability (Information Supplied: Available within 5 years.					
Achievability								
Achievabilty								
Overall Draft	Conclus	resid this	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 Fina	I Conclus	ion: Vast	majority of the	site lies within			cy Flood Zone 3 v highway constrai	
		this	location, in conj litable for develo	unction with of				
Character La	and Use L	ocation The sit	te is suitable					
Location: V	illage (with	in boundary)		PDL/Green	field: Co	ombination	I	
Area Charac	ter: Mixe	dresidential/ope	n space	Area Gree	nfield:			
Setting: Vill				Area PDL:				
Current Use	: open sp	ace and footpath	nsOpen Land	Proposed	Use:			
Policy The	e site may	be suitable						
AllocatedSit	Open	Space Whilst n Space it is cover ions of Policy R2	red by the	De	velopment	in Large \	e, H13 Housing /illages, PU4 Aquif wood Community	
Conflicting I	ssues Ye	s Open Space						
Access to Se	ervices	The site is sui	itable					
Within 800m	or 10 mir	is walking		Within	30 mins tr	avel by p	ublic transport	
Primary sch	ool: Yes	Bus stop:	Yes	Second	lary schoo	ol: Yes	Retail Area:	Yes
GP/ Health	Yes	Cash	Yes	Furthe	Educatio	n: Yes	Hospital:	Yes
Centre:		Machine/PO:		Supern	narket:	Yes	Employment:	Yes
Store of Loc	al Importa	ance:						
Proximity to Town centre		r 1km from a tow thwell Town Cer		Proximity Transport Noc		1km from a	a major public tran	sport
GreenSpace	Standard	s: Within 400m	of publicly access	sible green spac	e			
GreenSpace	Strategy (Comments: 18	m					
Physical Co	nstraints	The site is no	ot suitable					
•				ion to the public	highwav a	ind is there	efore unsatisfactor	۷.
Topography	-		cess to Utilities?			inated La		, -
Constraints:			ntamination Cat	egory: C-Pot	entially cor	ntaminative	e usage is yet to be ounding areas	9
Agricultural	Land Qua	lity: Grade 3 (0	Good-moderate)				ounding areas	
Neighbour Is		none	,	Site Appa		one	_	
Identified in		0		Site within zone?:	a flood		ne 3 part of site a in zone 2	Ind

08_0255 Area(ha): 0.37 Parish: RAINWORTH	Proposed Yield :			
SFRA Comments:				
mpact on Landscape Biodiversity The site is suitab	le			
mpact on views: No	Natural Features: Yes Trees on site			
Impact on existingYesfootpaths cross the siteRecreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No			
ProtectedSpecies/ No Habitats:	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.				
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			
/iability Comments:				

the map provided does not provide an accurate assessment of the boundaries of the site





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

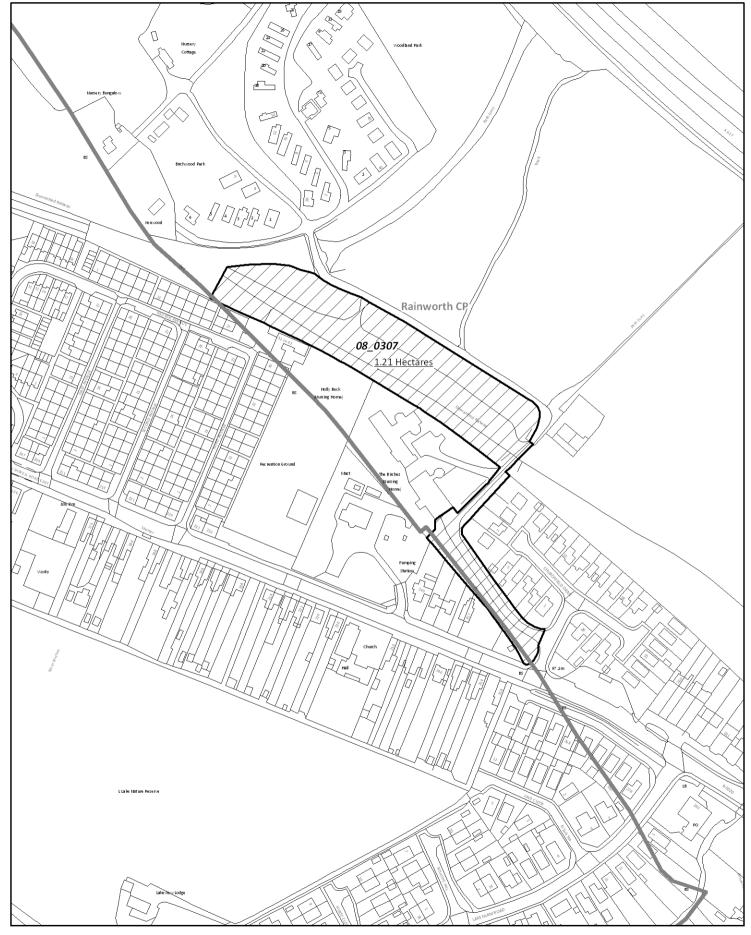
Rainworth

08_0255 - Land Off Rainworth Water Road,

Site Ref: Land	north of Th	ird Avenue					
08_0307 Area(h	a): 1.21 F	Parish: RAINWORTH			Proposed	Yield :	
Suitability Conculsion Availability Conclus		he site is not suitable					
Availability Comme	ir	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 Conclu	usion:						
Achievabilty Commo	ents:						
Overall Draft Conclu	n d S Ie	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.				the in this	
Overall Final Conclu	n d S I	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 Th	e site may be suitable	9				
Location: Village (or	utside but adjo	ining Boundary)	PDL/Gr	eenfield:	Greenfield		
Area Character: Co	Area Character: CountrysideFormer railway trackbed Area Greenfield: 1.21						
Setting: Countryside	e Village		Area PI	DL:			
Current Use: Linea	r footpathVaca	nt Land	Propos	ed Use:			
Policy The site ma	ay 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 m	nins walking		With	nin 30 mins	travel by p	ublic transport	
Primary school: Ye	s Bus stop:	Yes	Sec	ondary sch	ool: Yes	Retail Area:	Yes
GP/ Health Ye Centre:	s Cash Machine/F	Yes PO:		her Educat ermarket:		Hospital: Employment:	Yes Yes
Store of Local Impo	rtance:		Sup		Yes		162
2	ver 1km from a outhwell Town		Proximity Transport I			a major public tran	sport
GreenSpaceStandar	r ds: Within 40	Om of publicly accessil	ble green s	pace			
GreenSpaceStrateg			J				
Physical Constraint	s The site i	s 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 Access to Utilities?	Yes Contaminated Land?: Yes
Constraints: to south east Contamination Cate	gory: A-Potentially contaminative usage has been identified at the site
Agricultural Land Quality: Grade 3 (Good-moderate) Non Agriculutural	Site Apparatus: None
Neighbour Issues: None	Site within a flood In Floodzone 1
Identified in SFRA: No	zone?:
SFRA Comments:	
Impact on Landscape Biodiversity The site may be s	uitable
Impact on views: No	Natural Features: No Grass trees and shrubs in the site
Impact on existingYesEvidence of footpathRecreational Use:	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Habitats:YesPartially coincides with 5/284 - Rainworth Dismantled Railway. Direct impacts can 	Tree Preservation Order: No Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
	Developer has shown an interest in the site. Developer has dwellings detailed in submission. Site available within 5
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: Parish Comments: No objection subject to the normal processes of a planning application







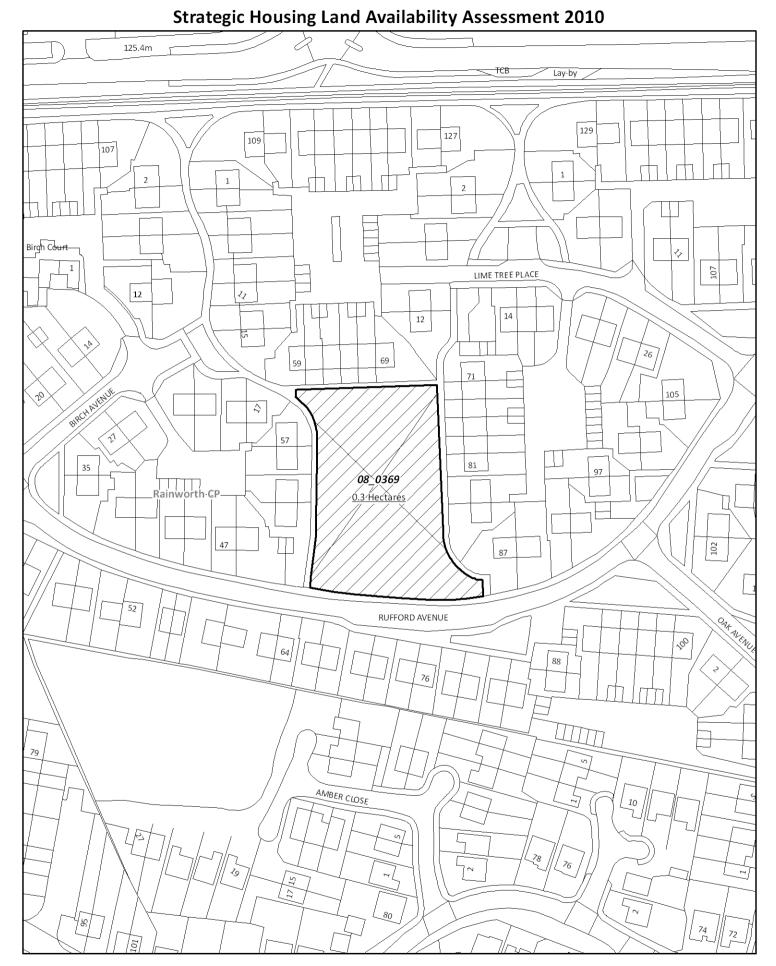
08_0307 - Land North Of Third Avenue, Rainworth

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

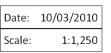
Site Ref: Rufford Avenu	le			
08_0369 Area(ha): 0.30	Parish: RAINWORTH		Proposed Yield :	9
_				
Suitability Conculsion	The site may be suitable			
Availability Conclusions:	The site could be availab	•		
Availability Comments:	Information Supplied: Av policy constraints it has t			te currently has
Achievability Conclusion:	The site is economically viable/acheivable for housing			
Achievabilty Comments:	Viable - Assessed as per commuted sum. No. of d		ayout on-site POS	and POS
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.			spects. The site
Character Land Use Location	The site is suitable			
Location: Village (within bound	ary)	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 suita	ble			
AllocatedSite: Open Space			Open Space, PU4 Zone, NE23 Greenw Area Within Village	rood Community
Conflicting Issues Yes Existing Open Space				
Access to Services The sit	e is suitable			
Within 800m or 10 mins walking	ıg		travel by public tr	ansport
Primary school: Yes Bus ste	op: Yes	Secondary sch	ool: Yes Retai	I Area: Yes
GP/ Health Yes Cash Centre: Machir	Yes e/PO:	Further Educat		
Store of Local Importance:		Supermarket:	No Empl	oyment: Yes
Proximity to Over 1km fro		oximity Ove ansport Node: nod	er 1km from a major e	public transport
GreenSpaceStandards: Within	400m of publicly accessib	le green space		
GreenSpaceStrategy Commen		5		
Physical Constraints The si	te is suitable			
Highway Engineers Comment	 S: Visibility and on site high residential area and sub Highway Authority 			
Topography No Flat	Access to Utilities?	Yes Conta	minated Land?:	No
Constraints:	Contamination Categ		ontaminative usage e site or surrounding	

Site Ref: Rufford Avenue	`			
		Provide LVG LL 0		
08_0369 Area(ha): 0.30	Parish: RAINWORTH	Proposed Yield : 9		
Agricultural Land Quality: Grad	de 3 (Good-moderate)	Site Apparatus: None		
Neighbour Issues: None				
Identified in SFRA: No		Site within a flood In Floodzone 1 zone?:		
SFRA Comments:		201011		
Impact on Landscape Biodiver	sity The site may be s	uitable		
Impact on views: No		Natural Features: Yes Trees		
	Existing Open Space	Listed Bldg / Local Interest Bldg: No		
Recreational Use:		Tree Preservation Order: No		
ProtectedSpecies/ No Habitats:		Conservation Area: No		
Suitability Conclusion:	he site may be suitable			
Availability and Achievabi	lity			
Availability Conclusions:	The site could be avail	able in 5 - 10 years time		
Achievability Conclusion:	The site is economica	lly viable/acheivable for housing		
Availability Comments:		vailable within 5 years. However, as the site currently has been put in the 5-10 tranche.		
Achievabilty Comments:	Viable - Assessed as per commuted sum. No. of	er promoter's 30DPH layout on-site POS and POS dwellings 9.		
Ownership Constraints No own years	nership constraints 0-5	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.







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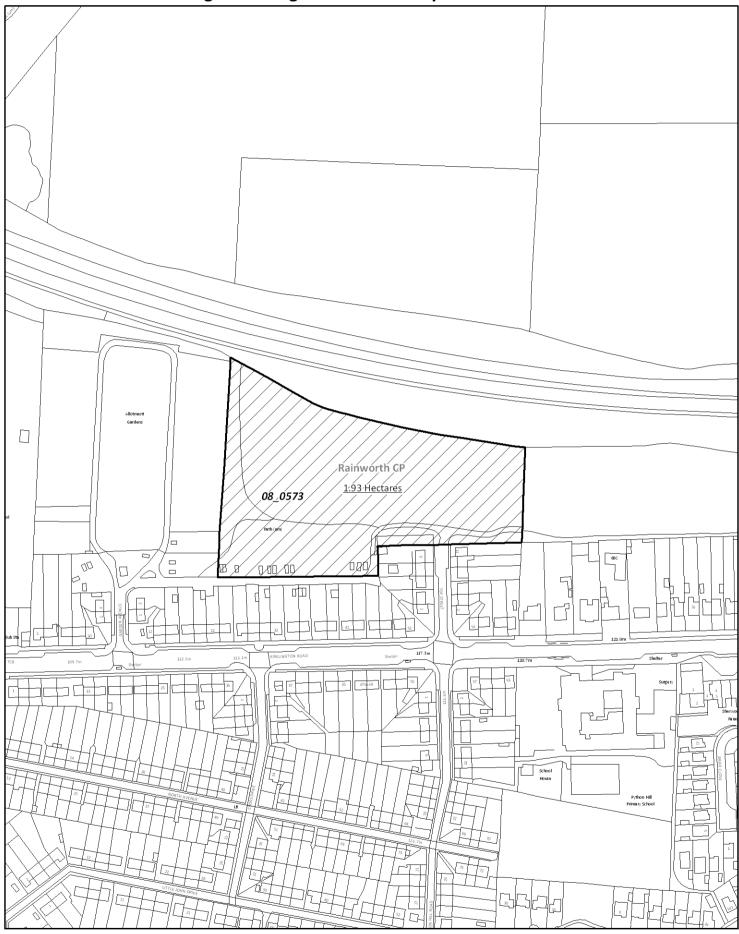
08_0369 - Rufford Avenue,

Rainworth

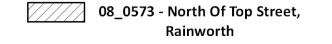
	•			
Site Ref: North of Top				
08_0573 Area(ha): 1.93	Parish: RAINWORTH	Proposed Yield : 54		
Suitability Conculsion	The site is suitable			
Availability Conclusions:	The site could be availa	ble in 10 - 15 years time		
Availability Comments:				
Achievability Conclusion:	The site is economically	viable/acheivable for housing		
Achievabilty Comments:	Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. o dwellings 54.			
Overall Draft Conclusion:	mitigated if necessary	n issues at the site would need to be investigated and This site appears to be suitable for development mitigation. The site is Achievable and it is considered		
		ped within 10- 15 years.		
Overall Final Conclusion:	mitigated if necessary	n issues at the site would need to be investigated and This site appears to be suitable for development mitigation. The site is Achievable and it is considered		
		ped within 10- 15 years.		
Character Land Use Locatior	The site is suitable			
Location: Village (within bour	dary)	PDL/Greenfield: Greenfield		
Area Character: MixedOpen Rainworth B		Area Greenfield: 1.93		
Setting: Village		Area PDL:		
Current Use: Unused scrubla	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 s	ite is suitable			
Within 800m or 10 mins walk	ing	Within 30 mins travel by public transport		
Primary school: Yes Bus s	top: Yes	Secondary school: Yes Retail Area: Yes		
GP/ Health Yes Cash	-	Further Education: Yes Hospital: No		
Centre: Mach	ine/PO:	Supermarket: No Employment: Yes		
Store of Local Importance:				
Proximity to Over 1km from a town centre Proximity Over 1km from a major public transport Town centre: Southwell Town Centre 12930m Transport Node: node				
GreenSpaceStandards: Within 400m of publicly accessible green space				
GreenSpaceStrategy Comme	nts: 175m			
Physical Constraints The s	site may be suitable			
Highway Engineers Commen		hway layout to be provided to standard. Traffic statement in principle subject to a satisfactory connection of the p St.		
Topography No Slopes 30m		Unknown Contaminated Land?: Yes		
Constraints: from east to wes	Contamination Cate	Jory: A-Potentially contaminative usage has been identified at the site		

Cite Defr. North of Ten C	440.04		
Site Ref: North of Top S			
08_0573 Area(ha): 1.93	Parish: RAINWORTH	Proposed Yield : 54	
Agricultural Land Quality: Gra	ade 3 (Good-moderate)	Site Apparatus: None	
Neighbour Issues: Rainwo	orth By-pass to north	Site within a flood In Floodzone 1	
Identified in SFRA: Yes		zone?:	
SFRA Comments: Whole site w	vithin zone 1 and should be	suitable for all forms of development	
Impact on Landscape Biodive	rsity The site is suitable		
Impact on views: No		Natural Features: No Allotment gardens to west.	
	Path crosses east to west gh the site	Listed Bldg / Local Interest Bldg: No	
Drotostad Crossian/		Tree Preservation Order: No	
ProtectedSpecies/ No Habitats:		Conservation Area: No	
Suitability Conclusion:	The site is suitable		
Availability and Achievab	ility		
Availability Conclusions:	The site could be availab	ble in 10 - 15 years time	
Achievability Conclusion:	The site is economically	/ viable/acheivable for housing	
Availability Comments:			
Achievabilty Comments:	Viable - Assessed at 30 d dwellings 54.	lph with 6% on-site POS and POS commuted sum. No. of	
Ownership Constraints	0	wnership Comments:	
Legal Issues:	L	egal Comments:	
Timescale:	Α	vailability 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.		

ditional Comments: Mining; Smoke Control Area. Adjoins SHLAA site 08_0042a







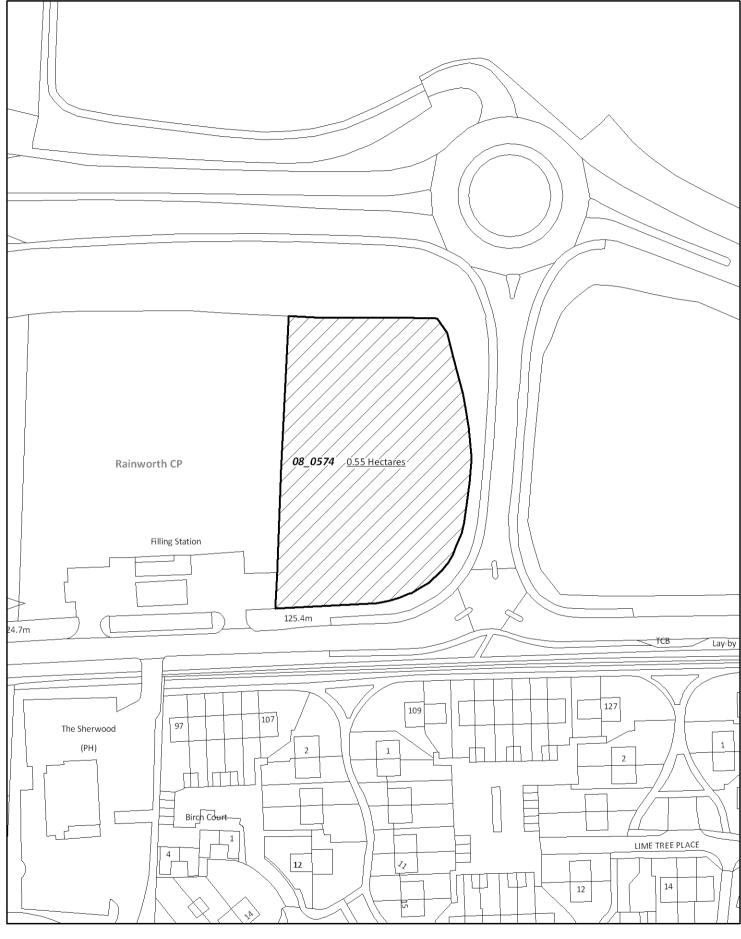
Date:	10/03/2010
Scale:	1:2,500

Site Ref: North	h <mark>of Kirkli</mark> n	gton Road	
08_0574 Area(h a): 0.55	Parish: RAINWORT	TH Proposed Yield :
Suitability Conculs Availability Conclu Availability Comme	sions:	The site is not suitab	ble
Achievability Conc			
Achievabilty Comn			
Overall Draft Concl		and mitigated if neo against any detrime station adjacent to site is not appropria adjacent to other SI	ation issues in the locality would need to be investigated cessary. Any possible development would need to mitigate ental impact from the Rainworth By-pass and petrol filling the site. Highway access constraints in this location. This fate for development in isolation. However, the site is HLAA sites, which may be considered suitable for provide access. See Site 08_0042a.
Overall Final Conc	lusion:	and mitigated if neo against any detrime station adjacent to site is not appropria adjacent to other SI	ation issues in the locality would need to be investigated cessary. Any possible development would need to mitigate ental impact from the Rainworth By-pass and petrol filling the site. Highway access constraints in this location. This iate for development in isolation. However, the site is HLAA sites, which may be considered suitable for provide access. See Site 08_0042a.
Character Land Us	e Location 1	The site is suitable	
Location: Village (v	within bounda	ıry)	PDL/Greenfield: Greenfield
	lixedOpen lar ainworth By-p	nd between village and bass	d Area Greenfield: 0.55
Setting: Village			Area PDL:
Current Use: Scru	blandVacant	Land	Proposed Use:
Policy The site is	suitable		
AllocatedSite: No	t Allocated		Other: H13 - Housing Development in Large Villages, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone
Conflicting Issues	No		
Access to Services	5 The site	is suitable	
Within 800m or 10	mins walking	9	Within 30 mins travel by public transport
Primary school: Y	es Bus sto	p: Yes	Secondary school: Yes Retail Area: Yes
GP/ Health Y	es Cash Machine	Yes e/PO:	Further Education: Yes Hospital: No Supermarket: No Employment: Yes
Store of Local Impo	ortance:		Supermarket: No Employment: Yes
		n a town centre /n Centre 12475m	ProximityOver 1km from a major public transportTransport Node:node
GreenSpaceStanda	ards: Within	400m of publicly acces	essible green space
GreenSpaceStrateg	gy Comment	s: 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 k	Kirklington Ro	ad	
08_0574	Area(ha): 0.	55 Parish: F	RAINWORTH	Proposed Yield :
Topography	No	Access	to Utilities? U	Inknown Contaminated Land?: Maybe
Constraints:		Contan	nination Catego	bry: B-Potentially contaminative usage has been identified in close proximity to the site
Agricultural I	Land Quality	r: Grade 3 (Good	l-moderate)	Site Apparatus: None
Neighbour Issues: Rainworth station		Rainworth By-pass tation	s, petrol filling	Site within a flood In Floodzone 1 zone?:
Identified in S	SFRA: Yes			20110 : .
SFRA Comm	ents: Whole	site within zone	l and should be s	suitable for all forms of development
Impact on La	indscape Bi	odiversity The	site is suitable	
Impact on vie	ews: No			Natural Features: No
Impact on ex Recreational		No		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpe Habitats:	ecies/ No			Conservation Area: No
Suitability Co	onclusion:	The site is n	ot suitable	
Availability	/ and Achi	evability		
Availability C	conclusions:	-		
Achievability	Conclusion	:		
Availability C	comments:			
Achievabilty	Comments:			
Ownership C	onstraints		Ov	wnership Comments:
Legal Issues:	:		Le	egal Comments:
Timescale:			Av	vailability Other Issues:
Viability Com	nments:			
Additional Co		lining; Smoke Cor djoins SHLAA site		







08_0574 - North Of Kirklington Road, Rainworth

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

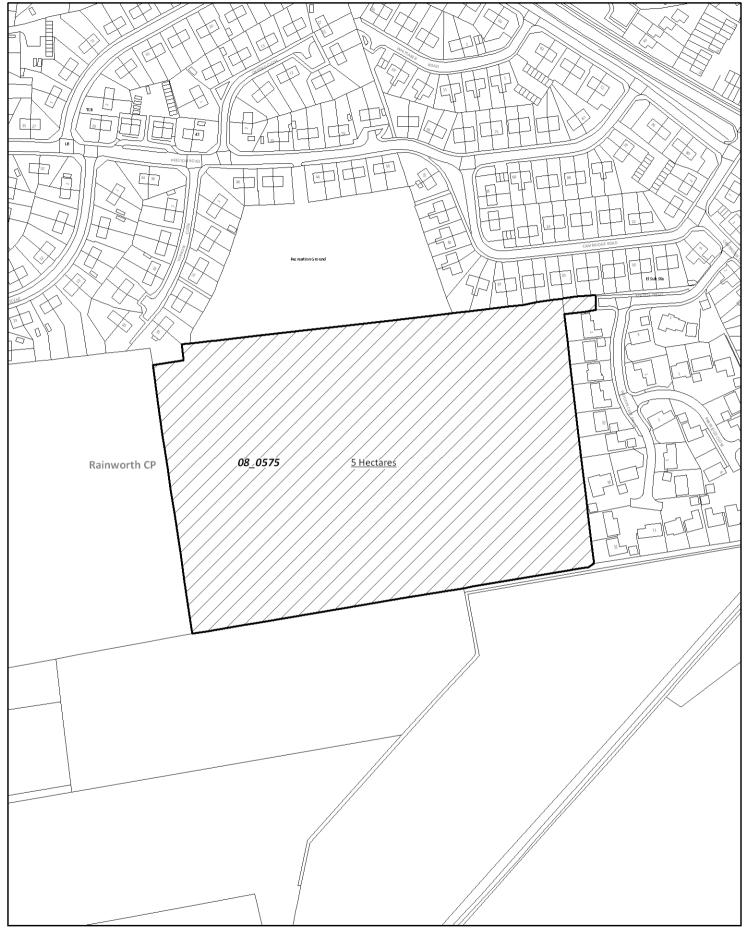
Site Ref: West of Wo	odpecker Drive						
08_0575 Area(ha): 5.00	Parish: RAINWORTH		Proposed	Yield: 1	05		
Suitability Conculsion	The site may be suitable	;					
Availability Conclusions:	The site could be availab	ble in 10 - 15 years	s time				
Availability Comments:							
Achievability Conclusion:	The site is economically						
Achievabilty Comments:	Viable - Assessed at 30 dwellings 105.	dph with 30% on-s	site POS no POS	S commute	ed sum. No. of		
Overall Draft Conclusion:	Potential contamination issues in the locality would need to be invest and mitigated if necessary. Possible highway constraints in this loc although a connection to the highway does appear possible through development to the east. If the Green Belt Boundary designation is through the Development Plan process, this site could be considere suitable subject to appropriate mitigation works. The site is Achieva it is considered that it could be developed within 10- 15 years.				location, bugh the new is changed dered		
Overall Final Conclusion:	Potential contaminatio and mitigated if necess although a connection development to the eas through the Developme suitable subject to app it is considered that it o	sary. Possible hig to the highway d st. If the Green B ent Plan process, propriate mitigatio	ghway constrai oes appear pos elt Boundary de this site could on works. The s	nts in this ssible thro esignatior be consic site is Ach	location, bugh the new n is changed dered		
Character Land Use Location	on The site may be suitable						
Location: Village (outside b	ut adjoining Boundary)	PDL/Greenfield	: Greenfield				
Area Character: MixedCou nal	ntryside/Residential/Recreatio	Area Greenfield	1:	5			
Setting: Green Belt		Area PDL:					
Current Use: ScrublandVac	cant Land	Proposed Use:					
Policy The site may be su	uitable						
AllocatedSite: Green Belt Conflicting Issues Yes G	reen Belt	Sherwoo NE23 - 0	11 Nottinghamsl oment in the Cou od Forest Specia Greenwood Con Protection Zone	ntryside, N al Landsca	IE9 - pe Area,		
	site is suitable						
		Within 20	ine travel by m	ublic trons	nort		
Within 800m or 10 mins wa	s stop: Yes		iins travel by pu school: Yes	Retail Ar			
		-	ication: Yes				
-		соплет сол		Hospital	. 110		
GP/ Health Yes Cas	h Yes :hine/PO:			Employ	nont: Vac		
GP/ Health Yes Cas		Supermarke	et: No	Employn	ment: Yes		

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 162m

Site Ref: West of Wood	pecker Drive	
08_0575 Area(ha): 5.00	Parish: RAINWORTH	Proposed Yield: 105
	- This site has no connect	
		ion to the adopted highway and is therefore unsatisfactory
Topography No Constraints:	Access to Utilities?	Jnknown Contaminated Land?: Maybe
Constraints.	Contamination Catego	ory: B-Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality: Gr	ade 3 (Good-moderate)	Site Apparatus: None
Neighbour Issues: None		
Identified in SFRA: No		Site within a flood In Floodzone 1 zone?:
SFRA Comments:		
Impact on Landscape Biodive	ersity The site is suitable	
Impact on views: No		Natural Features: No
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No		Tree Preservation Order: No
Habitats:		Conservation Area: No
Suitability Conclusion:	The site may be suitable	
Availability and Achieval	bility	
Availability Conclusions:	The site could be availa	ble in 10 - 15 years time
Achievability Conclusion:	The site is economicall	y viable/acheivable for housing
Availability Comments:		
Achievabilty Comments:	Viable - Assessed at 30 d dwellings 105.	dph with 30% on-site POS no POS commuted sum. No. of
Ownership Constraints	c	Ownership Comments:
Legal Issues:	L	egal Comments:
Timescale:	A	vailability Other Issues:
Viability Comments: Viable - / 105.	Assessed at 30 dph with 30 ⁴	% on-site POS no POS commuted sum. No. of dwellings

Iditional Comments: Mining; Smoke Control Zone Adjoins SHLAA 08_0069





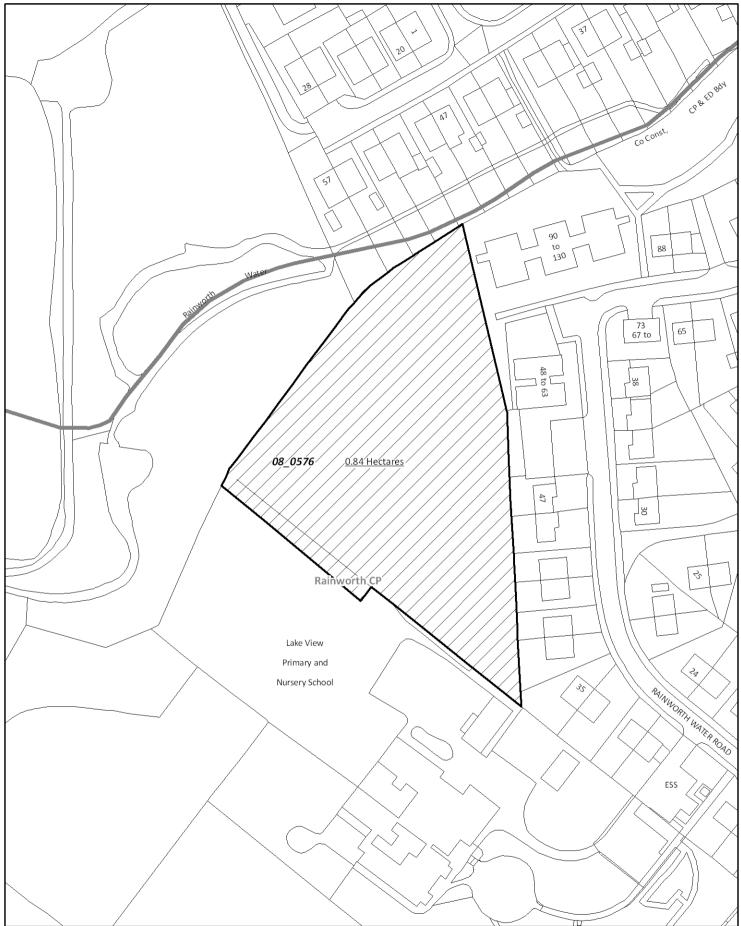


08_0575 - West Of Woodpecker Drive, Rainworth

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

Site Ref: No	orth of Lake	e View School	
08_0576 Are	ea(ha): 0.84	Parish: RAINWORTH	H Proposed Yield :
Suitability Conc Availability Conc Availability Com Achievability Co Achievability Co	clusions: ments: onclusion:	The site is not suitable	e
Overall Draft Co	nclusion:		onstraints in this location, in conjunction with other to this site unsuitable for development.
Overall Final Co	nclusion:		onstraints in this location, in conjunction with other are this site unsuitable for development.
Character Land	Use Locatio	n The site may be suitab	ble
Location: Villag	e (outside but	adjoining Boundary)	PDL/Greenfield: Greenfield
Area Character:	MixedCount	ryside/Residential	Area Greenfield: 0.84
Setting: Other	Countryside/	Residential	Area PDL:
Current Use: Se	crublandVaca	nt Land	Proposed Use:
AllocatedSite:	NE12 and FS Green Belt es Yes Out	Adjoining SSSI - Policy 8-11 - Nottinghamshire side Village Envelope ite is suitable	Other: NE1 - Development in the Countryside, NE9 - Sherwood Forest Special Landscape Area, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone
Within 800m or 7	10 mins walk	ing	Within 30 mins travel by public transport
Primary school:	Yes Buss	stop: Yes	Secondary school: Yes Retail Area: Yes
GP/ Health Centre:	Yes Cash Mach	Yes ine/PO:	Further Education: Yes Hospital: Yes
Store of Local In			Supermarket: No Employment: Yes
Proximity to Town centre:		rom a town centre Town Centre 13302m	ProximityOver 1km from a major public transportTransport Node:node
GreenSpaceStar GreenSpaceStra		in 400m of publicly access ents: 61m	sible green space
Physical Construction	aints The	site is not suitable	
Highway Engine	ers Commer	unsatisfactory. The period existing junction thus	nection to the adopted highway and is therefore position of the access to this site is directly opposite to an forming a crossroads on a distributor road which is contrary ndards and therefore could not be supported by the Highway
Topography No)	Access to Utilities	? Unknown Contaminated Land?: No
Constraints:		Contamination Cat	tegory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

	n of Lake View School na): 0.84 Parish: RAINWORTH	Pro	posed Yield :
Neighbour Issues:	Quality: Grade 3 (Good-moderate) None	Site Apparatus: None Site within a flood	In zone 3 North western part
Identified in SFRA:	Νο	zone?:	of site within zone 2 and 3 approx 10%
SFRA Comments:			
Impact on Landsca	pe Biodiversity The site is suitab	le	
Impact on views:	No	Natural Features: Yes surr	Trees and hedges ounding the site
Impact on existing Recreational Use:	No	Listed Bldg / Local Inte	rest Bldg: No
ProtectedSpecies/	No Abuts Sinc 1/37 -	Tree Preservation Orde	er: No
Habitats:	Rainworth Lakes. (SSSI) Indirect impacts can be expected.	Conservation Area: No)
Suitability Conclusi	ion: The site is not suitable		
Availability and	Achievability		
Availability Conclus	sions:		
Achievability Concl	lusion:		
Availability Comme	ents:		
Achievabilty Comm	ients:		
Ownership Constra	lints	Ownership Comments:	
Legal Issues:		Legal Comments:	
Timescale:		Availability Other Issues:	
Viability Comments	:		
Additional Commer	nts: The District Council has records should be noted that flooding in blockage that may or may not pr Mining; Smoke Control Zone Greenbelt adjacent and part of s	some instances was caused esent a risk in the future.	by watercourse and drainage







08_0576 - North Of Lake View School, Rainworth

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

Site Ref: K	Cirkling	ton Road							
	vrea(ha):		rish: RAINWORTH		F	roposed	Yield :	6	
00_0014								-	
Suitability Con	nculsion	Th	e site may be suitabl	e					
Availability Co			e site could be availa	ailable in 10 - 15 years time					
Availability Co	mments	:							
Achievability C	Conclusi	on: Th	e site is economically	/ viable/acheiva	ble for ho	using			
Achievabilty Comments: Viable - Assessed a site POS, no POS co							flect on-site	e SINC. N	No on-
Overall Draft C	Conclusi	mi	tential contamination tigated if necessary	. Possible off	site high	ways mit	igation wo	orks may	
		Co de de sit Th	required. Approximately 65% of the site is a Site of Interest for Nature Conservation. Although constraints could prevent part of the site from bei 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.						his s.
Overall Final C	Conclusi		tential contamination						
		rec	uired. Approximate	ely 65% of the s	site is a S	ite of Int	erest for N	ature	
		Co	required. Approximately 65% of the site is a Site of Interest for Nature Conservation. Although constraints could prevent part of the site from						
									being
		de	veloped, some area signation is change	s could accom	modate o	developn	nent. If the	Retail	-
		de de sit	veloped, some area signation is change e could be consider	s could accom d through the red suitable su	modate o Developr bject to a	developn nent Plar ippropria	nent. If the n process, ite mitigation	e Retail part of t on work	his s.
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Location: Villa Area Characte Setting: Villag Current Use: Policy The s AllocatedSite: Conflicting Iss Access to Serv Within 800m o Primary schoo	age (with r: Mixed ye Vacant L ite may Retail Retail vices r 10 min ol: Yes Yes	de de situ Th 10 Docation The in boundary) dResidential/C .and be suitable s Retail The site is s s walking Bus stop: Cash Machine/PC	veloped, some area signation is change e could be consider e site is Achievable 15 years. site is suitable Countryside	S could accom ed through the red suitable su and it is consi PDL/Greenfi Area Greenf Area PDL: Proposed U Other: S8 - Hous Gree Cour Impo	modate of Developring bject to a idered that ield: Grown ield: se: Shopping sing Development of mins transformed by fortance, P 0 mins transformed by fortance, P	developn nent Plar ppropria at it could eenfield deenfield dopment i ommunity istrict Nat U4 - Aqui avel by p	oment. If the n process, nte mitigation d be develor 0.62 0.62 0.62 0.62 0.62 0.62 0.62 0.62	e Retail part of t on work oped wit inworth, lages, NI E13 - Site vation ion Zone sport rea:	H13 - E23 - es of

Proximity

Over 1km from a major public transport

Town centre: Southwell Town Centre 12931m Transport Node: node

GreenSpaceStandards: Within 400m of publicly accessible green space

Over 1km from a town centre

GreenSpaceStrategy Comments: 146m

Proximity to

Site Ref: Kirklington Road

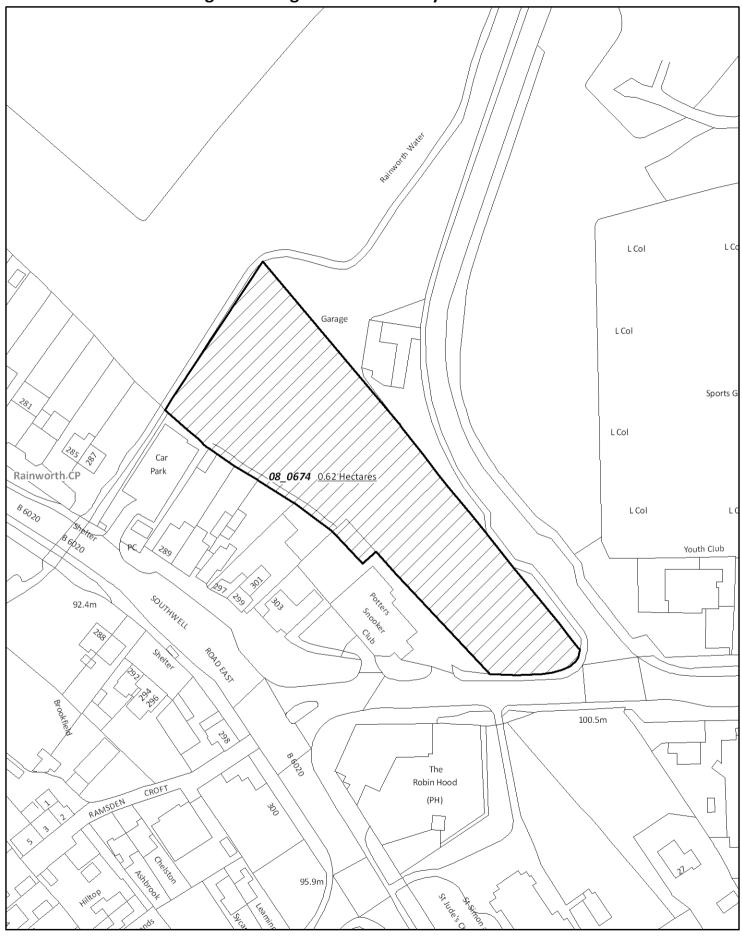
08_0674 Area(ha): 0.62 Parish: RAINWORTH

Proposed Yield : 6

Physical Constrain	s The site may be suit	able
Highway Engineers	information required. T highway. Th onto Kirkling	d on site highway layout to be provided to standard. Insufficient to give advice. Off site highway work required. Traffic statement he majority of this site fronts onto Colliery Ln which is an unadopted he frontage to Kirklington Rd is of insufficient width to allow a junction gton Rd with the correct separation from the Colliery Ln. huld need third party land (Colliery Ln) in order to give access.
Topography No	Access to	Utilities? Unknown Contaminated Land?: Yes
Constraints:	Contamin	ation Category: A-Potentially contaminative usage has been identified at the site
Agricultural Land C	uality: Grade 3 (Good-m	oderate) Site Apparatus: Telegraph poles adjoining site
Neighbour Issues:	Bingo/snooker club to club to club to se	•••••••••••••••••••••••••••••••••••••••
Identified in SFRA:	No	2011e ? .
SFRA Comments:		
Impact on Landsca	pe Biodiversity The site	e may be suitable
Impact on views: N	lo	Natural Features: Yes Trees and gorse on site
Impact on existing Recreational Use:	No Right of way ad site.	djacent to Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ Habitats:	Yes Partially coincides v Sinc 5/284 - Rainworth Dismantled Railway. Dire impacts can be expected.	Conservation Area: No ct
Suitability Conclus	on: The site may b	e suitable
Availability and	Achievability	
Availability Conclus	sions: The site cou	ld be available in 10 - 15 years time
Achievability Concl	usion: The site is e	economically viable/acheivable for housing
Availability Comme	nts:	
Achievabilty Comm		essed at 30 dph 70% site area reduction to reflect on-site SINC. No on POS commuted sum. No. of dwellings 6.
Ownership Constra	ints	Ownership Comments:
		Legal Comments:
Legal Issues:		-
Legal Issues: Timescale:		Availability Other Issues:

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

Cite Defe	Most of Duffer					
Site Ref:		•				
08_0675	Area(ha): 5.50	Parish: RAINWORTH			Proposed Yield :	125
Suitability C	conculsion	The site may be suitable	9			
Availability	Conclusions:	The site could be availa	ble in 5 -	10 years time	e	
Availability	Comments:					
Achievabilit	y Conclusion:	The site is economically	viable/ac	heivable for	housing	
Achievabilty	/ Comments:	Viable - Assessed at 30 commuted sum. No. of c			duction. 14% on-site	POS and POS
	t Conclusion:	Potential contamination mitigated if necessary, would need to be prove possible development on the Site of Interest of If the Employment des process, this site could mitigation works. The developed within 5 - 10 Potential contamination	Some p ided to ju would ne for Natur ignation Id be con site is A 0 years.	otential floc istify develo ed to mitiga e Conservat is changed sidered suit chievable ar at the site v	oding issues. Furth opment in this locat ate against any detr ion which is adjace through the Develo table subject to app nd it is considered to would need to be in	er information ion. Any rimental impact ent to the site. pment Plan propriate that it could be vestigated and
		mitigated if necessary. would need to be prov possible development on the Site of Interest If the Employment des process, this site coul mitigation works. The developed within 5 - 10	ided to ju would ne for Natur ignation Id be con site is A	Istify develo eed to mitiga e Conservat is changed sidered suit	opment in this locat ate against any detr ion which is adjace through the Develo table subject to app	ion. Any rimental impact ent to the site. pment Plan propriate
Character L	and Use Location	The site is suitable				
Location: V	'illage (within bound	ary)	PDL/G	reenfield:	Greenfield	
Area Charac	cter: MixedResider Ground and S	ntial/Highways/Open Sports Fields	Area G	reenfield:	5.5	
Setting: Ot	her Urban fringe.		Area P	DL:		
Current Use	: Unused scrub lar	nd.Open Land	Propos	sed Use:		
Policy The	e site may be suita	ble				
AllocatedSit	t e: Employment		Other:	Rainworth a Colliery Lar	/f - Land to the west and Policy E13 - Lan ne, Rainworth, NE23 Forest, PU4 - Aquife	d to the west of - Greenwood
Conflicting	Issues Yes Emplo	byment				
Access to S	onvicos Tho sit					

Access to Servi	ces	The site is sui	table				
Within 800m or ²	10 mir	ns walking		Within 30	mins travel by p	ublic transport	
Primary school:	No	Bus stop:	Yes	Secondary	y school: Yes	Retail Area:	Yes
GP/ Health Centre:	Yes	Cash Machine/PO:	Yes	Further Ec	lucation: Yes	Hospital:	Yes
Store of Local In	nporta			Supermar	ket: No	Employment:	Yes
Proximity to Town centre:		r 1km from a tow thwell Town Cen		Proximity Transport Node:	Over 1km from a node	a major public tran	sport

GreenSpaceStandards: Within 400m of publicly accessible green space

Site Ref: West of Rufford Colliery

08_0675 Area(ha): 5.50 Parish: RAINWORTH

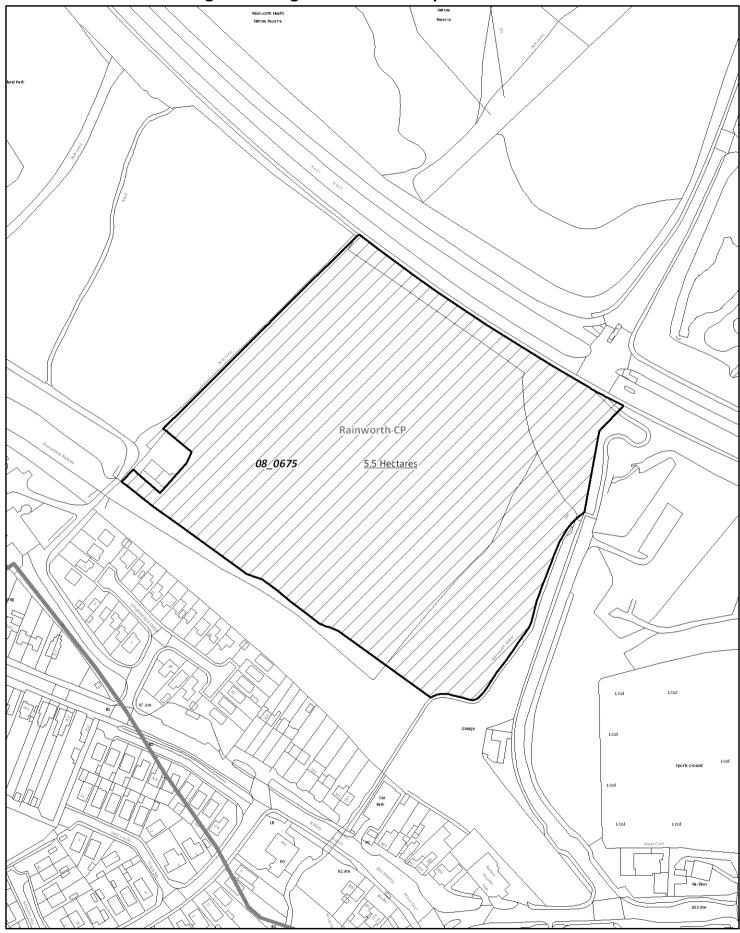
Proposed Yield : 125

GreenSpaceStrategy Comments: 219m

Physical Constraint	ts The site	may be suitable		
Highway Engineers		information to give advic	e. Off site highways wor ant on access through the	d to standard. Insufficient k required. Traffic assessment e signal controlled junction on the
Topography No		Access to Utilities?	Jnknown Contamin	ated Land?: Yes
Constraints:		Contamination Categ	ory: A-Potentially conta identified at the sit	aminative usage has been e
Agricultural Land Q		e 3 (Good-moderate) e 3/Non-agricultural.	Site Apparatus: Nor	ne.
Neighbour Issues:		orks to south, working d to west.	Site within a flood zone?:	In zone 3 A narrow strip of land close to the eastern
dentified in SFRA:	No		2016 : .	boundary of the site lies in zone 3, approx 10%
SFRA Comments:				
mpact on Landsca	pe Biodivers	ity The site is suitable		
mpact on views: N	No			es Mixed mature trees on estern boundary, gorse scrub land
mpact on existing	No		Listed Bldg / Local In	terest Bldg: No
Recreational Use:	Vec Dertiell		Tree Preservation Ord	der: No
ProtectedSpecies/ Habitats:YesPartially coincides with Sinc 5/284 - Rainworth Dismantled Railway. Direct impacts can be expected. Abuts Sinc 5/46 - Blidworth Colliery. Indirect impacts might occur.		Rainworth ailway. Direct be expected. 46 - Blidworth	Conservation Area: ↑	No
Suitability Conclusi	i on: Th	e site may be suitable		
Availability and	Achievabili	ty		
Availability Conclus	sions: T	he site could be availa	ble in 5 - 10 years time	
Achievability Concl	usion:	The site is economicall	y viable/acheivable for I	housing
Availability Comme	nts:			
Achievabilty Comments: Viable - Assessed at 30 commuted sum. No. of			ion. 14% on-site POS and POS	
Ownership Constra	ints	C	Whership Comments:	
egal Issues: Legal Comments:			egal Comments:	
0		_	wailability Other leaves	
Timescale:		A	vailability Other Issues	•

Additional Comments: It adjoins SHLAA site 08_0674 and 08_0307. Coal Authority mining area. Smoke control zone.

Strategic Housing Land Availability Assessment 2010





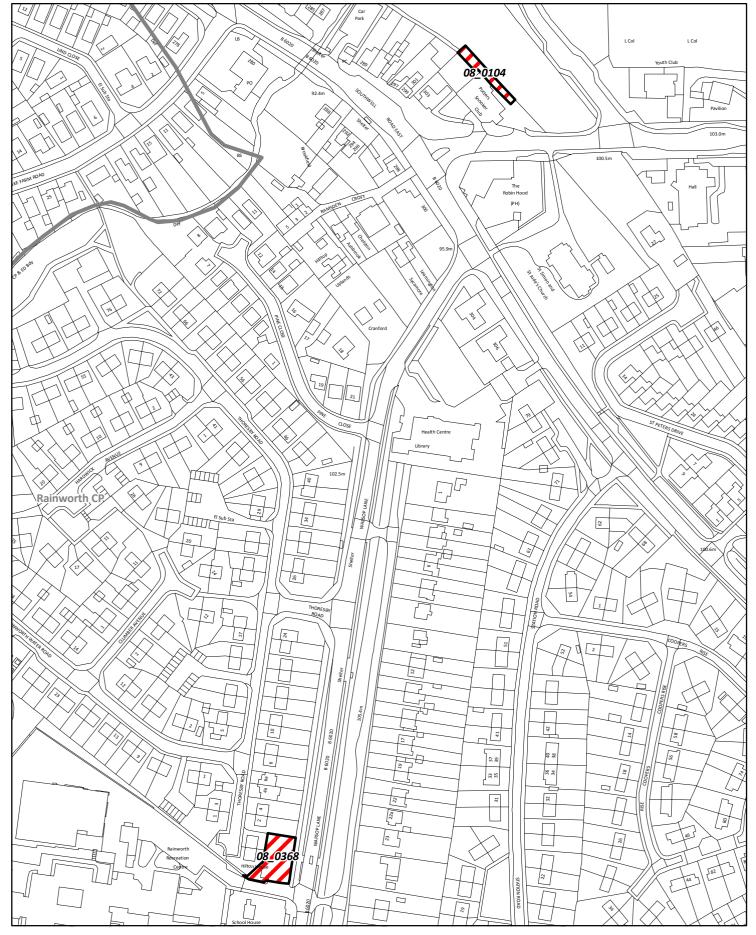
08_0675 - West Of Rufford Colliery	,
Rainworth	

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

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

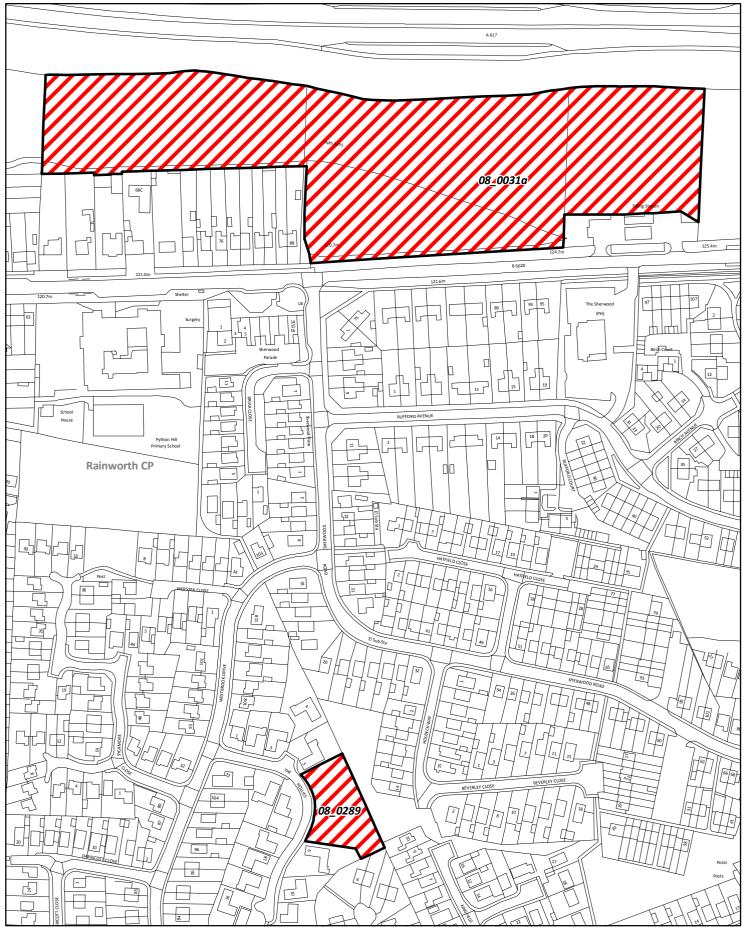






08_0104 - 08_0368 Rainworth 1 of 2

Date:	20/05/2010
Scale:	1:2,227







Date:	20/05/2010
Scale:	1:2,400

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