

## **Southwell Parish**

- 5.207** Within Southwell Parish, 28 sites have been through the full Assessment process. 18 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.208** 2 sites are considered suitable for development and could provide for approximately 29 dwelling units.
- 5.209** 8 sites may be considered suitable for development within the next five year period, and could provide for approximately 331 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.
- 5.210** The following sites within the parish of Southwell 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\_0077**
- **08\_0114**
- **08\_0115**
- **08\_0136**
- **08\_0182**
- **08\_0291**
- **08\_0330**
- **08\_0337**
- **08\_0350**
- **08\_0404**
- **08\_0408**
- **08\_0580**
- **08\_0581**
- **08\_0582**
- **08\_0583**
- **08\_0584**
- **08\_0585**
- **08\_0683**

### **Sites which are Considered Suitable**

- **08\_0579**
- **08\_0684**

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

- **08\_0030**
- **08\_0117**
- **08\_0197**
- **08\_0366**
- **08\_0386**
- **08\_0387**
- **08\_0577**
- **08\_0578**

**5.211** 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 sites 08\_0681, in Southwell East Ward, which is under construction, and 08\_0407 which is a duplicate of 08\_0404.

- 08\_0040- Holly Cottage, Oxton Road, Southwell
- 08\_0078- Land at Crewe Lane, Southwell
- 08\_0290- Land at the of Franklyn, Lower Kirklington Road, Southwell
- 08\_0341- Coghill Court, Southwell
- 08\_0401- 95 Lower Kiklington Road, Southwell
- 08\_0407- Land South West and East of Lower Kirklington Road, Southwell
- 08\_0681- Church Street, Southwell

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

**Site Ref: Halam Road**

**08\_0030**

**Area(ha): 2.63**

**Parish: SOUTHWELL**

**Proposed Yield : 63**

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: Developer has shown interest in site. 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 20% site reduction to reflect on-site TPO (14% on-site POS accommodated within 20%) no POS commuted sum. - No. of dwellings 63.

**Overall Draft Conclusion:**

**Although the site is subject to constraints, appropriate mitigation measures could be provided. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. If the Village Envelope is changed through the Development Plan process, this site could be considered suitable in all other respect. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Although the site is subject to constraints, appropriate mitigation measures could be provided. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. If the Village Envelope is changed through the Development Plan process, this site could be considered suitable in all other respect. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

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**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside Adjoins settlement

**Area Greenfield:** 2.63

**Setting:** Countryside Adjoins Settlement

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

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**Policy The site may be suitable**

**Allocated Site:** Countryside Outside Village Envelope, Within a Mature Landscape Area

**Other:** NE1 Development in the Countryside; NE8 Mature Landscape Area

**Conflicting Issues** Yes Outside Village Envelope

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**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1045m

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

**Within 30 mins travel by public transport**

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

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

**Supermarket:** Yes **Employment:** Yes

**GreenSpace Standards:** Within 400m of publicly accessible green space

**GreenSpace Strategy Comments:** 399m

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**Physical Constraints The site is suitable**

**Highway Engineers Comments:** Visibility and highway layout to be provided to standard. Off site highway works required. Satisfactory access to the site likely - but may require off site highway works for pedestrians.

**Site Ref: Halam Road****08\_0030**

Area(ha): 2.63

Parish: SOUTHWELL

Proposed Yield : 63

**Topography Constraints:** No**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 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1- and identified as appropriate in flood risk terms**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Path on South side. Southwell FP29/Southwell FP29/Southwell FP32**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown interest in site. As the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 20% site reduction to reflect on-site TPO (14% on-site POS accomodated within 20%) no POS commuted sum. - No. of dwellings 63.**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 20% site reduction to reflect on-site TPO (14% on-site POS accomodated within 20%) no POS commuted sum. - No. of dwellings 63.

**Additional Comments:** There are current concerns about drainage matters hence the submission of a supporting Drainage Report proposing mitigation measures regarding surface water drainage issues. Councillor Harris expresses concerns RE adverse landscape impact, overall impact on town, excessive distance from core services, inappropriate extension to the town. Also cumulative impact when taken with other sites would represent extension of town in conflict with draft Regional policy.

Southwell Town Council General Comments: The infrastructure in Southwell is presently at or over capacity. This refers to: Schools; Medical Centre; Parking and road congestion; Drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. Note also the conclusions and strategic summary set out on page 65 of Southwell Conservation Area Appraisal, Supplementary Planning Document, published in July 2005 and approved by Cabinet on 18th July 2005 as part of the Newark and Sherwood Local Development Framework. Southwell Town Council Specific Comments: Sewage and storm water from this site will add to the flooding risks in Leeway Road. However if the infrastructure is improved this site may be acceptable.

# Strategic Housing Land Availability Assessment 2010



**08\_0030 - Halam Road,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Land off Fiskerton Road****08\_0077**

Area(ha): 1.03

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Site area reduced as a result of consultation response. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.

**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 1.03**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1278m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 274m**Physical Constraints** The site may be suitable

**Highway Engineers Comments:** Comments amended in response to consultation reply: If the site is reduced in size to that proposed by the owner or the agent, there would be no objection in principle subject to satisfactory details of access and visibility onto Spring Hill.

**Topography Constraints:** No Slopes away to the north**Access to Utilities?** Yes**Contaminated Land?:** Yes Builders rubble on site**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Tree House, store and Caravan on site**Neighbour Issues:** None

**Site Ref: Land off Fiskerton Road****08\_0077**

Area(ha): 1.03

Parish: SOUTHWELL

**Proposed Yield :****Identified in SFRA:** Yes**Site within a flood zone?:**

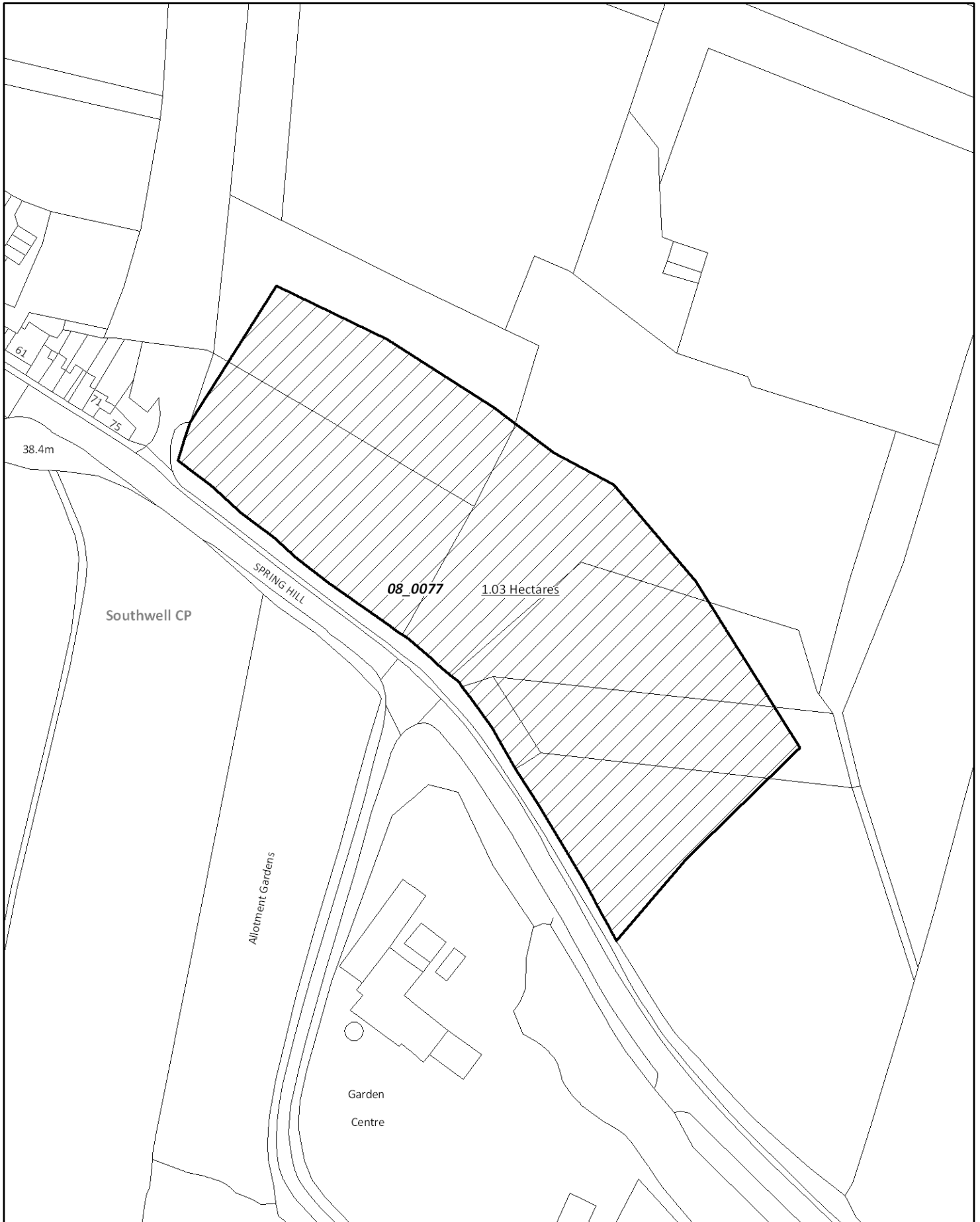
In Floodzone 1

**SFRA Comments:** In Floodzone 1 therefore suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** Yes Southwell FP6**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

**Additional Comments:** Potential to affect the setting of The Workhouse in between Upton and Normanton Roads. The Workhouse is listed Grade II\* and is a rare and important survival of this type of historic building (it also incorporates a Grade II listed ancillary building). It largely retains a rural setting, which is enhanced by the surrounding workhouse grounds that are a Grade II\* Registered Historic Park and Garden of exceptional historic interest. Sites 0115 and 0683 have the greatest Potential to harm the setting of The Workhouse, whilst sites 0330 and 0077 may also cause harm depending on the scale, height and layout of development. These issues are likely to create difficulties in whether these sites can be developed. (English Heritage)

General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0077 - Land Off Fiskerton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250



**Site Ref: Thatched Cottage, Nottingham Road****08\_0114****Area(ha): 2.09****Parish: SOUTHWELL****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Have a number of dwellings in mind however the figure is not given. Available within 5-10 years**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.09**Setting:** Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Areas**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1462m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 349m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Access from Nottingham Rd would need to be to the appropriate standard. The proposed Southwell Bypass runs to the north of the site and would eventually sever the site from Southwell.**Topography Constraints:** No Land slopes down to the west**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:** Pylons run through site from west to east**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

**Site Ref: Thatched Cottage, Nottingham Road**

**08\_0114 Area(ha): 2.09 Parish: SOUTHWELL**

**Proposed Yield :**

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Southwell FP22

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information provided: Have a number of dwellings in mind however the figure is not given. Available within 5-10 years

**Achievability Comments:**

**Ownership Constraints** owner constraints 6-10 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

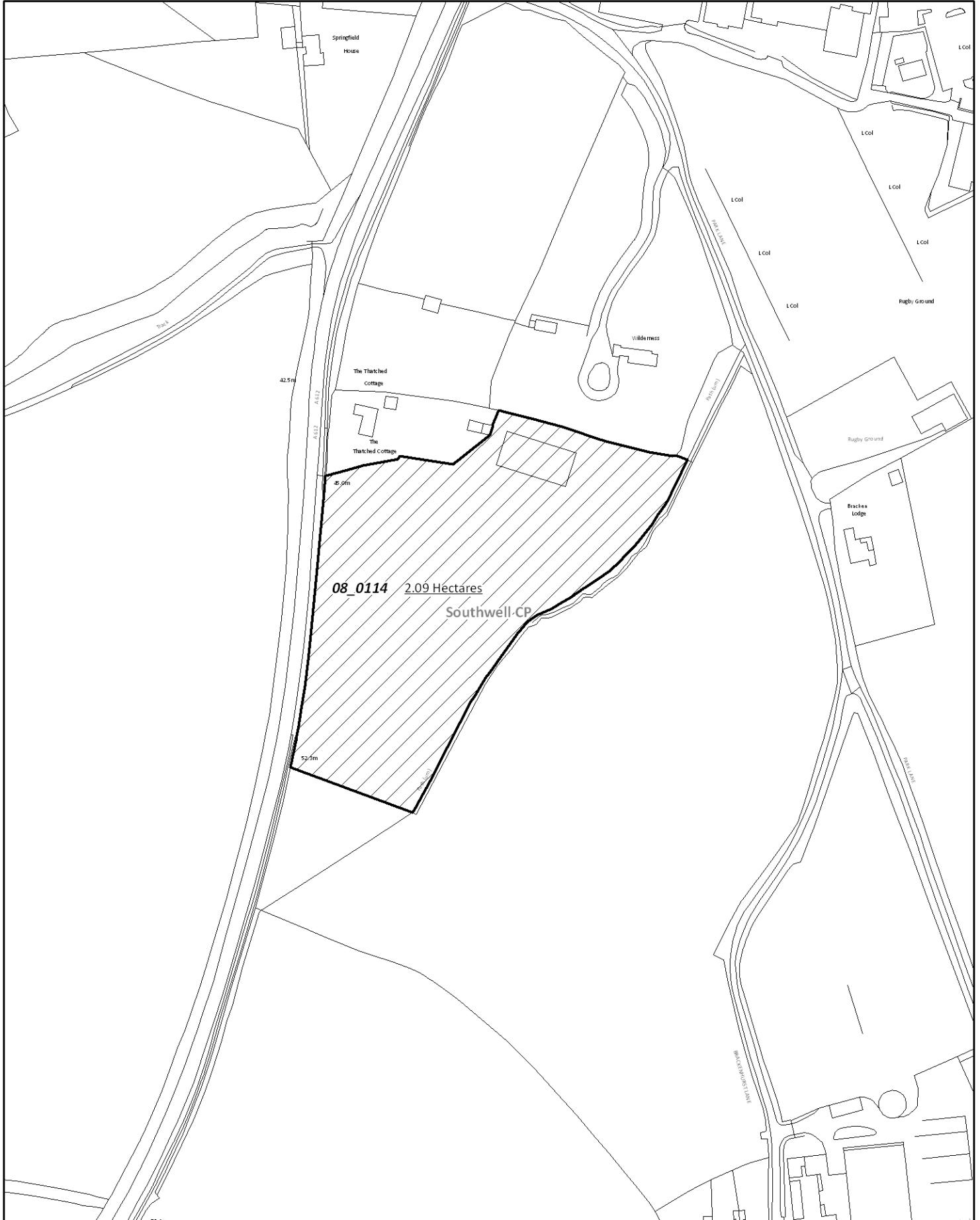
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** Comments from Cllr Harris: Significant landscape aspect, too great an impact on the town, distance from core services to large, inappropriate extension to the town. All parcels of land taken together would be a considerable massing and inappropriate extension of the town in the light of the draft Regional Policy. Site Specific Town Council Comments: Particular landscape problem with this site. The views of the Minster coming into Southwell would be ruined. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0114 - Thatched Cottage, Nottingham Road, Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Land off Crew Lane****08\_0115**

Area(ha): 3.56

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion**

The site is not suitable

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

Information received: Developer has shown interest in the site, developer has invested in the site, there is a number / type of dwellings in mind (detail not provided). Available within 5 years

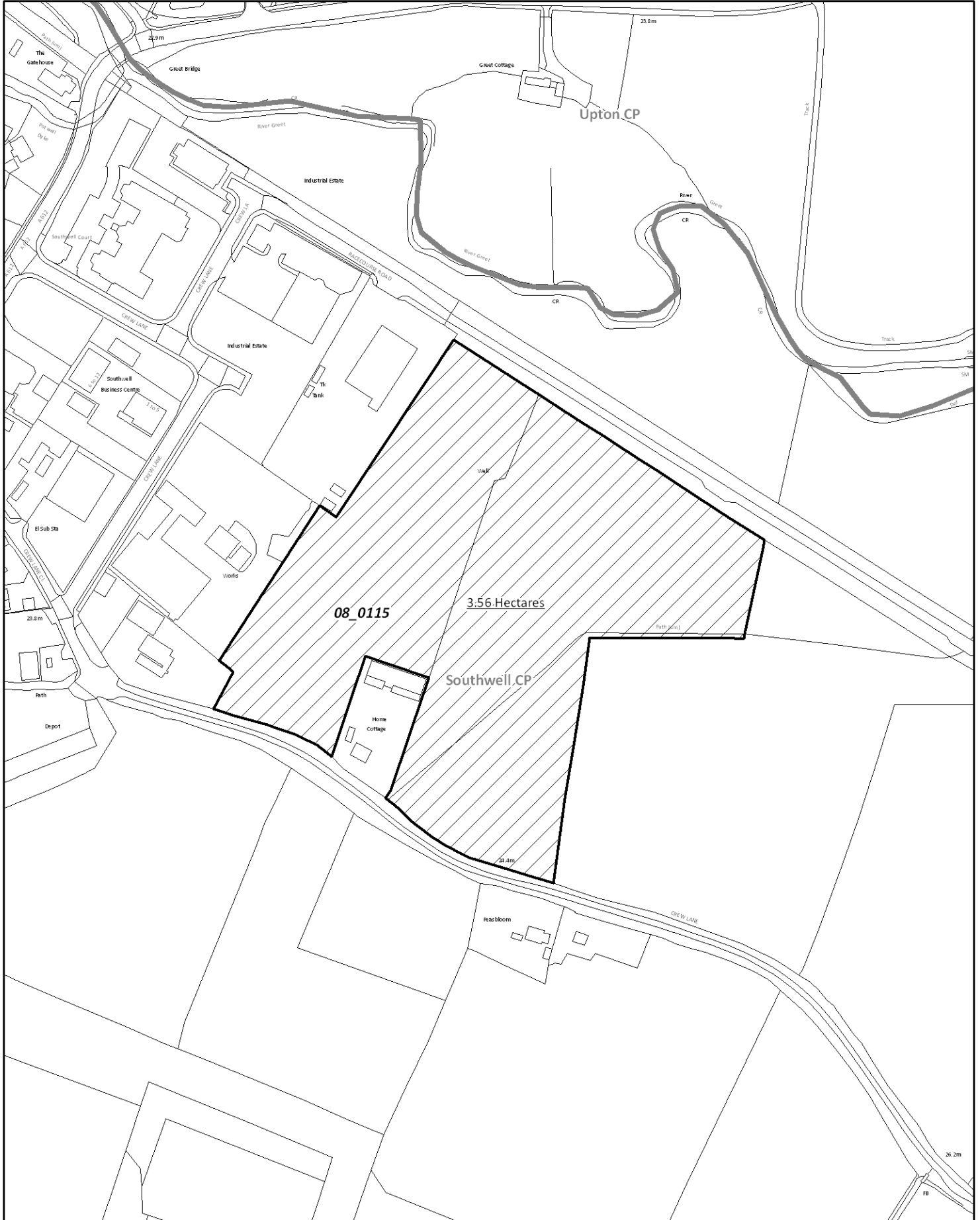
**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site is affected by the route of the proposed Southwell Bypass and is therefore considered unsuitable at this time. Not suitable due to environmental constraints.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site is affected by the route of the proposed Southwell Bypass and is therefore considered unsuitable at this time. Not suitable due to environmental constraints.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedEmployment, residential, countryside**Area Greenfield:** 3.56**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, T3 Southwell Bypass**Conflicting Issues** Yes Outside Village Envelope and site bisected by the protected line of the Southwell Bypass**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1289m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 455m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: The upgrading of the existing road may be possible to access the site. However, the indicative line of the Southwell By-pass shown on the plan appears inaccurate and substandard in width and does not allow for accommodation works or provision of a junction onto Crew Lane. This site remains unacceptable on Highway grounds.**Topography Constraints:** No Slopes down to north**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

**Site Ref: Land off Crew Lane****08\_0115** Area(ha): 3.56 Parish: SOUTHWELL**Proposed Yield :**

identified at the site

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons running through site from north west to south east**Neighbour Issues:** None**Identified in SFRA:** Yes**Site within a flood zone?:** Adjacent zone 3**SFRA Comments:** Suitable for all forms of development**Impact on Landscape Biodiversity The site is not suitable****Impact on views:** Yes Possibly impact on views of / from Workhouse. See EH comments below.**Natural Features:** Yes Mature trees near entrance**Impact on existing Recreational Use:** Yes Southwell FP2**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes All site is a SINC. 2/759 Crew Lane Grasslands, Southwell. 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 recieved: Developer has shown interest in the site, developer has invested in the site, there is a number / type of dwellings in mind (detail not provided. Available within 5 years**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Potential to affect the setting of The Workhouse inbetween Upton and Normanton Roads. The Workhouse is listed Grade II\* and is a rare and important survival of this type of historic building (it also incorporates at Grade II listed ancillary building). It largely retains a rural setting, which is enhanced by the surrounding workhouse grounds that are a Grade II\* Registered Historic Park and Garden of exceptional historic interest. Sites 0115 and 0683 have the greatest Potential to harm the setting of The Workhouse, whilst sites 0330 and 0077 may also cause harm depending on the scale, height and layout of development. These issues are likely to create difficulties in whether these sites can be developed.( EH) Site Specific Town Council Comments: This site would be better used for employment generating industrial or commercial usage. To be sustainable, Southwell needs employment. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_015 - Land Off Crew Lane,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Land off Kirklington Road****08\_0117** Area(ha): 0.70

Parish: SOUTHWELL

Proposed Yield : 21

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information recieved: Developer has shown interest in the site, developer has invested in the site, there is a number / type of dwellings in mind (detail not provided). 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/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with no on-site POS but a POS commuted sum. No. of dwellings 21.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against the presence of the electricity sub-station to the south. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

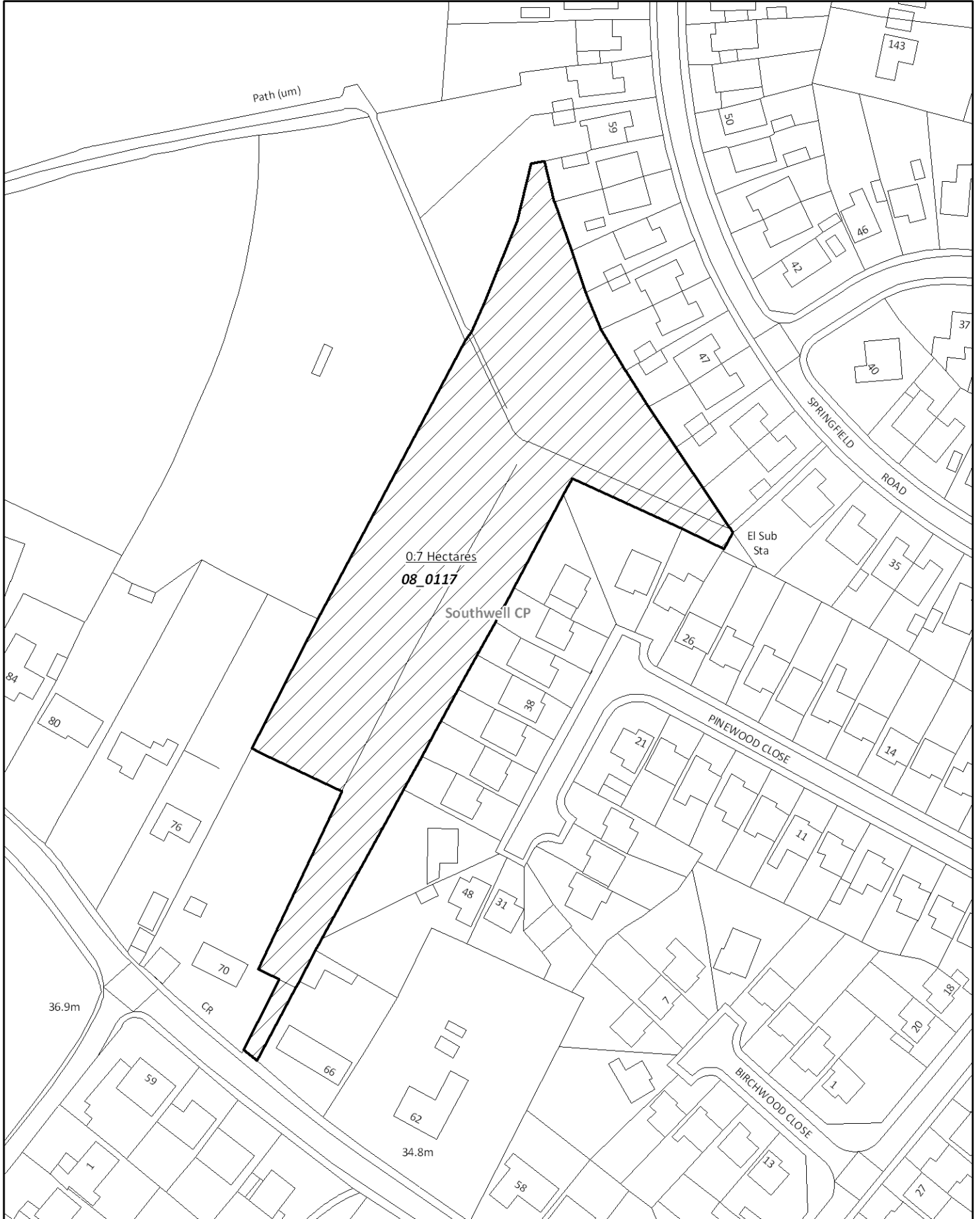
**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, further information would need to be provided to justify development in this location. Any possible development would need to mitigate against the presence of the electricity sub-station to the south. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage, countryside**Area Greenfield:** 0.7**Setting:** Other Village, countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside MLA adjoins to west of the site**Other:** NE1 Development in the countryside,**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****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:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 830m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 425m**Physical Constraints The site may be suitable**

**Site Ref: Land off Kirklington Road****08\_0117** Area(ha): 0.70 Parish: SOUTHWELL**Proposed Yield :** 21**Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Traffic Statement required. Access to this site could be a problem due to the narrow frontage to Kirklington Rd. Therefore visibility onto Kirklington Rd could be a problem should third party land be required.**Topography No Constraints:****Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Electricity sub-station to south of site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1 Possible pluvial flooding issues.**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:** Yes Footpath to / through part of the site. Southwell FP55**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information recieved: Developer has shown interest in the site, developer has invested in the site, there is a number / type of dwellings in mind (detail not provided. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30 dph with no on-site POS but a POS commuted sum. No. of dwellings 21.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 dph with no on-site POS but a POS commuted sum. No. of dwellings 21.**Additional Comments:** Site Specific Town Council Comments: Access is very poor and therefore this site is inappropriate fro residential development. The prseent condition of the land is irrelevant. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.



# Strategic Housing Land Availability Assessment 2010



**08\_0117 - Land Off Kirklington Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: Land at Old Pinfold Cttge, Corkhill Ln, Normanton****08\_0136**

Area(ha): 3.28

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Possible off site highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Possible off site highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside, residential**Area Greenfield:** 3.28**Setting:** Countryside**Area PDL:****Current Use:** Grazing of horsesAgriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, NE8- Mature Landscape Area**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1658m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 498m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Off site highways work required. Traffic assessment required. Large site could generate a significant number of pedestrian movements towards Southwell therefore requiring off site works in order to facilitate these movements.**Topography Constraints:** No Rising slope to north**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Multiple telephone wires running through field NW to SE**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

**Site Ref: Land at Old Pinfold Cttge, Corkhill Ln, Normanton**

**08\_0136**

**Area(ha): 3.28**

**Parish: SOUTHWELL**

**Proposed Yield :**

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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## **Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

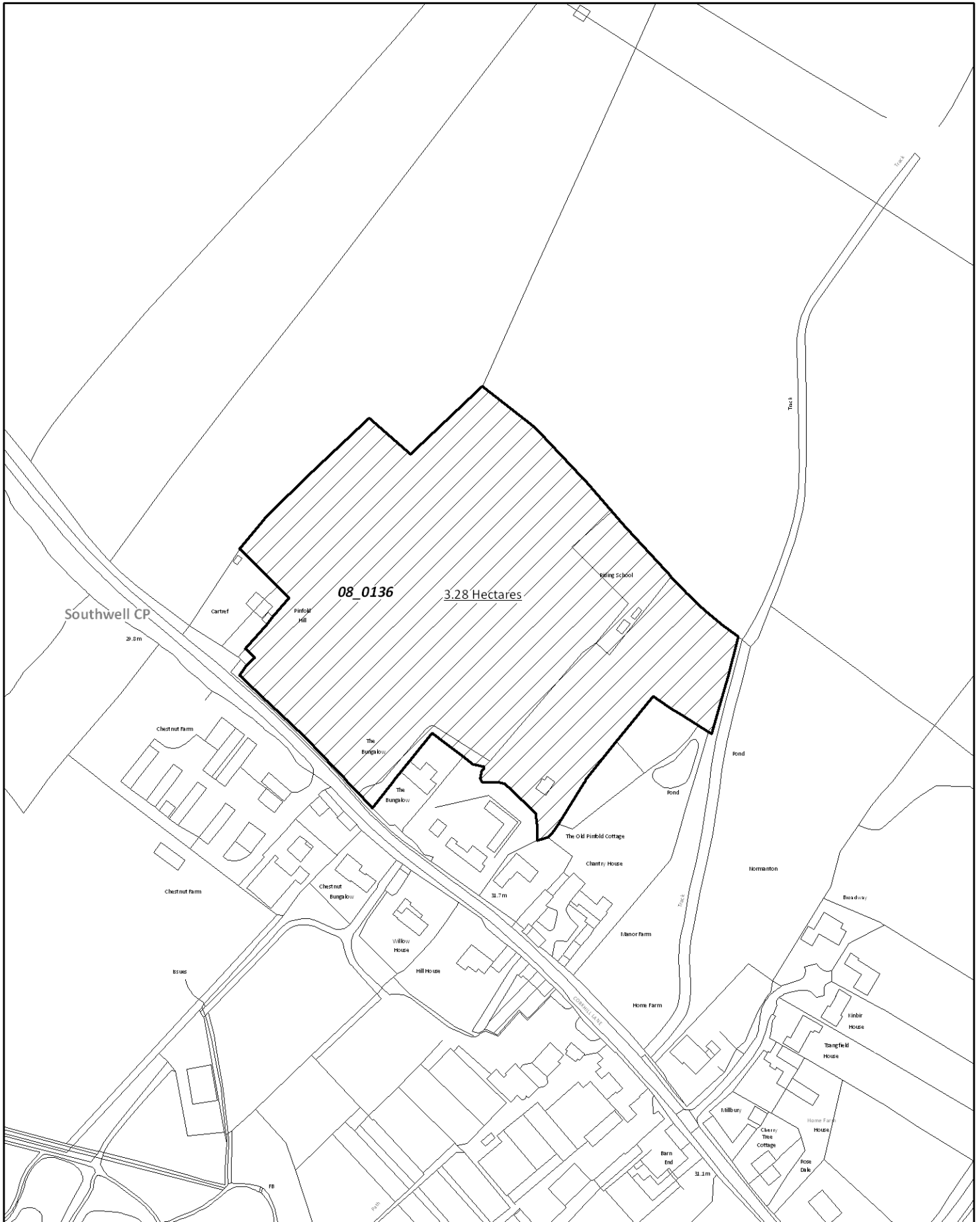
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** Site Specific Town Council Comments: No infrastructure present. The road is very narrow and therefore access makes this inappropriate. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0136 - Land At Old Pinfold Cottage, Corkhill Lane, Normanton, Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Land at Nottingham Road****08\_0182**

Area(ha): 1.68

Parish: SOUTHWELL

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:**

Information Supplied: A developer has shown interest in this site. A developer has already invested in the site. In answer to the question concerning number / type of dwellings, the respondent states: 25-30 family dwellings / integrated retirement community.' Available within 5 years.

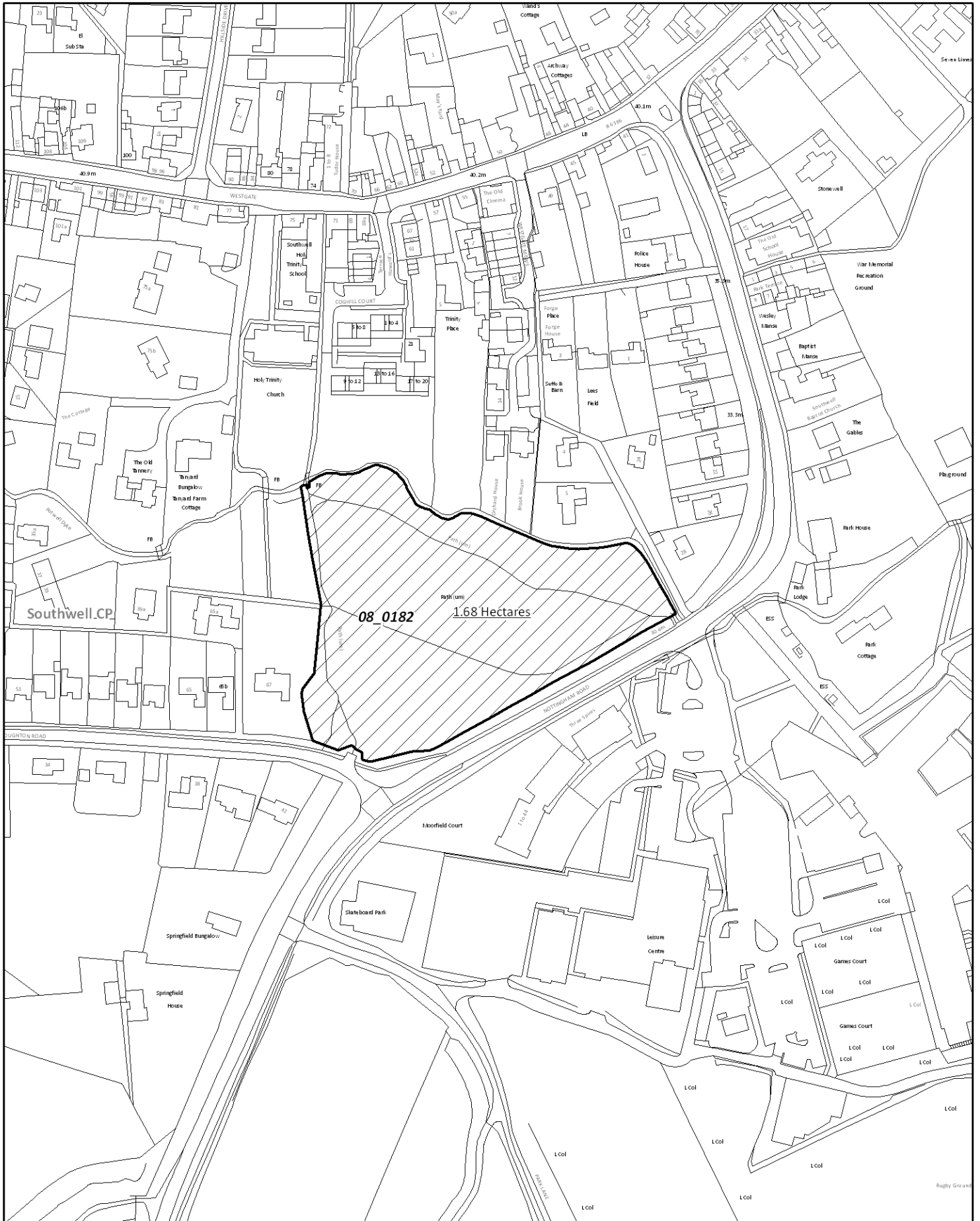
**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints, the entire site is a Site of Interest for Nature Conservation.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints, the entire site is a Site of Interest for Nature Conservation.****Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Leisure**Area Greenfield:** 1.68**Setting:** Urban**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Housing**Other:** H2 Sn/H11 Nottingham Road Southwell**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 828m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 126m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and onsite highway layout required to standard. Traffic Statement required. Site to be accessed only off Halloughton Rd from a point that is as far as practicable from the junction with Nottingham Rd.**Topography Constraints:** No Slopes down to east**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: Land at Nottingham Road****08\_0182** Area(ha): 1.68 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:****Site within a flood zone?:**

Adjacent zone 3 Approx 5% of the site is in Zones 2 &amp; 3

**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** Yes Possible impact on view of Church and within the Conservation Area**Natural Features:** No**Impact on existing Recreational Use:** Yes Footpaths through site. Southwell FP26/Southwell FP26/Southwell FP27/Southwell FP27**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Substantially coincides with 2/731 Potwell Dyke Meadow. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site. A developer has already invested in the site. In answer to the question concerning number / type of dwellings, the respondent states: 25-30 family dwellings / integrated retirement community.' 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:** Comments from Cllr Harris: To great an impact on the town, distance from core services to large, inappropriate extension to the town, footpaths across land make major contribution to rural setting of the town, asphaltting these paths would be a significant retrograde step. All parcels of land taken together would be a considerable massing and inappropriate extension of the town in the light of the draft Regional Policy.  
Site Specific Town Council Comments: With infrastructure improvements (drainage) this site does not pose a problem. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0182 - Land At Nottingham Road,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Rear of High Gables, Lower Kirklington Road****08\_0197**

Area(ha): 0.71

Parish: SOUTHWELL

Proposed Yield : 4

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information provided: Developer shown interest in the site. Site available subject to planning consent asap. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 18. However, access limits yield to 5 dwellings and requires the loss of 1 dwelling giving a net yield of 4 dwellings.

**Overall Draft Conclusion:****If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects.****Overall Final Conclusion:****If the Village Envelope 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:** CountrysideVillage**Area Greenfield:** 0.59**Setting:** Countryside Village**Area PDL:** 0.12**Current Use:** GardenResidential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1485m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 269m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Would require the demolition of the existing dwelling ,then a standard of access could be achieved that would serve up to 5 dwellings.**Topography Constraints:** No Slopes gently to east**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas



**Site Ref: Rear of High Gables, Lower Kirklington Road****08\_0197**

Area(ha): 0.71

Parish: SOUTHWELL

Proposed Yield : 4

**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Zone 1 suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Unclear whether conifer belt is within site or abutting it.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer shown interest in the site. Site available subject to planning consent asap. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 18. However, access limits yield to 5 dwellings and requires the loss of 1 dwelling giving a net yield of 4 dwellings.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 18. However, access limits yield to 5 dwellings and requires the loss of 1 dwelling giving a net yield of 4 dwellings.**Additional Comments:** 56881445 - Approval for one bungalow in 1989.

Adjacent to SHLAA site 08\_0577.

Site Specific Town Council Comments: Very narrow access and development would constitute backland development. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

Further correspondance from the site owner indicates that Nottinghamshire County Council Highways have visited the site upon the owners request. The Owner reports of this meeting align with comments the District Council recieved from the Highways department, however the owner goes on to say that if part of a neighbouring site is also included an adoptable highway can be developed to provide access to the site.

# Strategic Housing Land Availability Assessment 2010



**08\_0197 - Rear Of High Gables, Lower Kirklington Road, Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: Land at the Rear of Franklyn, Lower Kirklington Rd****08\_0291**

Area(ha): 0.26

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information supplied; Proposed number of dwellings 1 or 2.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to another SHLAA site, which may be considered suitable for development and provide access. See Site 08\_0578.****Overall Final Conclusion:****Highway access constraints in this location. This site is not appropriate for development. Previously the site was adjacent to another SHLAA site, which could have provided access however this site has been reduced in size and could no longer provide access.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** CountrysideVillage**Area Greenfield:****Setting:** Countryside Village**Area PDL:****Current Use:** Residential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, NE8 Mature Landscape Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1044m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 364m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Comments amended in response to consultation reply: Agree that a private drive could accommodate up to 5 dwellings. However, as this is a strategic study access has been assessed based on development on the site as higher density. This would remain unacceptable on highway grounds unless a road of adoptable standard, including visibility, onto Lower Kirklington Road, is identified as part of the site.**Topography Constraints:** No Slopes to South**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref: Land at the Rear of Franklyn, Lower Kirklington Rd****08\_0291**

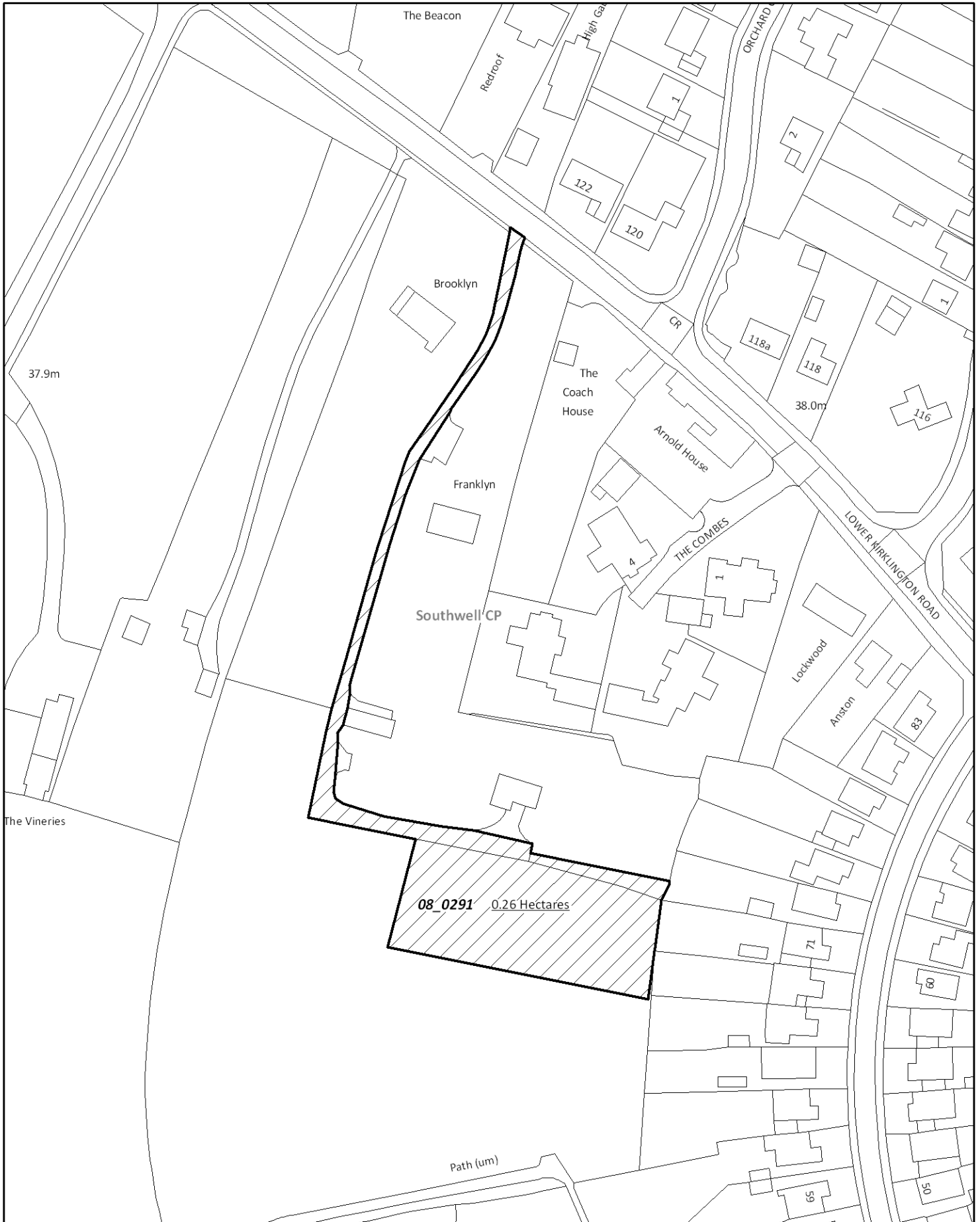
Area(ha): 0.26

Parish: SOUTHWELL

Proposed Yield :

**Agricultural Land Quality:** Grade 2 (Very good) /Grade 3**Site Apparatus:** None**Neighbour Issues:** Cattery adjacent to access**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity The site is suitable****Impact on views:** No**Natural Features:** Yes Many old apple trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information supplied; Proposed number of dwellings 1 or 2.**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:** 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.  
General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. No site specific comments.

# Strategic Housing Land Availability Assessment 2010



 **08\_0291 - Land At The Rear Of Franklyn, Lower Kirklington Road, Southwell**

Date: 10/03/2010

Scale: 1:1,250

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**Site Ref: Land at Crew Lane****08\_0330**

Area(ha): 4.00

Parish: SOUTHWELL

**Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Information Supplied: Available within 5 years.

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

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Countryside Residential**Area Greenfield:****Setting:** Countryside Residential**Area PDL:****Current Use:** includes Council depot within village envelope Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside Approx 20% lies within the Village Envelope**Other:** NE1- Development in the Countryside, T3 Southwell by-pass, H13- Housing Development in Large Villages**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1198m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 264m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site is affected by a line currently being safeguarded for the Southwell Bypass. Any development on this site would compromise the delivery of this Bypass.**Topography Constraints:** No Mostly flat- slight incline to East**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: Land at Crew Lane****08\_0330**

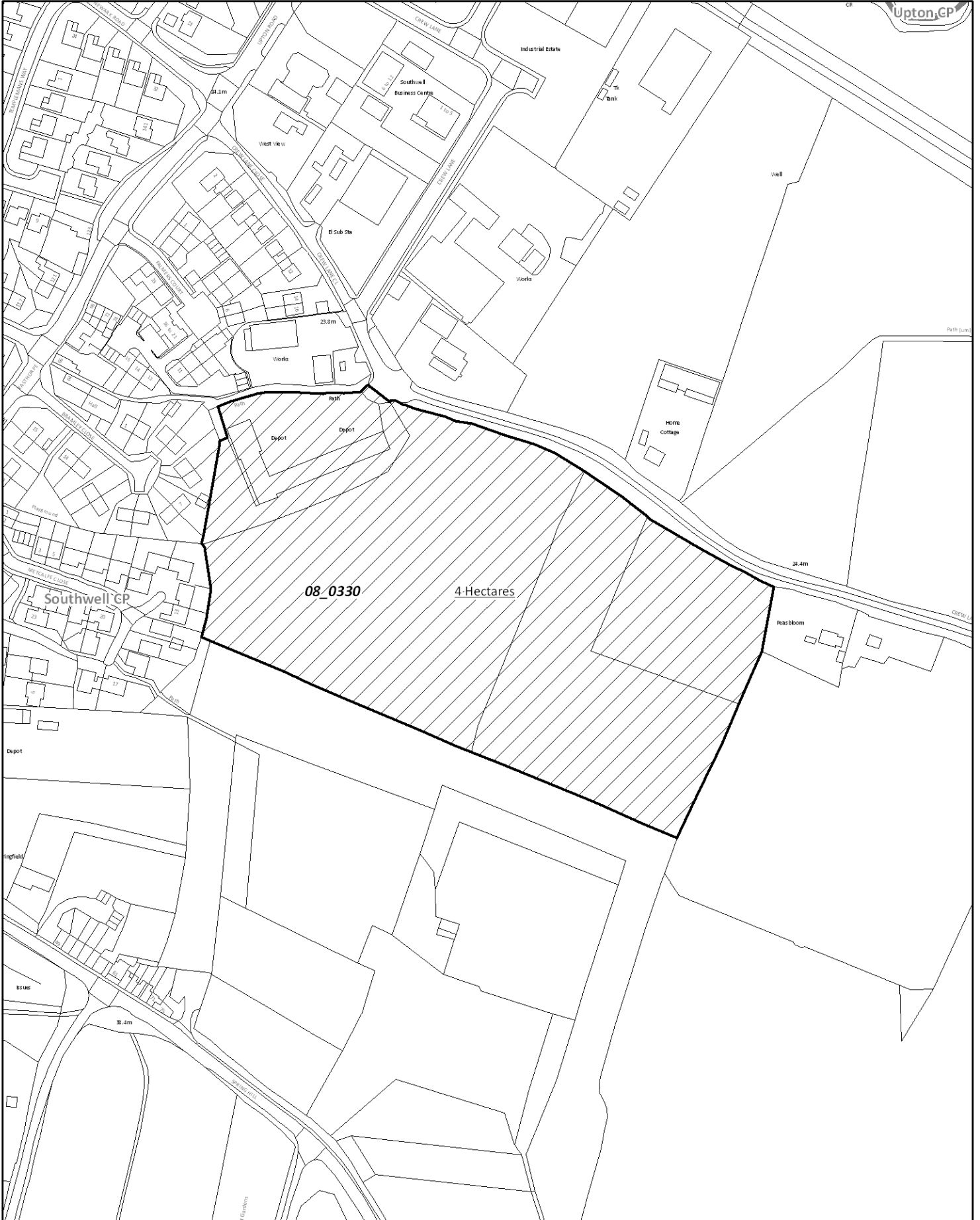
Area(ha): 4.00

Parish: SOUTHWELL

**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Building on site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1- Suitable for all types of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes See EH comments below.**Natural Features:** Yes Hedgerow within site**Impact on existing Recreational Use:** Yes Southwell FP2**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No However SINC is adjacent across road**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 Part of site used by Depot**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

**Additional Comments:** Adjacent to SHLAA sites 08\_0078 and 08\_0077 and over the road from 08\_0105 Potential to affect the setting of The Workhouse in between Upton and Normanton Roads. The Workhouse is listed Grade II\* and is a rare and important survival of this type of historic building (it also incorporates a Grade II listed ancillary building). It largely retains a rural setting, which is enhanced by the surrounding Workhouse grounds that are a Grade II\* Registered Historic Park and Garden of exceptional historic interest. Sites 0115 and 0683 have the greatest potential to harm the setting of The Workhouse, whilst sites 0330 and 0077 may also cause harm depending on the scale, height and layout of development. These issues are likely to create difficulties in whether these sites can be developed. (EH) Site Specific Town Council Comments: This site would be better used for employment generating industrial or commercial usage. To be sustainable, Southwell needs employment. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



Upton.GP



**08\_0330 - Land At Crew Lane,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

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**Site Ref: Hillcrest**

**08\_0337**

**Area(ha): 0.28**

**Parish: SOUTHWELL**

**Proposed Yield :**

**Suitability Conclusion** The site is not suitable

**Availability Conclusions:**

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

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

**Not suitable due to environmental constraints. The majority of the site is covered by a Tree Preservation Order. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**

**Overall Final Conclusion:**

**Not suitable due to environmental constraints. The majority of the site is covered by a Tree Preservation Order. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**

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**Character Land Use Location** The site is suitable

**Location:** Within urban boundary

**PDL/Greenfield:** Greenfield

**Area Character:** Residential

**Area Greenfield:** 0.28

**Setting:** Urban

**Area PDL:**

**Current Use:** Public Open Space/Open Land

**Proposed Use:**

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**Policy** The site may be suitable

**AllocatedSite:** Open Space

**Other:** R2 Existing Open Space; H13 Development in Large Villages

**Conflicting Issues** Yes Existing Open Space

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**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:** No **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Store of Local Importance:**

**Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 620m

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

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

**GreenSpaceStrategy Comments:** 9m

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**Physical Constraints** The site may be suitable

**Highway Engineers Comments:** Insufficient information to give advice. Appears to have limited access to the site . Further details required

**Topography Constraints:** No west of site slopes down to north, eastern 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 2 (Very good) Grade 3

**Site Apparatus:** None

**Neighbour Issues:** None

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

**Identified in SFRA:** No

**Site Ref: Hillcrest**

**08\_0337**

**Area(ha): 0.28**

**Parish: SOUTHWELL**

**Proposed Yield :**

**SFRA Comments:**

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**Impact on Landscape Biodiversity** The site is not suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing  
Recreational Use:**

Yes Existing open space and path runs down west of site.  
Southwell FP28/Southwell  
FP29/Southwell FP31/Southwell  
FP31

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

**ProtectedSpecies/  
Habitats:** No

**Tree Preservation Order:** Yes

**Conservation Area:** No

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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

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

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

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

**Viability Comments:**

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**Additional Comments:** Comments from Southwell Town Council/ Local Member - Peter Harris: Land owned by NSDC as part of prior agreement pre-dating S106 for recreation use of a consequence of development. To use this land would shed considerable light on future S106 donations. Land too steep for good access without considerable impact on neighbours. Considerable loss of amenity as used by residents from surrounding estates. Site Specific Town Council Comments: Completely in appropriate. This land was given to the District Council for recreational use as amenity green space. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0337 - Hillcrest,  
Southwell**

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

**Site Ref: Brackenhurst Campus, Nottingham Road****08\_0350**

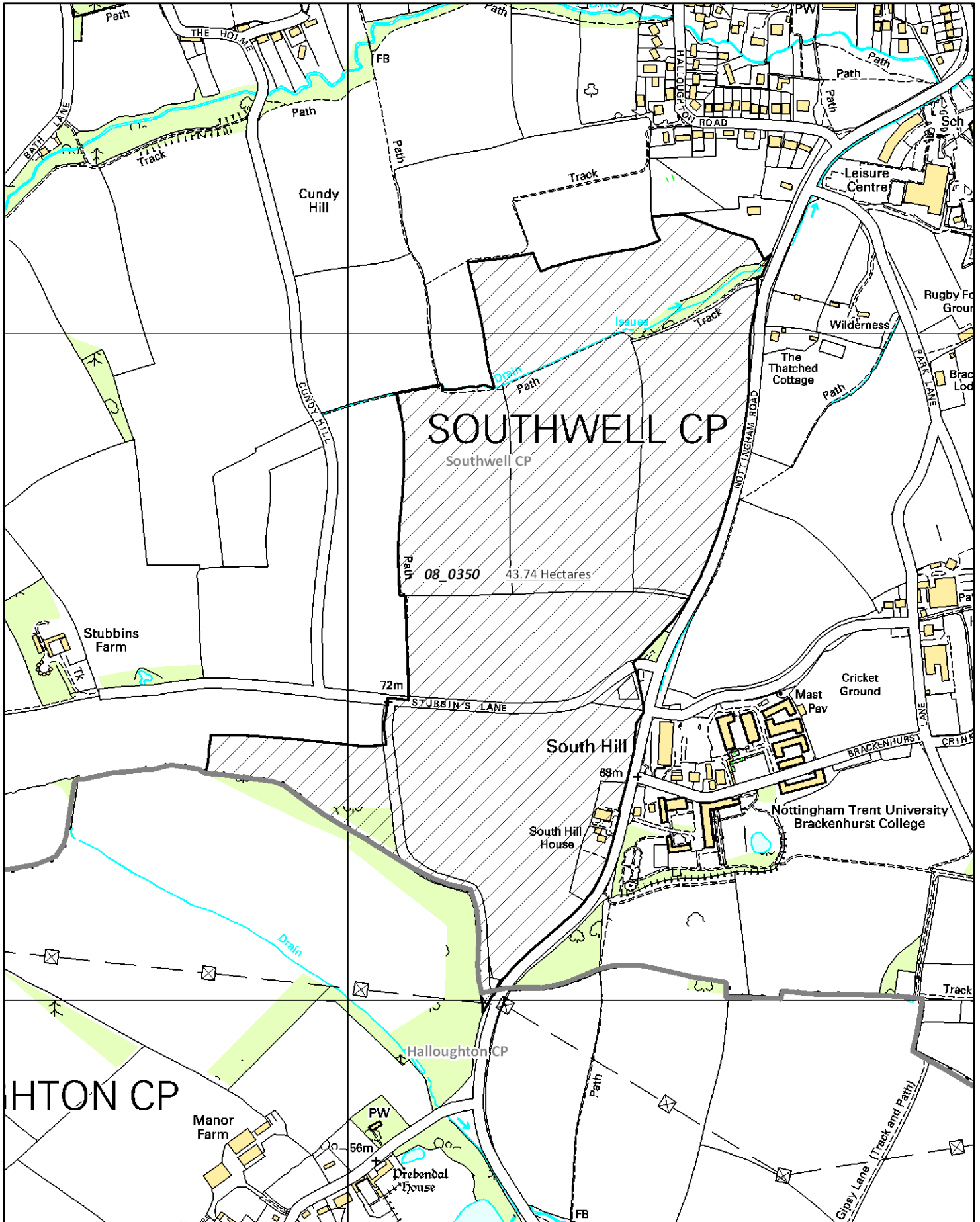
Area(ha): 43.74

Parish: SOUTHWELL

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 to 15 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat and the setting of the listed building. However not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat and the setting of the listed building. However not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideEducation**Area Greenfield:** 43.06**Setting:** Countryside**Area PDL:** 0.69**Current Use:** Small amount of student accommodationAgriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, Part of site NE8 MLA**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is not suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1883m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 668m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. This is a huge site and could only be considered following a full TA.**Topography Constraints:** No Flat land south side of site, north side of site slopes down to south east**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref: Brackenhurst Campus, Nottingham Road****08\_0350** Area(ha): 43.74 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes**Natural Features:** No**Impact on existing Recreational Use:** Yes Footpath to north of site. Southwell FP35/Southwell FP37/Southwell BW73/Southwell BW73**Listed Bldg / Local Interest Bldg:** Yes**Protected Species/Habitats:** Yes Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 to 15 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years Owned by University**Ownership Comments:** Owned by University**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years Not stated on form**Availability Other Issues:** other constraints 0-5 years**Viability Comments:****Additional Comments:** Comments from Cllr Harris: Land would be inappropriate for development, significant landscape aspect, to great an impact on the town, distance from core services to large and inappropriate extension to the town. All parcels of land taken together would be a considerable massing and inappropriate extension of the town in light of the draft Regional Policy  
NCC report this site may be affected by the route of the Southwell Bypass.  
Site Specific Town Council Comments: The size of this proposal makes it inappropriate. The landscape quality of the site is important to the region. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.  
Site adjacent to SHLAA sites 08\_0386 and 08\_0585  
Also in Halloughton Parish.

# Strategic Housing Land Availability Assessment 2010



**08\_0350 - Brackenhurst Campus, Nottingham Road, Southwell**

|        |            |
|--------|------------|
| Date:  | 10/03/2010 |
| Scale: | 1:7,500    |

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**Site Ref: Southwell Depot, Fiskerton Road****08\_0366****Area(ha): 0.57****Parish: SOUTHWELL****Proposed Yield : 17****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: Developer has shown an interest in the 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/acheivable for housing

**Achievability Comments:**

Viable Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 17.

**Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Although the proposed Southwell By-pass could prevent part of the site from being developed, the remainder of the site could accommodate development subject to mitigation. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Although the proposed Southwell By-pass could prevent part of the site from being developed, the remainder of the site could accommodate development subject to mitigation. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** ResidentialCountryside**Area Greenfield:****Setting:** Urban Countryside**Area PDL:** 0.57**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Other**Other:** H13 Area within village envelope, NE1  
Development in the Countryside, T3 Southwell  
By-pass**Conflicting Issues** Yes Part of site is within potential route of Southwell By-pass and outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre  
Southwell Town Centre 993m**Proximity Transport Node:** Over 1km from a major public transport  
node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 146m**Physical Constraints The site may be suitable**

**Site Ref: Southwell Depot, Fiskerton Road****08\_0366** Area(ha): 0.57 Parish: SOUTHWELL**Proposed Yield :** 17

**Highway Engineers Comments:** This site is affected by the proposed Southwell Bypass. Any development on this site would compromise the delivery of the proposed Bypass.

**Topography** No Flat  
**Constraints:**

**Access to Utilities?** Yes

**Contaminated Land?:** Yes

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

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

**Site Apparatus:** office and workshop on site

**Neighbour Issues:** None

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

**Identified in SFRA:** No

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site may be suitable

## Availability and Achievability

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

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

**Availability Comments:** Information Supplied: Developer has shown an interest in the 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 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 17.

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

**Legal Issues:** No

**Legal Comments:**

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

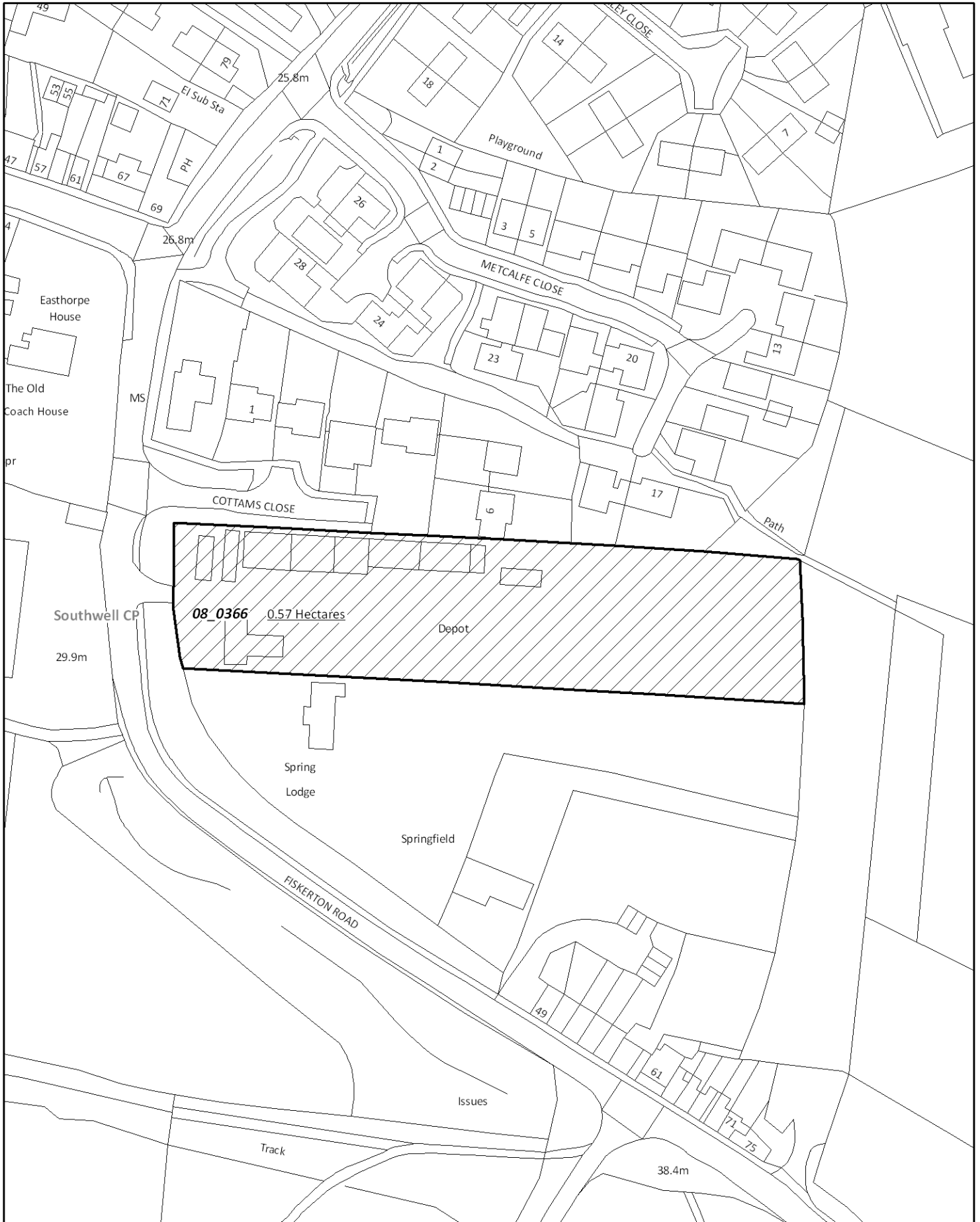
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:** Viable Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 17.

**Additional Comments:** East side is outside of envelope. NCC report this site may be affected by the route of the Southwell Bypass.  
Site Specific Town Council Comments: Contaminated land - ideally suited to provide a coach park for the town  
General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.  
Adjacent to SHLAA sites 08\_0077 and 08\_0584.



# Strategic Housing Land Availability Assessment 2010



**08\_0366 - Southwell Depot, Fiskerton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: Land off Halloughton Road****08\_0386**

Area(ha): 1.82

Parish: SOUTHWELL

Proposed Yield : 51

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: A developer has shown interest in this site. In answer to the question concerning number/type of dwellings, the respondent states: 'To be agreed.' 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/acheivable for housing

**Achievability Comments:**

Viable Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 51.

**Overall Draft Conclusion:**

**If the Village Envelope 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 Village Envelope 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:** CountrysideTown**Area Greenfield:** 1.49**Setting:** Countryside Town**Area PDL:** 0.33**Current Use:** ResidentialVacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1113m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 283m**Physical Constraints The site is suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement required. The size of the site would likely result in more than 5 dwellings. Any proposal for more than 5 dwellings would require access to be via a road of adoption standard. This would need to be demonstrated at the application stage.

**Topography Constraints:** No Land slopes to A612 with a slight fall to east

**Access to Utilities?** Yes**Contaminated Land?:** No

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

**Site Ref: Land off Halloughton Road****08\_0386**

Area(ha): 1.82

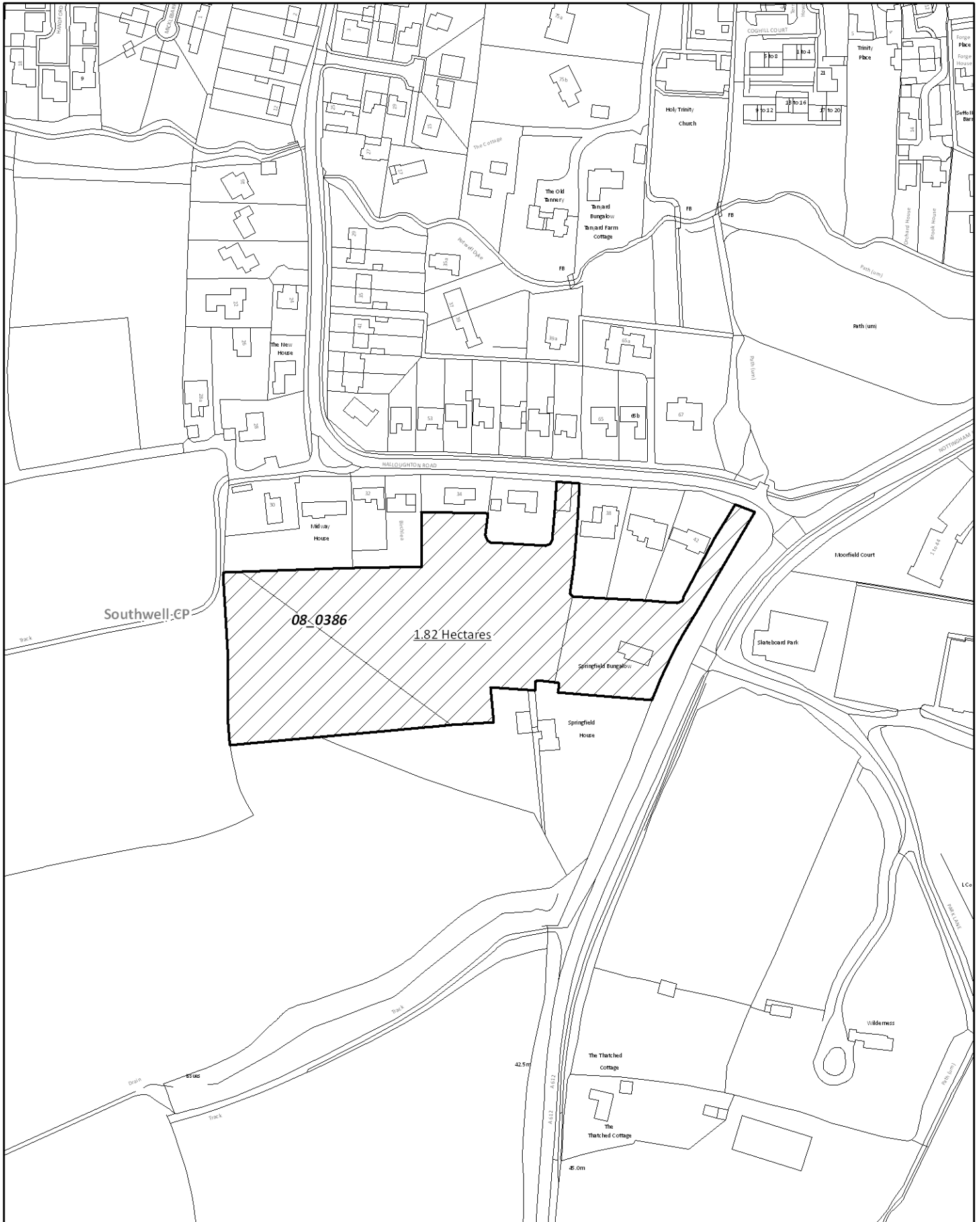
Parish: SOUTHWELL

**Proposed Yield :** 51**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:****Site Apparatus:** wooden hut by conifer in middle of site.**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes Neutral - Potential development should complement the scale, landform and pattern of the landscape.**Natural Features:** Yes Trees and hedgerows surround site and grown out hedge through site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site. In answer to the question concerning number/type of dwellings, the respondent states: 'To be agreed.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 51.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 51.**Additional Comments:** Adjacent to SHLAA site 08\_0350 & 08\_0585.

Local Member comments "Land would be inappropriate for development. Significant landscape aspect; too great an impact on the town; distance from core services; inappropriate extension to the Town; known to be the subject of inappropriate lobbying." Old wooden hut on middle of overgrown site. Residential part of site has dwelling and large garage.

Site Specific Town Council Comments: Inappropriate - adversely affects view of town and would exacerbate anger of urban sprawl. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0386 - Land Off Halloughton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: Land between Halam Road and Allenby Road****08\_0387**

Area(ha): 3.29

Parish: SOUTHWELL

Proposed Yield : 85

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: A developer has shown interest in this site - David Wilson Homes. In answer to the question concerning number/type of dwellings, the respondent states: 'Yes - approximately 90/100 based on a density of 30 dwellings per hectare.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 85.

**Overall Draft Conclusion:**

**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 3.29**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside Site adjoins conservation area**Other:** NE1 Development in the Countryside, C1-5, C12, C15-18 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell 1186m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 560m**Physical Constraints The site is suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic Assessment required. Reasonably straight forward site subject to access and layout to appropriate standard. TA required

**Site Ref: Land between Halam Road and Allenby Road****08\_0387**

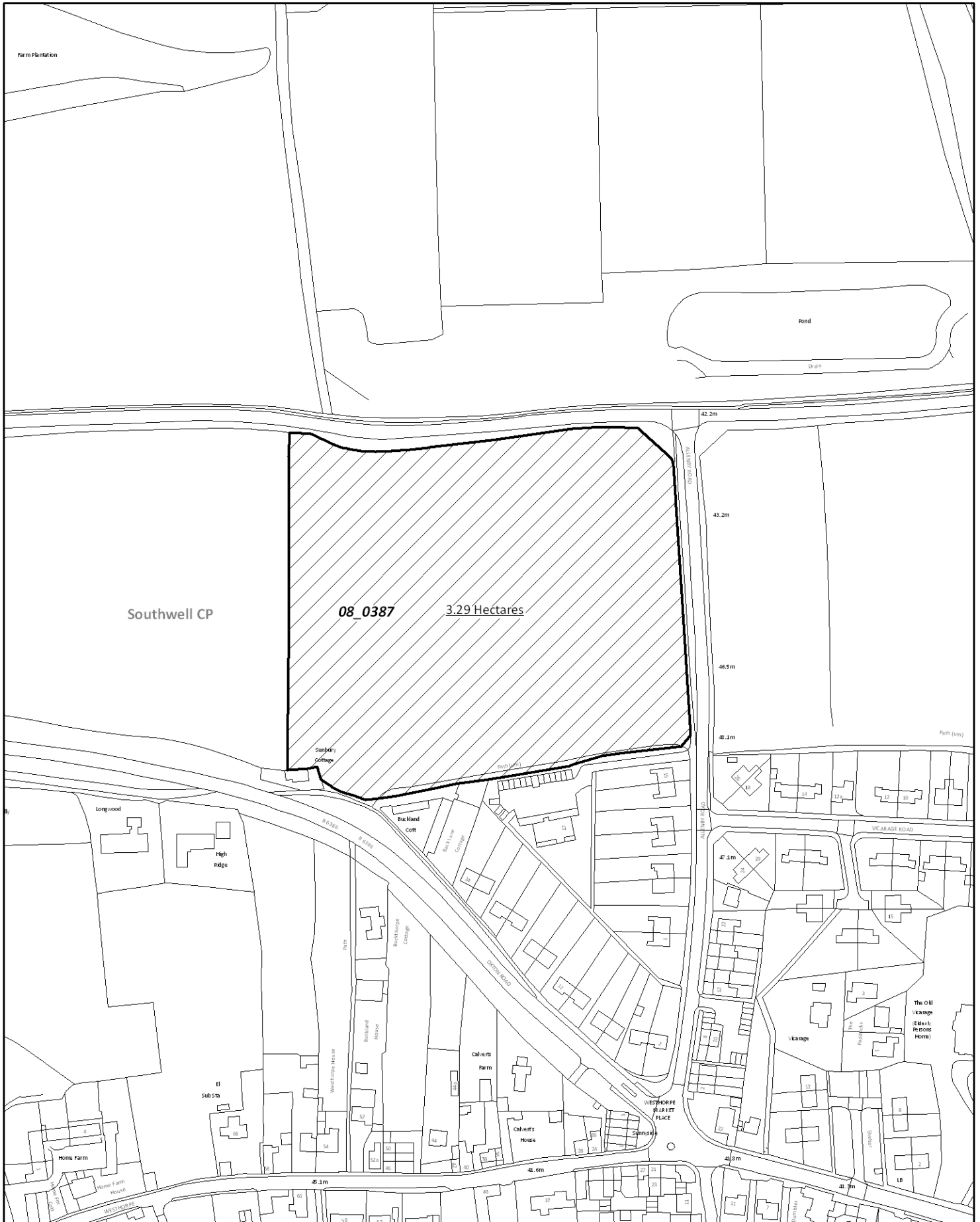
Area(ha): 3.29

Parish: SOUTHWELL

Proposed Yield : 85

**Topography Constraints:** No Slopes to north and east**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**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:** Yes Southwell FP30/Southwell FP45**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site - David Wilson Homes. In answer to the question concerning number/type of dwellings, the respondent states: 'Yes - approximately 90/100 based on a density of 30 dwellings per hectare.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 85.**Ownership Constraints:** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 85.**Additional Comments:** Site forms an important part of the towns rural setting. Comments from Newark and Sherwood District Councillor Mr P Harris: Land would be inappropriate for development. Significant landscape aspect, too great an impact on the town, distance from core services too large, inappropriate extension to the town. All the parcels of land taken together would be a considerable massing and inappropriate extension of the town in the light of the draft regional policy. SHLAA Site 08\_0030 is to east of site on opposite side of Allenby Road Site Specific Town Council Comments: Inappropriate - adversely affects view of town coming down Halam Hill - also extends town footprint towards Halam. Also drainage problems. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0387 - Land Between Halam Road And Allenby Road, Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: South West of Lower Kirklington Road****08\_0404**

Area(ha): 0.55

Parish: SOUTHWELL

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within 5 years and within 5-10 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****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 Sites 08\_0291, 08\_0408, 08\_0578 and identical to 08\_0407.****Overall Final Conclusion:****Highway access constraints in this location. This site is not appropriate for development. Previously the site was adjacent to another SHLAA site, which could have provided access however this site has been reduced in size and could no longer provide access.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside village**Area Greenfield:** 0.55**Setting:** Countryside village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the countryside, NE8 Mature landscape Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 997m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 398m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no connection to the adopted Highway and is therefore unsatisfactory. This site may be accessible through site 0578**Topography Constraints:** No Slopes to SE **Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No



**Site Ref: South West of Lower Kirklington Road**

**08\_0404**

**Area(ha): 0.55**

**Parish: SOUTHWELL**

**Proposed Yield :**

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** Yes Many trees, mostly apple

**Impact on existing Recreational Use:** Yes Footpath on SW boundary

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: Available within 5 years and within 5-10 years.

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

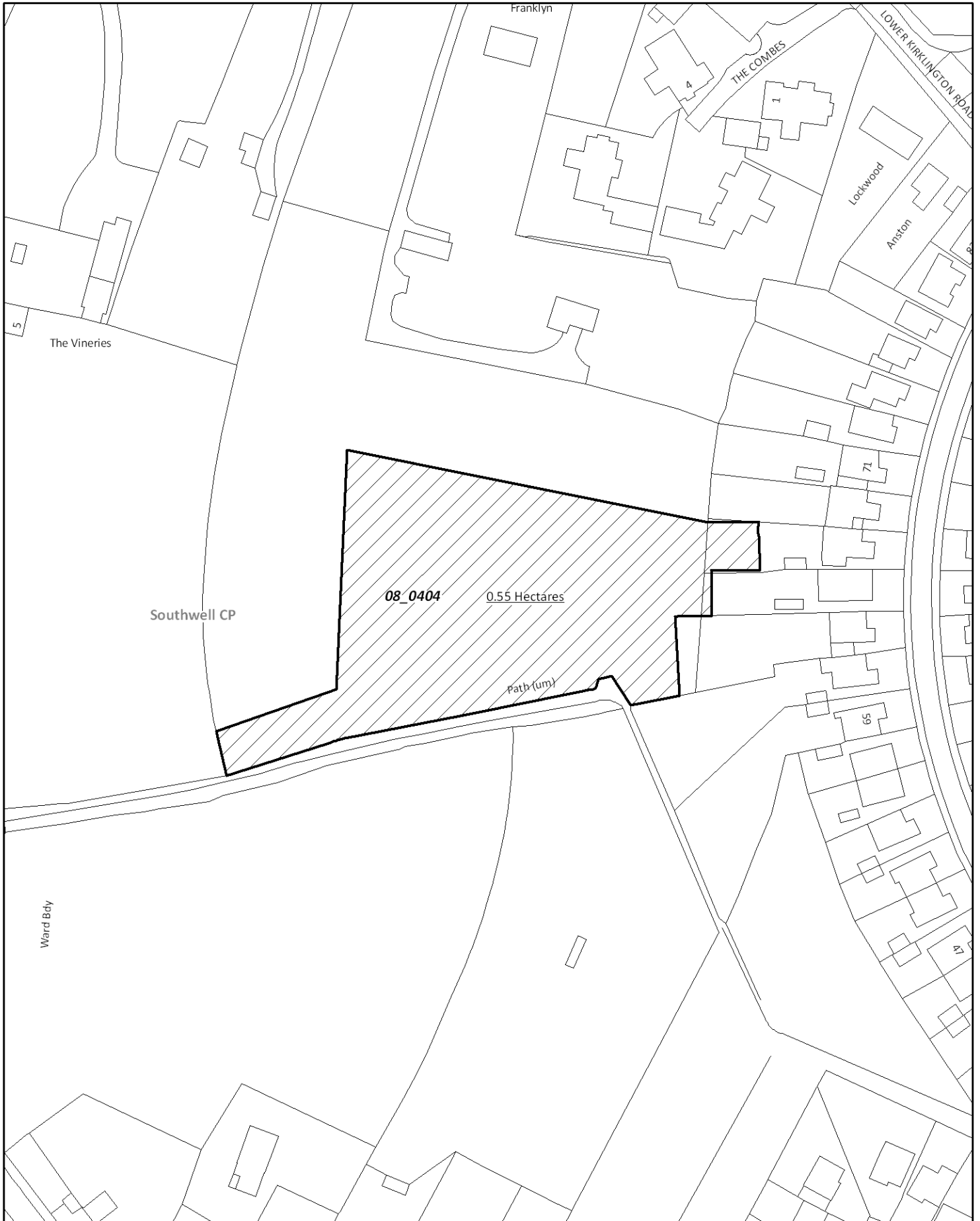
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** Adjacent SHLAA Sites: 08\_0291, 08\_0408 and identical to 08\_0407  
General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. No site specific Town Council comments

# Strategic Housing Land Availability Assessment 2010



**08\_0404 - South West Of Lower Kirklington Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: Brooklyn, Lower Kirklington Road****08\_0408**

Area(ha): 0.28

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion**

The site is not suitable

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

Information Supplied: Available within 5 to 15 years.

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

This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Sites 08\_0404 and 08\_0578.

**Overall Final Conclusion:**

Highway access constraints in this location. This site is not appropriate for development. Previously the site was adjacent to another SHLAA site, which could have provided access however this site has been reduced in size and could no longer provide access.

**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** ResidentialCountryside**Area Greenfield:** 0.28**Setting:** Village Countryside**Area PDL:****Current Use:** OrchardOther**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area**Conflicting Issues** Yes Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1053m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 456m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No Slopes gently to south east**Access to Utilities?** No**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

**Site Ref: Brooklyn, Lower Kirklington Road**

**08\_0408**

**Area(ha): 0.28**

**Parish: SOUTHWELL**

**Proposed Yield :**

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

**Impact on views:** No

**Natural Features:** Yes Orchard Trees

**Impact on existing Recreational Use:** Yes Footpath. Application in for allotments to west of site

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: Available within 5 to 15 years.

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

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

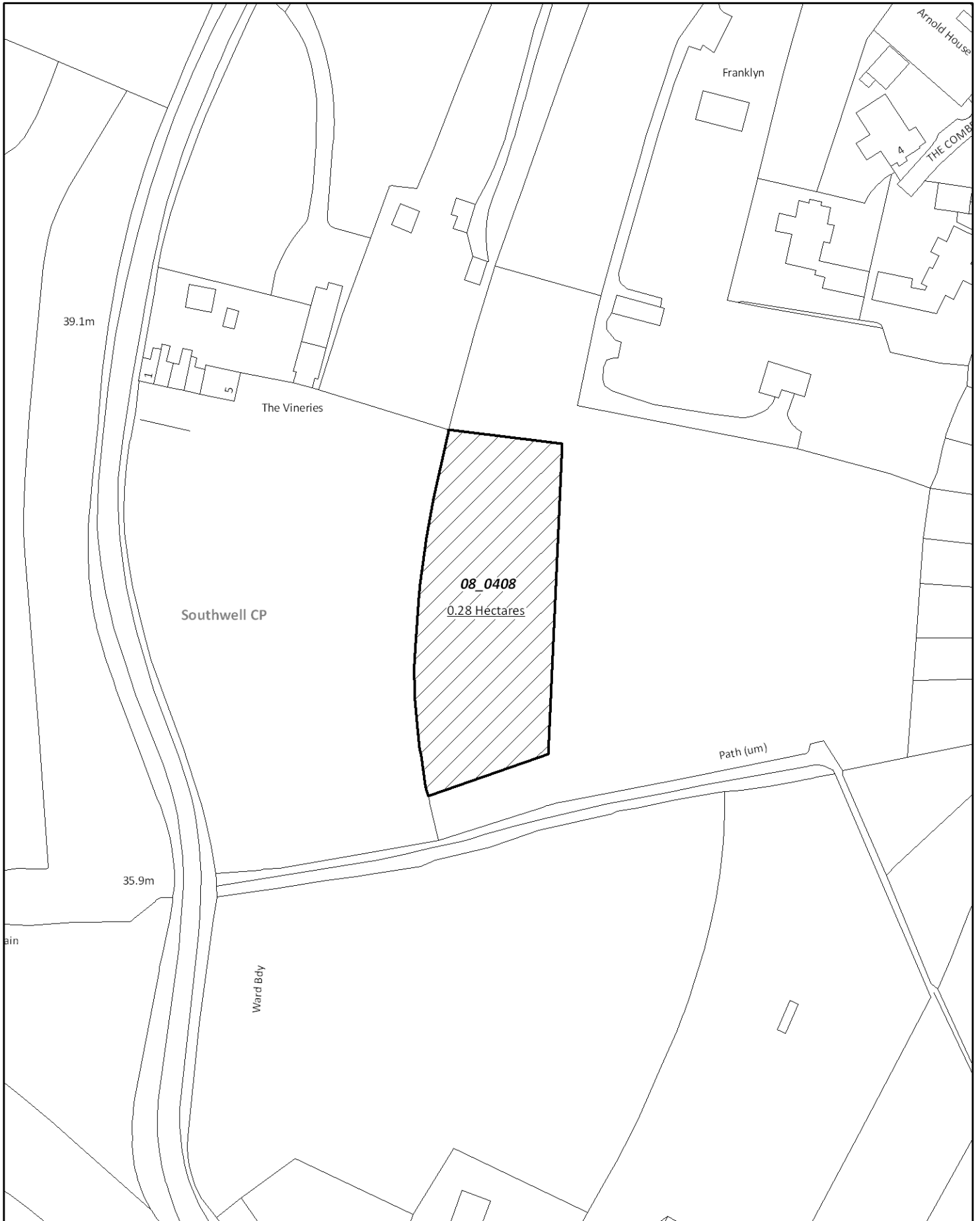
**Viability Comments:**


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**Additional Comments:** Site adjacent to SHLAA Site 08\_0404.

Site Specific Town Council Comments: Inappropriate extension of urban footprint. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



 **08\_0408 - Brooklyn, Lower Kirklington Road, Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: North of Orchard Close****08\_0577**

Area(ha): 3.00

Parish: SOUTHWELL

Proposed Yield : 62

**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 (developable area reduced by 0.51 ha to reflect access) with 14% on-site POS and POS commuted sum.. No. of dwellings 62.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Southwell Trail Local Nature Reserve adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Southwell Trail Local Nature Reserve adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is 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:** Countryside Residential**Area Greenfield:** 3**Setting:** Countryside Residential**Area PDL:****Current Use:** and residential Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside; NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1595m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 279m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic assessment

**Site Ref: North of Orchard Close****08\_0577**

Area(ha): 3.00

Parish: SOUTHWELL

Proposed Yield : 62

required. The site fronts that part of Kirklington Rd which is narrow and has no footway provision . If the site is to be considered for residential development then further investigation / off site highway works would likely be required.

**Topography Constraints:** No Flat

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

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

**Agricultural Land Quality:** Grade 2 (Very good) and Grade 3

**Site Apparatus:** None

**Neighbour Issues:** None

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

**Identified in SFRA:** No

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** Yes Hedges within the site

**Impact on existing Recreational Use:** Yes Southwell FP57/Southwell FP57/Southwell FP58

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

**Protected Species/Habitats:** No Abuts Southwell Trail LNR. 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 (developable area reduced by 0.51 ha to reflect access) with 14% on-site POS and POS commuted sum.. No. of dwellings 62.

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

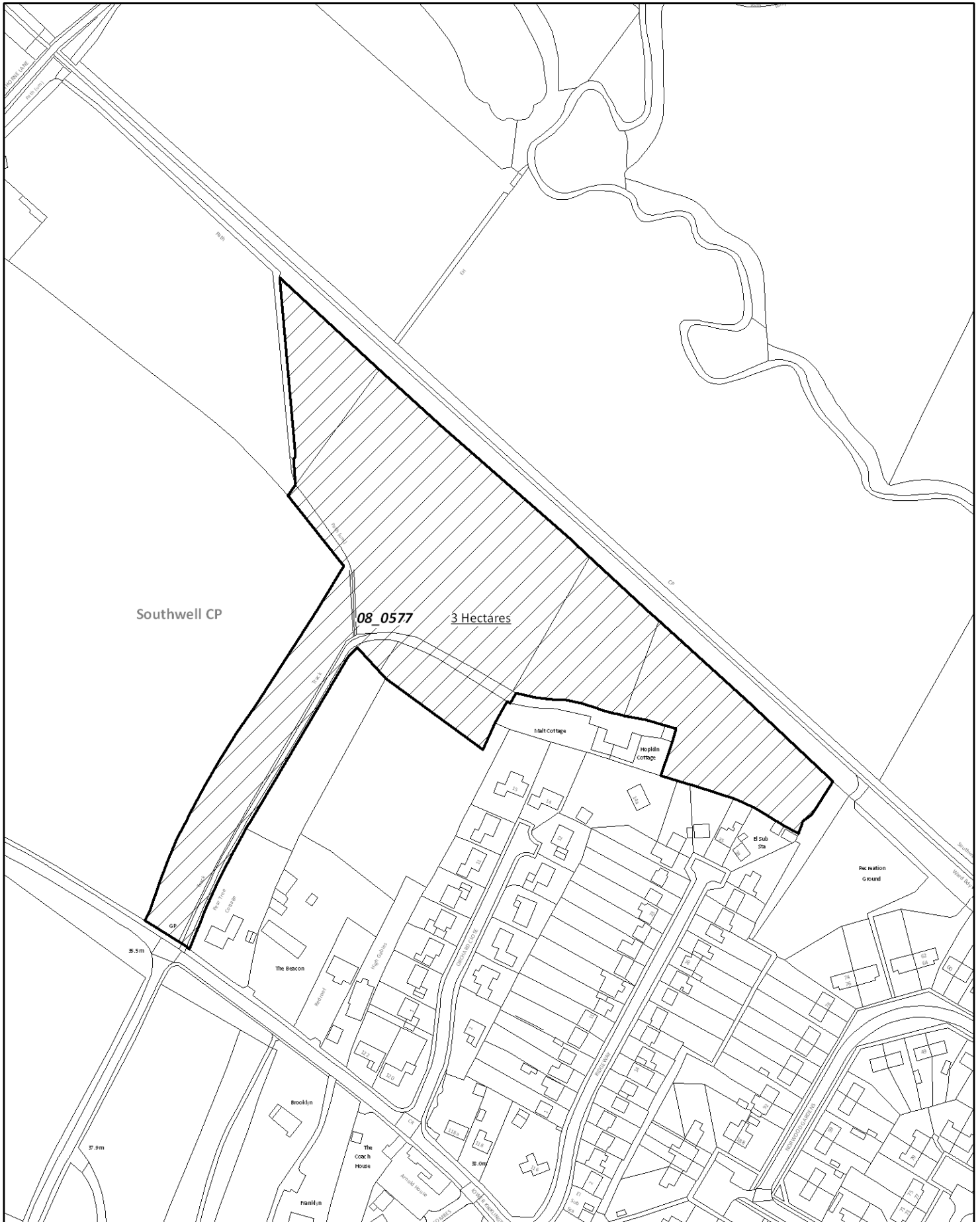
**Availability Other Issues:**

**Viability Comments:** Viable - Assessed at 30 DPH (developable area reduced by 0.51 ha to reflect access) with 14% on-site POS and POS commuted sum.. No. of dwellings 62.

**Additional Comments:** Adjacent to SHLAA site 08\_0197

Site Specific Town Council Comments: Inappropriate extension of urban footprint. In addition development would compromise the integrity of Maythorne and seriously damage the Southwell Nature Trail. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0577 - North Of Orchard Close,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500



**Site Ref: East of Kirklington Road****08\_0578**

Area(ha): 1.00

Parish: SOUTHWELL

Proposed Yield : 28

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH 6% on-site POS with POS commuted sum. No. of dwellings 28.

**Overall Draft Conclusion:****Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Developable area reduced as a result of consultation response. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside Residential to East**Area Greenfield:** 1**Setting:** Countryside Residential**Area PDL:****Current Use:** Field/Open Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside; NE8 Mature Landscape Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site 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:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 1104m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 468m**Physical Constraints The site may be suitable****Highway Engineers Comments:** On site highway layout and visibility to standard. Insufficient information provided. Off site highway works and traffic assessment required. The site fronts that part of Kirklington Rd which is narrow and has no footway provision. If the site is to be considered for residential development then further investigation / off site highway works would likely be required.

**Site Ref: East of Kirklington Road****08\_0578**

Area(ha): 1.00

Parish: SOUTHWELL

**Proposed Yield :** 28**Topography** No Flat  
**Constraints:****Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good) Grade 3**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees within site**Impact on existing Recreational Use:** No Southwell FP55 on boundary**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 6% on-site POS with POS commuted sum. No. of dwellings 28.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH 6% on-site POS with POS commuted sum. No. of dwellings 28.**Additional Comments:** Site Specific Town Council Comments: Inappropriate extension of urban footprint. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

# Strategic Housing Land Availability Assessment 2010



**08\_0578 - East Of Kirklington Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: Off Nursery End****08\_0579**

Area(ha): 0.29

Parish: SOUTHWELL

Proposed Yield : 5

**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 no on-site POS and POS commuted sum. No of dwellings 5, limited by access constraints.

**Overall Draft Conclusion:****This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 0.18**Setting:** Village**Area PDL:** 0.11**Current Use:** 33% residential garden Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 Housing Development in Large Villages**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**Store of Local Importance:****Proximity to Town centre:** Within 400m of a town centre Southwell Town Centre 394m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 307m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. This site may be acceptable for limited residential development.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Not Applicable**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**

**Site Ref: Off Nursery End****08\_0579**

Area(ha): 0.29

Parish: SOUTHWELL

Proposed Yield : 5

**Impact on views:** No**Natural Features:** Yes Hedge within site**Impact on existing Recreational Use:** Yes Southwell FP54/Southwell FP54/Southwell FP83**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable

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**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with no on-site POS and POS commuted sum. No of dwellings 5, limited by access constraints.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with no on-site POS and POS commuted sum. Number of dwellings 5 limited by access constraints.

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**Additional Comments:** General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. No site specific Town Council comments

# Strategic Housing Land Availability Assessment 2010



**08\_0579 - Off Nursery End,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: South of Byron Gardens****08\_0580**

Area(ha): 0.27

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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\_0684.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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\_0684.

**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** ResidentialEmployment**Area Greenfield:****Setting:** Village**Area PDL:** 0.27**Current Use:** Builders YardLand & Bldgs in Use**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Heritage Conservation designation**Other:** H13 Housing Development in Large Villages; C1-C5, C12, C15-C18 Conservation Areas**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 400m of a town centre Southwell Town Centre 334m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 117m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: South of Byron Gardens****08\_0580**

Area(ha): 0.27

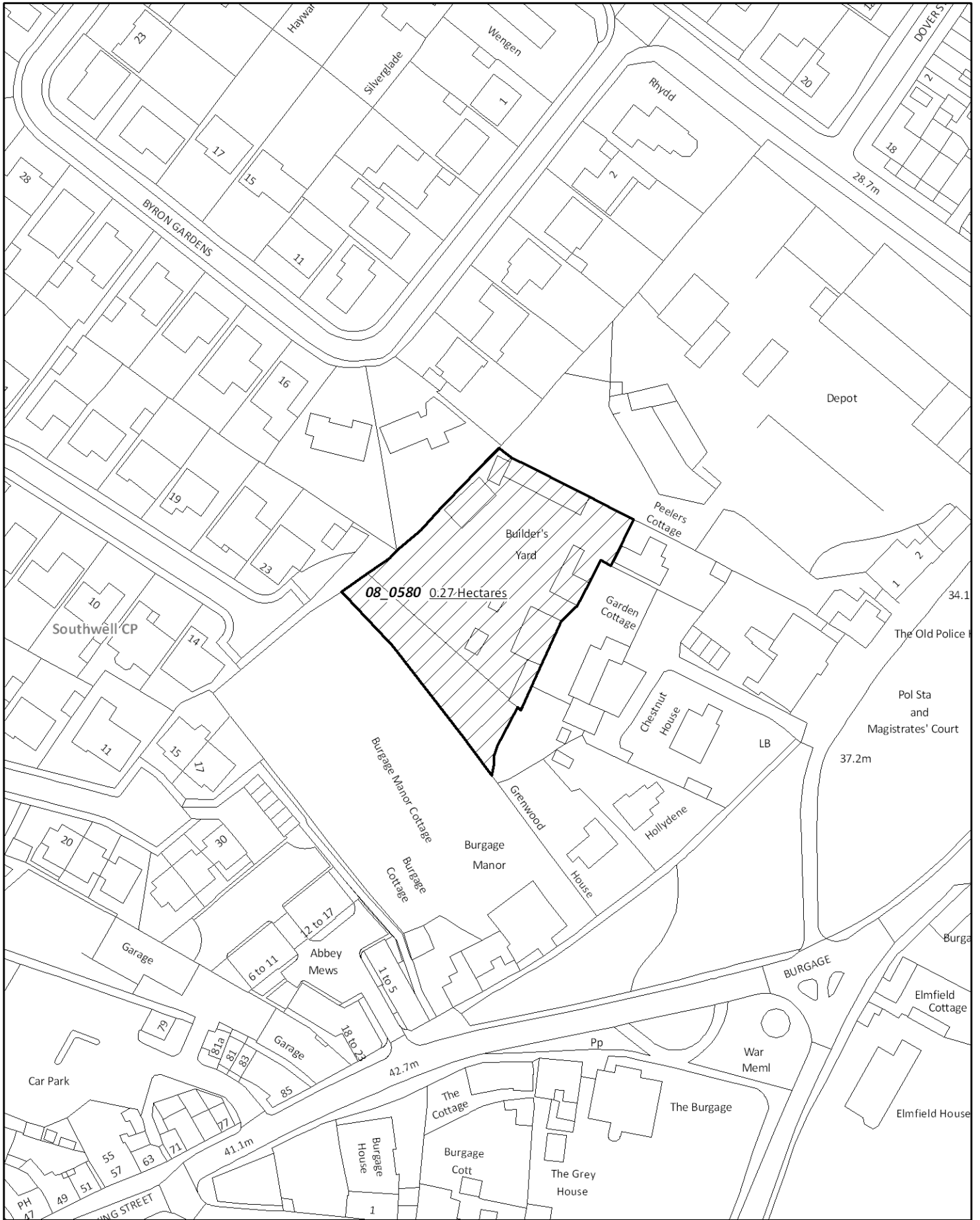
Parish: SOUTHWELL

**Proposed Yield :****Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** Haulage yard to north east**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:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Adjacent to SHLAA Site 08\_0684.

General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place. No site specific Town Council comments



# Strategic Housing Land Availability Assessment 2010



**08\_0580 - South Of Byron Gardens,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: South of Potwell Dyke****08\_0581**

Area(ha): 0.72

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Part 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:**

Part 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 may be suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.72**Current Use:** GardensResidential**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Main Open Area**Other:** FS7 Main Open Areas, C1-C5, C12, C15-C18 Conservation Areas, C11 Setting of Listed Buildings H13 Development in Large Villages**Conflicting Issues** Yes Main Open Area**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 711m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 227m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approx 66% in Zones 2 and 3**Identified in SFRA:** No

**Site Ref: South of Potwell Dyke****08\_0581**

Area(ha): 0.72

Parish: SOUTHWELL

**Proposed Yield :****SFRA Comments:**

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**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes The site is highlighted in the Southwell Conservation Area Appraisal (July 2005) as a significant open space.**Natural Features:** Yes Potwell Dyke forms the Northern boundary to the site together with a belt of mature trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/Habitats:** No Adjacent to SINC- Shady Lane Pasture ( Northern boundary)**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

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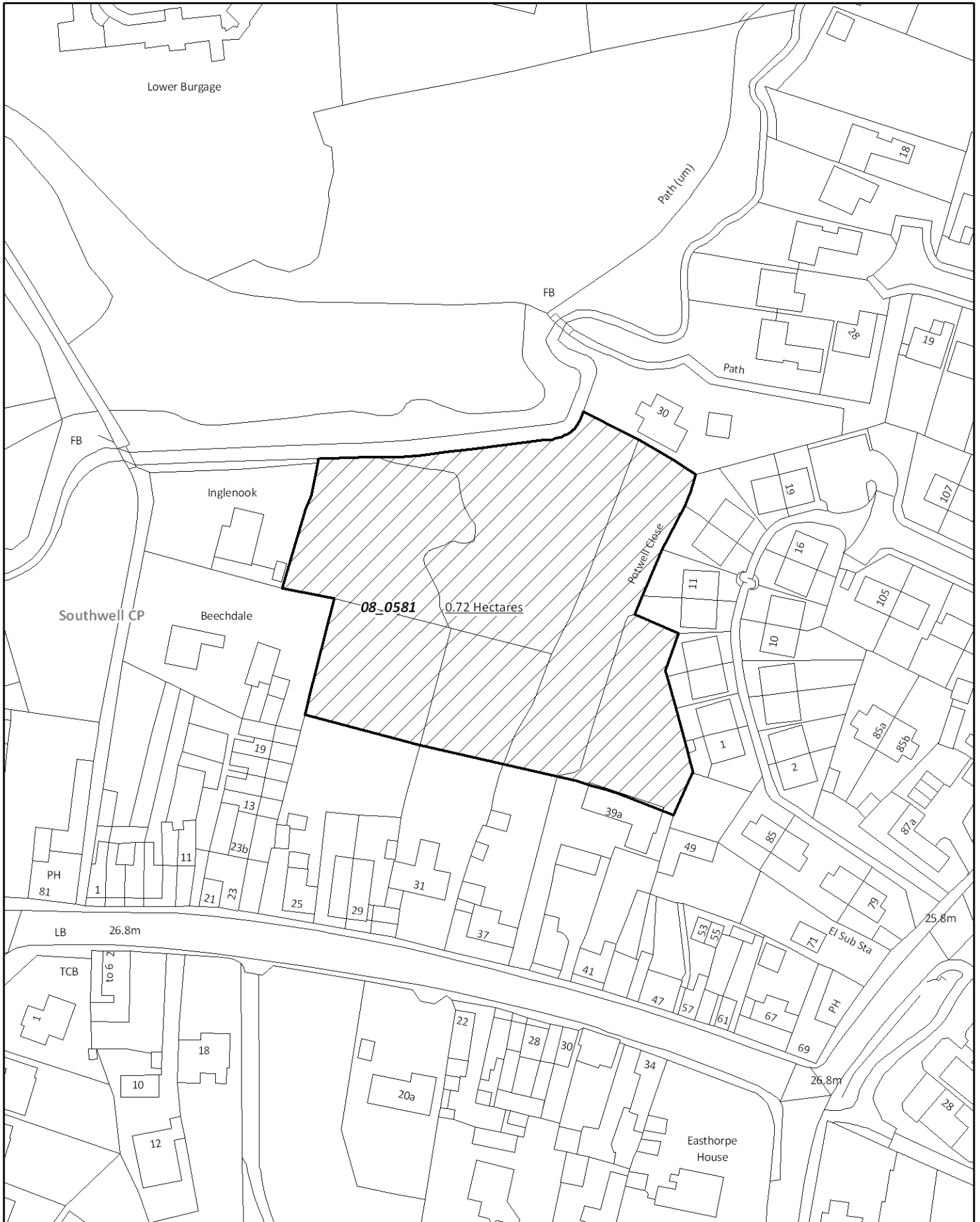
**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Town Council Comments: Inappropriate - The Southwell Conservation Area Character Appraisal, SPD, published in July 2005 and approved by Cabinet on 18th July 2005 as part of the Newark and Sherwood LDF states on pages 58 to 60: Westhorpe is regarded in the Local Plan as countryside and any new development is strictly controlled. As a result Westhorpe has retained its rural charm in contrast to the dominant urban form of the majority of Southwell. These qualities warrant firm protection from inappropriate disturbance. The Local Plan shows Westhorpe as being outside the settlement area for Southwelland as such there is a presumption against new development. An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not visible in the wider landscape. All areas of open space including small paddocks, casual woodland and gardens contribute to the special rural character of Westhorpe and should be protected from inappropriate changes. "Seek to avoid further alien suburban residential development that does not respect the plan form, or grain of the village character". Note also the conclusions and strategic summary set out on page 65 of this document produced by Planning Services.

General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0581 - South Of Potwell Dyke,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: North of Church Street****08\_0582**

Area(ha): 0.45

Parish: SOUTHWELL

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. 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:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. 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:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.45**Current Use:** GardensResidential**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Main Open Area**Other:** FS7 Main Open Areas, C1-C5, C12, C15-C18 Conservation Areas, C11 Setting of Listed Buildings H13 Development in Large Villages**Conflicting Issues** Yes Main Open Area**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 553m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 329m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: North of Church Street****08\_0582** Area(ha): 0.45 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within Zones 2 and 3**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes The site is highlighted in the Southwell Conservation Area Appraisal (July 2005) as an important open area.**Natural Features:** Yes Potwell dyke forms the northern boundary. Hedges and mature trees in boundary**Impact on existing Recreational Use:** Yes Southwell FP70**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

**Additional Comments:** Site Specific Town Council Comments: Inappropriate - The Southwell Conservation Area Character Appraisal, SPD, published in July 2005 and approved by Cabinet on 18th July 2005 as part of the Newark and Sherwood LDF states on pages 58 to 60: Westhorpe is regarded in the Local Plan as countryside and any new development is strictly controlled. As a result Westhorpe has retained its rural charm in contrast to the dominant urban form of the majority of Southwell. These qualities warrant firm protection from inappropriate disturbance. The Local Plan shows Westhorpe as being outside the settlement area for Southwell and as such there is a presumption against new development. An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not visible in the wider landscape. All areas of open space including small paddocks, casual woodland and gardens contribute to the special rural character of Westhorpe and should be protected from inappropriate changes. "Seek to avoid further alien suburban residential development that does not respect the plan form, or grain of the village character". Note also the conclusions and strategic summary set out on page 65 of this document produced by Planning Services. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0582 - North Of Church Street,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: West of Fiskerton Road****08\_0583**

Area(ha): 1.64

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedCountryside, Residential**Area Greenfield:****Setting:** Other Countryside, Residential**Area PDL:** 1.64**Current Use:** Garden and Parkland (to Eastthorpe Court)Other**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-C5, C12, C15-C18 Conservation Areas, C11 Setting of Listed Buildings, T3 Southwell bypass**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 893m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 285m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site is affected by the safeguarded line for a proposed Southwell Bypass. Any development on this site would compromise the delivery of this scheme.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

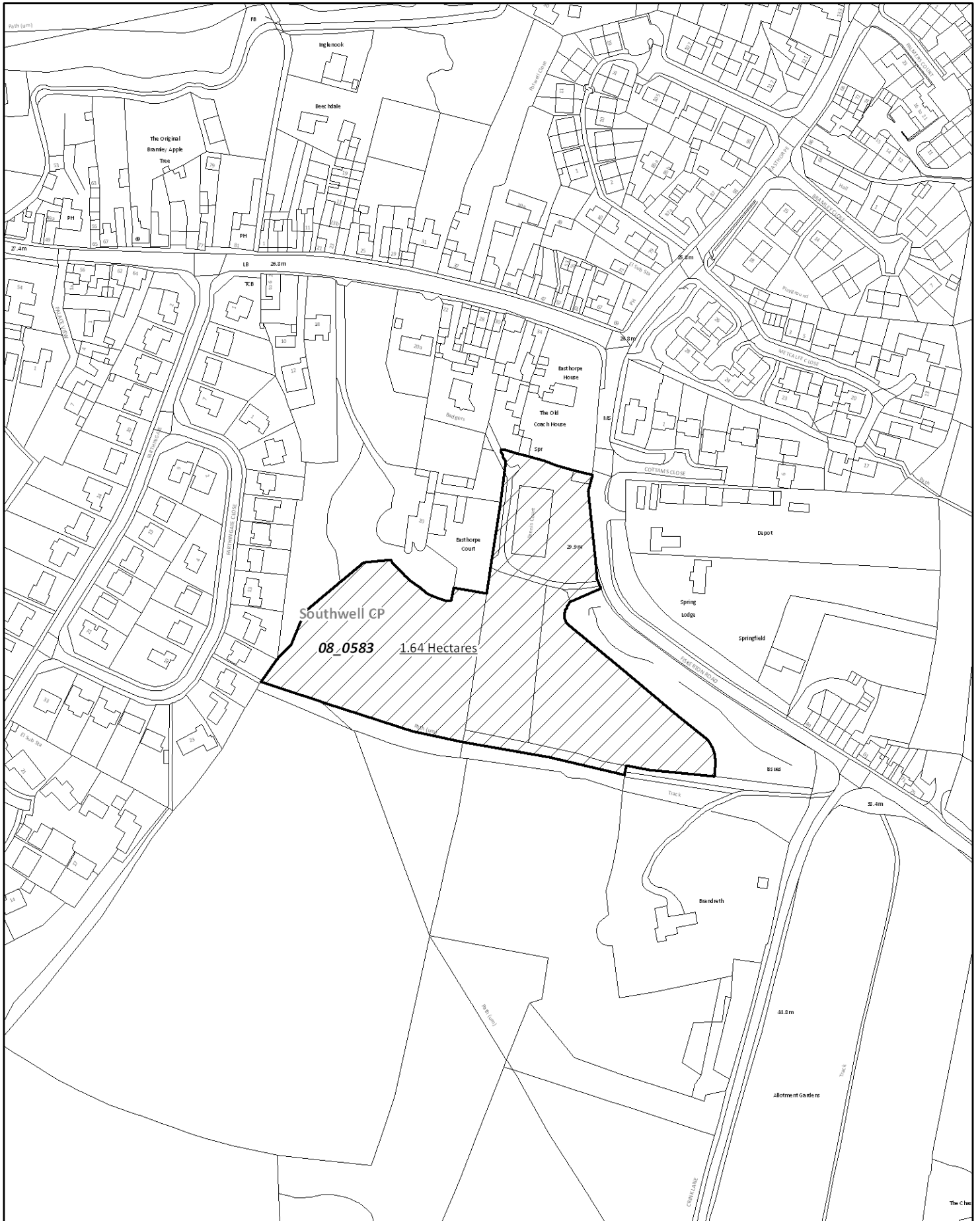


**Site Ref: West of Fiskerton Road****08\_0583** Area(ha): 1.64 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes The site forms the parkland setting to the listed Easthorpe Court/Lodge which is a country house set in large grounds and is in the Southwell conservation area.**Natural Features:** Yes Trees and hedgerows on the boundary and a line of trees down centre of the site forming the boundary of one of the paddocks**Impact on existing Recreational Use:** Yes Southwell FP11/Southwell FP12/Southwell FP13**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

**Additional Comments:** NCC report this site may be affected by the route of the Southwell Bypass.

Site Specific Town Council Comments: Inappropriate - The Southwell Conservation Area Character Appraisal, SPD, published in July 2005 and approved by Cabinet on 18th July 2005 as part of the Newark and Sherwood LDF states on pages 58 to 60: Westhorpe is regarded in the Local Plan as countryside and any new development is strictly controlled. As a result Westhorpe has retained its rural charm in contrast to the dominant urban form of the majority of Southwell. These qualities warrant firm protection from inappropriate disturbance. The Local Plan shows Westhorpe as being outside the settlement area for Southwell and as such there is a presumption against new development. An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not visible in the wider landscape. All areas of open space including small paddocks, casual woodland and gardens contribute to the special rural character of Westhorpe and should be protected from inappropriate changes. "Seek to avoid further alien suburban residential development that does not respect the plan form, or grain of the village character". Note also the conclusions and strategic summary set out on page 65 of this document produced by Planning Services. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0583 - West Of Fiskerton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500

**Site Ref: East of Fiskerton Road****08\_0584**

Area(ha): 0.79

Parish: SOUTHWELL

Proposed Yield :

**Suitability Conclusion**

The site is not suitable

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

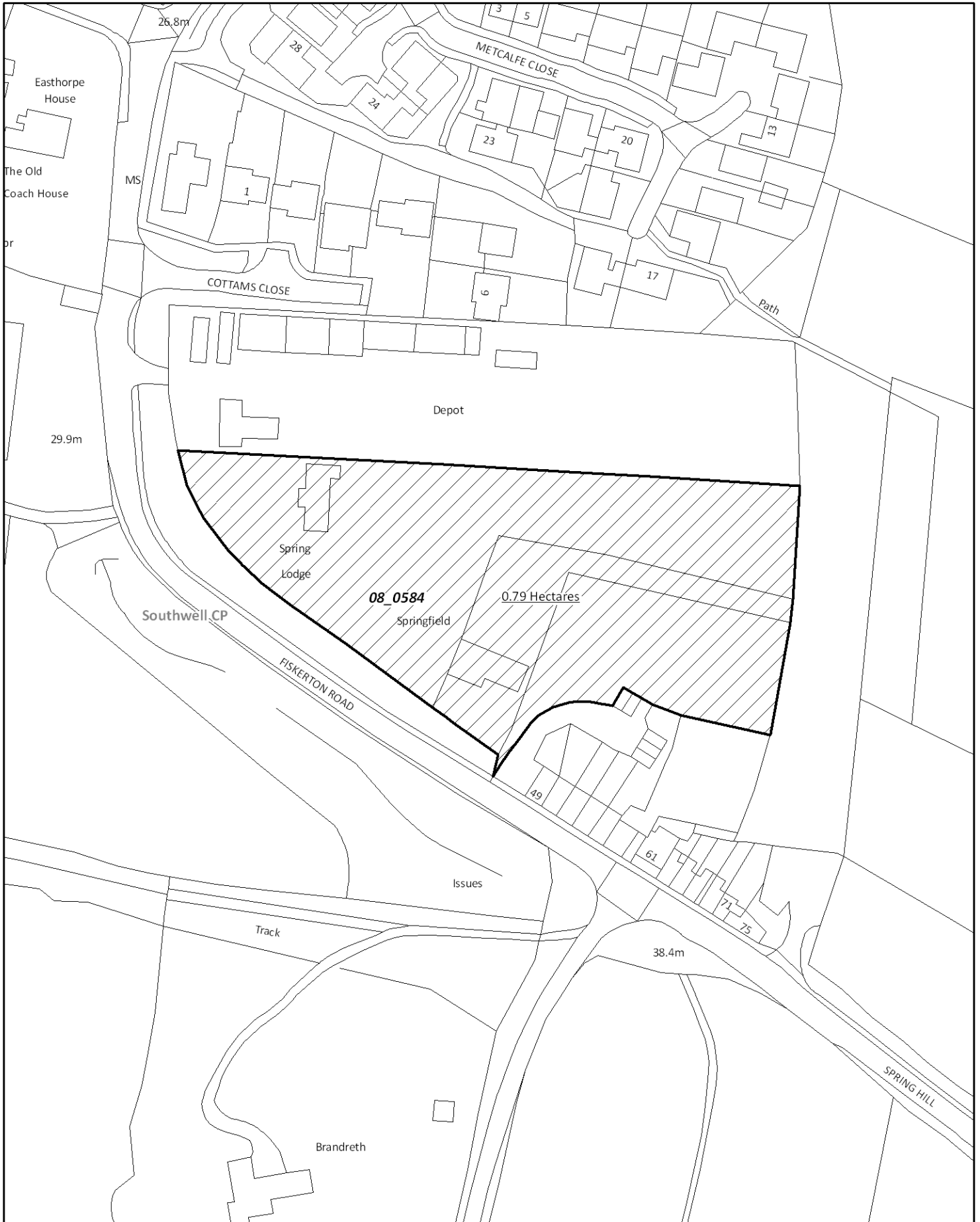
**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedResidential, Countryside**Area Greenfield:****Setting:** Other Residential, Countryside**Area PDL:****Current Use:** Gardens to residential and overgrown areaResidential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1 Development in Conservation Areas, T3 Southwell Bypass**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1033m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 202m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site is affected by the safeguarded line for a proposed Southwell Bypass. Any development on this site would compromise the delivery of this scheme.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

**Site Ref: East of Fiskerton Road****08\_0584** Area(ha): 0.79 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Notts County Council Highway Depot adjacent to bou**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees and conifers in the site, main group on the boundaries**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** NCC report this site may be affected by the route of the Southwell Bypass.

SHLAA Sites 08\_0077, 08\_0366 adjoin the site

Site Specific Town Council Comments: Note planning history - previous application refused on planning grounds. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0584 - East Of Fiskerton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: South of Westhorpe****08\_0585**

Area(ha): 14.16

Parish: SOUTHWELL

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 on the Site of Interest for Nature Conservation adjacent to the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

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

**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 14.16**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 1348m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 473m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: South of Westhorpe****08\_0585** Area(ha): 14.16 Parish: SOUTHWELL**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1 Adjoins FZ 2 on northern boundary**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Some hedge field boundaries within site and one tree. Westhorpe Dumble running entire length of northern boundary.**Impact on existing Recreational Use:** Yes Southwell FP34/Southwell FP37/Southwell FP37/Southwell FP37/Southwell FP81**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No Abuts Sinc 2/524 - Westhorpe Dumble. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

**Additional Comments:** SHLAA Sites 08\_0386 and 08\_0350 adjoin this site  
 Site Specific Town Council Comments: Inappropriate - The Southwell Conservation Area Character Appraisal, SPD, published in July 2005 and approved by Cabinet on 18th July 2005 as part of the Newark and Sherwood LDF states on pages 58 to 60: Westhorpe is regarded in the Local Plan as countryside and any new development is strictly controlled. As a result Westhorpe has retained its rural charm in contrast to the dominant urban form of the majority of Southwell. These qualities warrant firm protection from inappropriate disturbance. The Local Plan shows Westhorpe as being outside the settlement area for Southwell and as such there is a presumption against new development. An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not visible in the wider landscape. All areas of open space including small paddocks, casual woodland and gardens contribute to the special rural character of Westhorpe and should be protected from inappropriate changes. "Seek to avoid further alien suburban residential development that does not respect the plan form, or grain of the village character". Note also the conclusions and strategic summary set out on page 65 of this document produced by Planning Services. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0585 - South Of Westhorpe,  
Southwell**

Date: 10/03/2010

Scale: 1:2,500



**Site Ref: Normanton Road****08\_0683**

Area(ha): 1.30

Parish: SOUTHWELL

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Countryside**Area PDL:** 1.3**Current Use:** Vacant Land**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Not Allocated**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Areas.**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 1247m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 622m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highways work required. Traffic statement required. Access to this site would need to conform to current highway standards as would pedestrian access. The wall on the Normanton Rd frontage would need removal in order to provide visibility.**Topography Constraints:** No Slope north to south **Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

**Site Ref: Normanton Road****08\_0683**

Area(ha): 1.30

Parish: SOUTHWELL

**Proposed Yield :****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Conifer Hedges**Impact on existing  
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/  
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

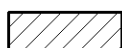
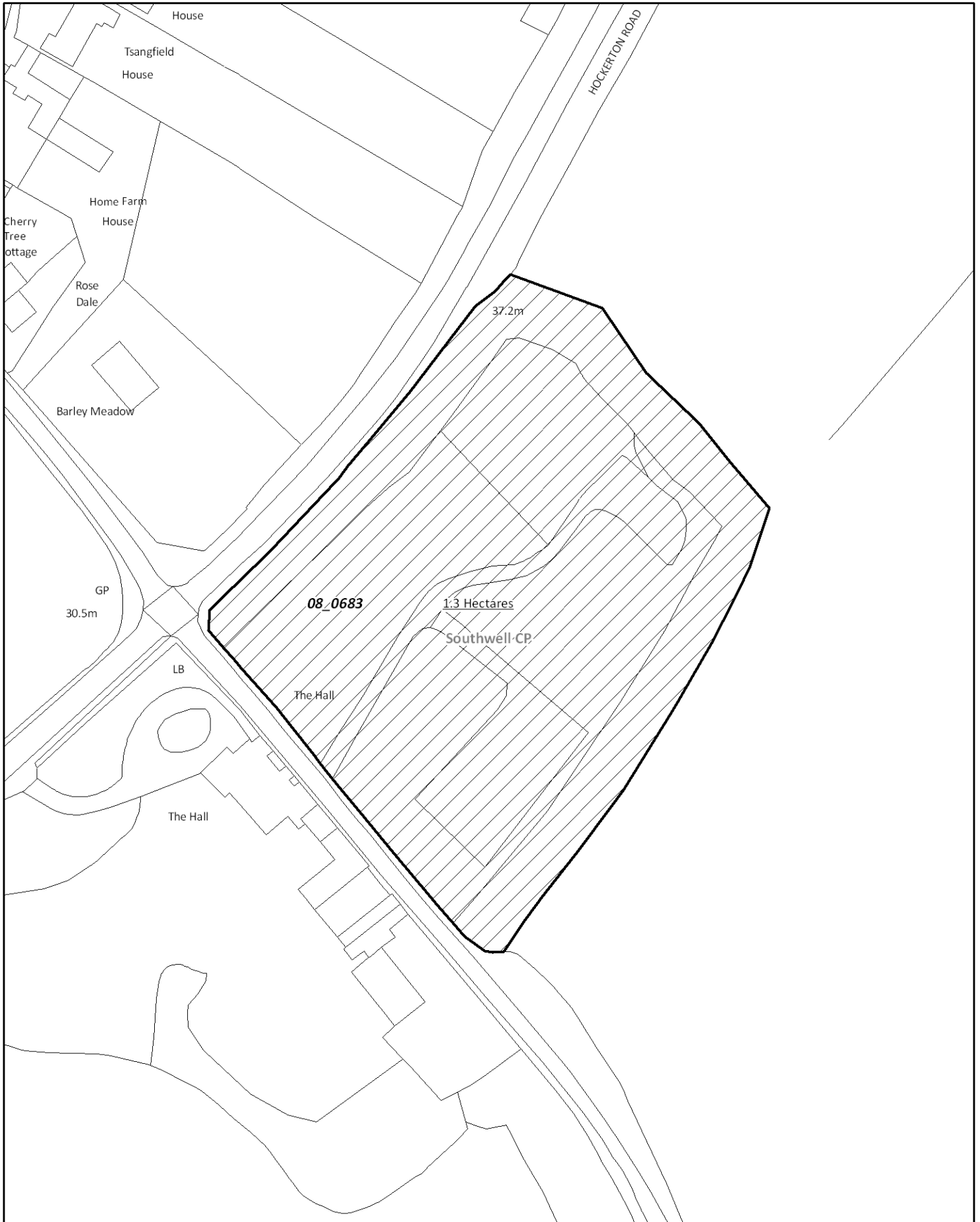
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability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

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**Additional Comments:** Site Specific Town Council Comments: Note planning history - previous applications refused on Planning grounds. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0683 - Normanton Road,  
Southwell**

Date: 10/03/2010

Scale: 1:1,250

**Site Ref: The Burgage (Rainbows)****08\_0684**

Area(ha): 0.86

Parish: SOUTHWELL

Proposed Yield : 24

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH no site area reduction with 6% on-site POS and POS commuted sum. No. of dwellings 24.

**Overall Draft Conclusion:****Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any potential development would need to take account of the potential impact on the Listed Buildings on site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any potential development would need to take account of the potential impact on the Listed Buildings on site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** MixedResidential, Open Space and Public Buildings**Area Greenfield:****Setting:** Village**Area PDL:** 0.86**Current Use:** Distribution companyLand & Bldgs in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 Housing Development Large Villages, C1-5, 12 C15-18 Conservation Areas**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:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Southwell Town Centre 443m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 109m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. The site has previously been considered for residential use and accepted subject to conditions.

**Site Ref: The Burgage (Rainbows)****08\_0684**

Area(ha): 0.86

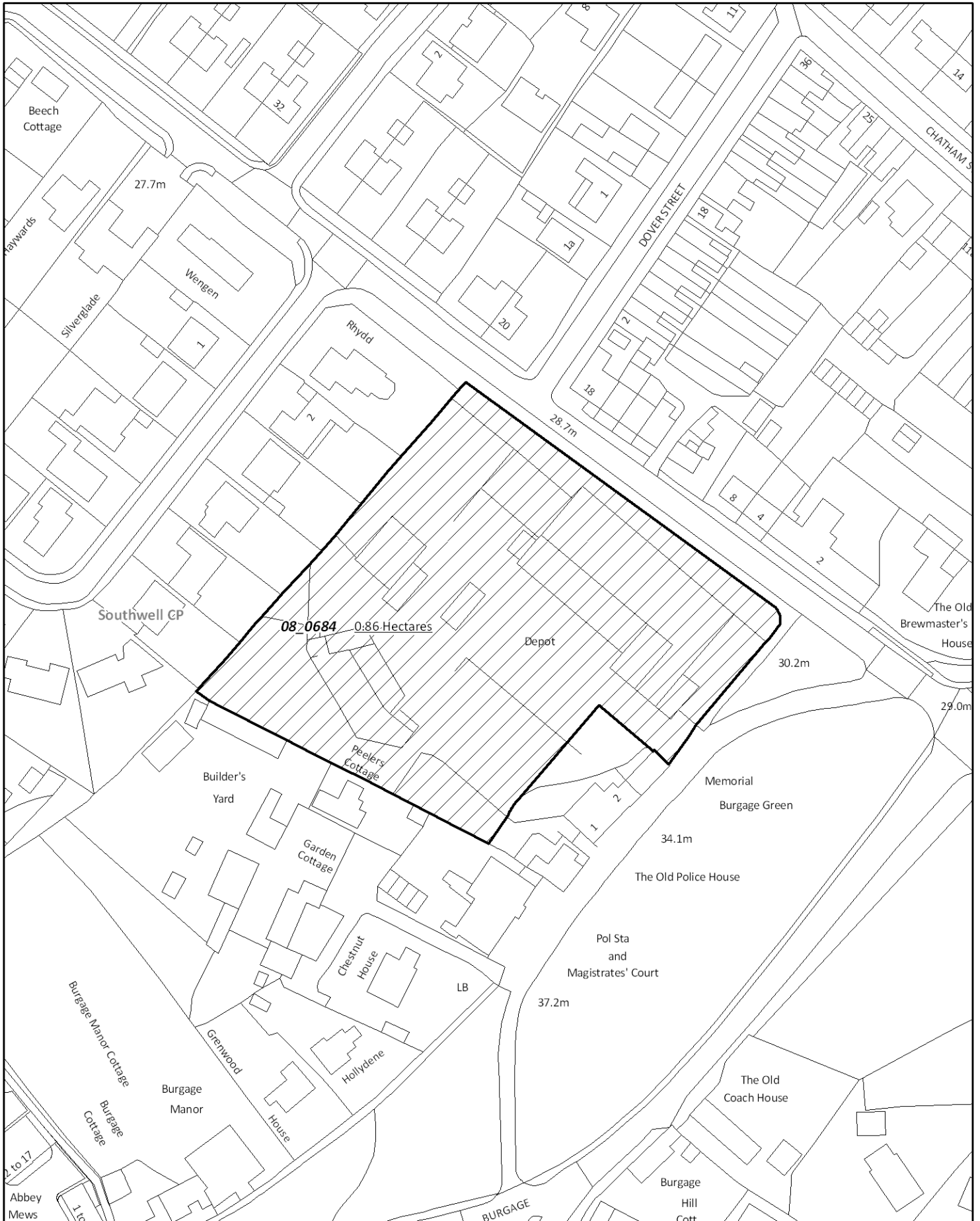
Parish: SOUTHWELL

Proposed Yield : 24

**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**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:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH no site area reduction with 6% on-site POS and POS commuted sum. No. of dwellings 24.**Ownership Constraints:** owner constraints 6-10 years**Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH no site area reduction with 6% on-site POS and POS commuted sum. No. of dwellings 24.**Additional Comments:** Adjoins SHLAA site 08\_0580.

Site Specific Town Council comments: Extant planning consent. General Town Council Comments: The infrastructure in Southwell is presently at or over capacity. This refers to schools; medical centre; parking and road congestion; and drainage and sewerage (which has already caused serious flooding). Any new development will only be acceptable if substantial improvements to the infrastructure are first put in place.

# Strategic Housing Land Availability Assessment 2010



**08\_0684 - The Burgage (Rainbows),  
Southwell**

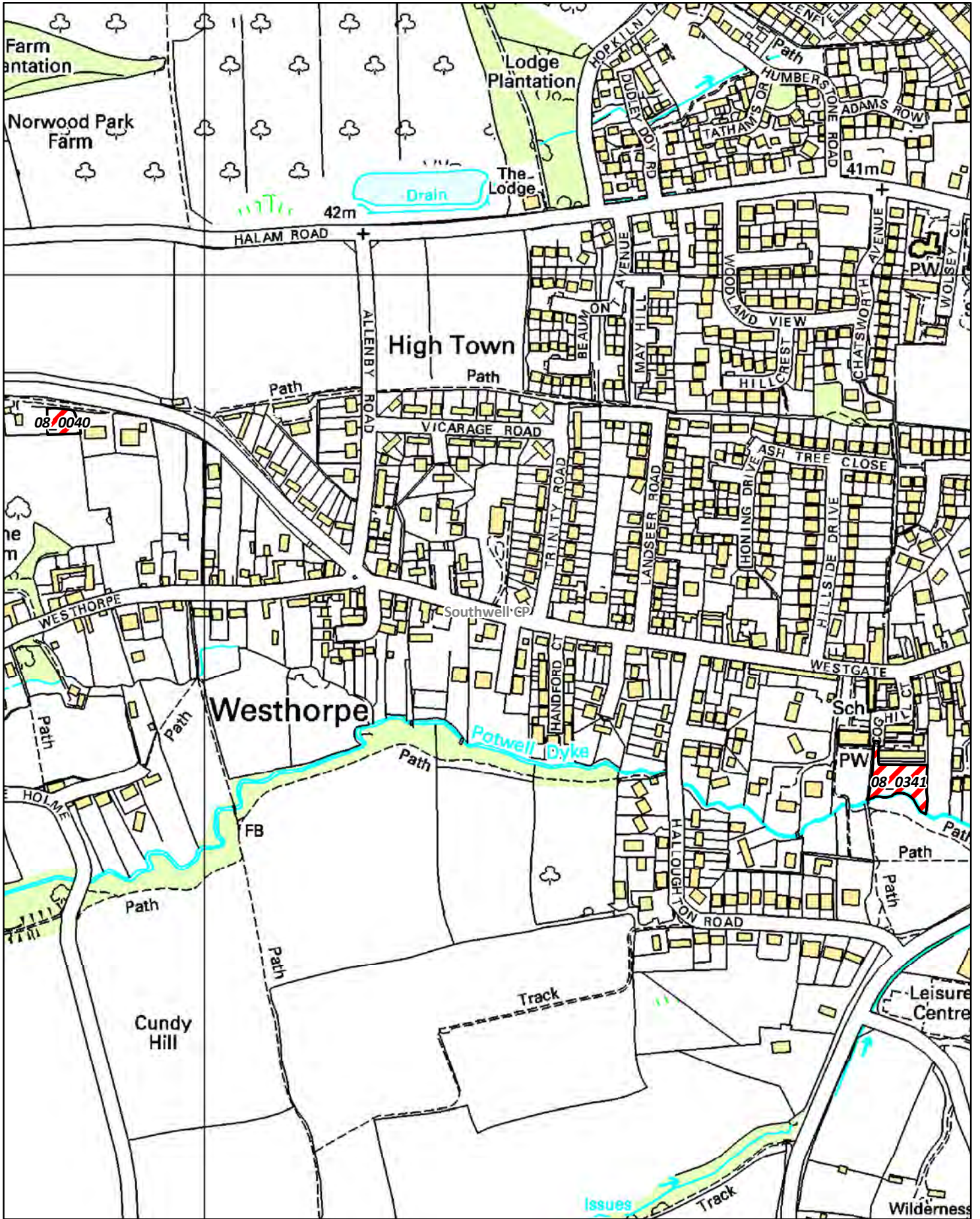
Date: 10/03/2010

Scale: 1:1,250

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

| <b>Ref</b> | <b>Address</b>                                     | <b>Parish</b> | <b>Reason Why Not Fully Assessed/Removed from the Study</b>   |
|------------|--|---------------|---|
| 08_0040    | Holly Cottage, Oxton Road                          | Southwell     | Site below 0.25ha. Not included in study.   |
| 08_0078    | Land at Crewe Lane                                 | Southwell     | Site below 0.25ha. Not included in study.   |
| 08_0290    | Land at the of Franklyn, Lower Kirklington Road    | Southwell     | Site below 0.25ha. Not included in study.   |
| 08_0341    | Coghill Court                                      | Southwell     | Site below 0.25ha. Not included in study.   |
| 08_0401    | 95 Lower Kiklington Road                           | Southwell     | Site below 0.25ha. Not included in study.   |
| 08_0407    | Land South West and East of Lower Kirklington Road | Southwell     | Duplicate site see 08_0404.   |
| 08_0681    | Church Street                                      | Southwell     | This site has planning permission for residential development and work has commenced on site under planning permission 02/02225/FULM. |

# Strategic Housing Land Availability Assessment 2010



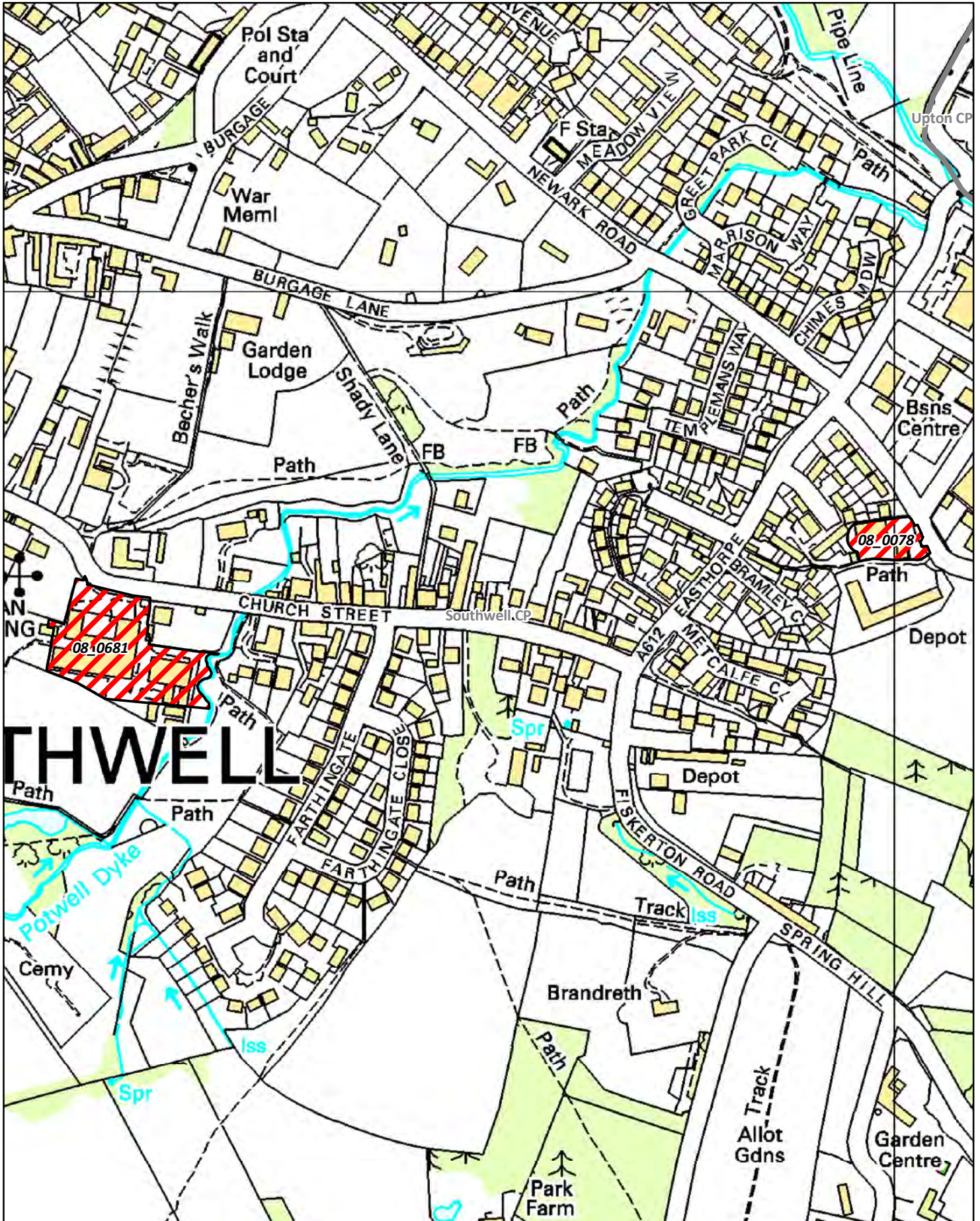
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**Southwell 1 of 3**

Date: 13/05/2010

Scale: 1:5,270



# Strategic Housing Land Availability Assessment 2010

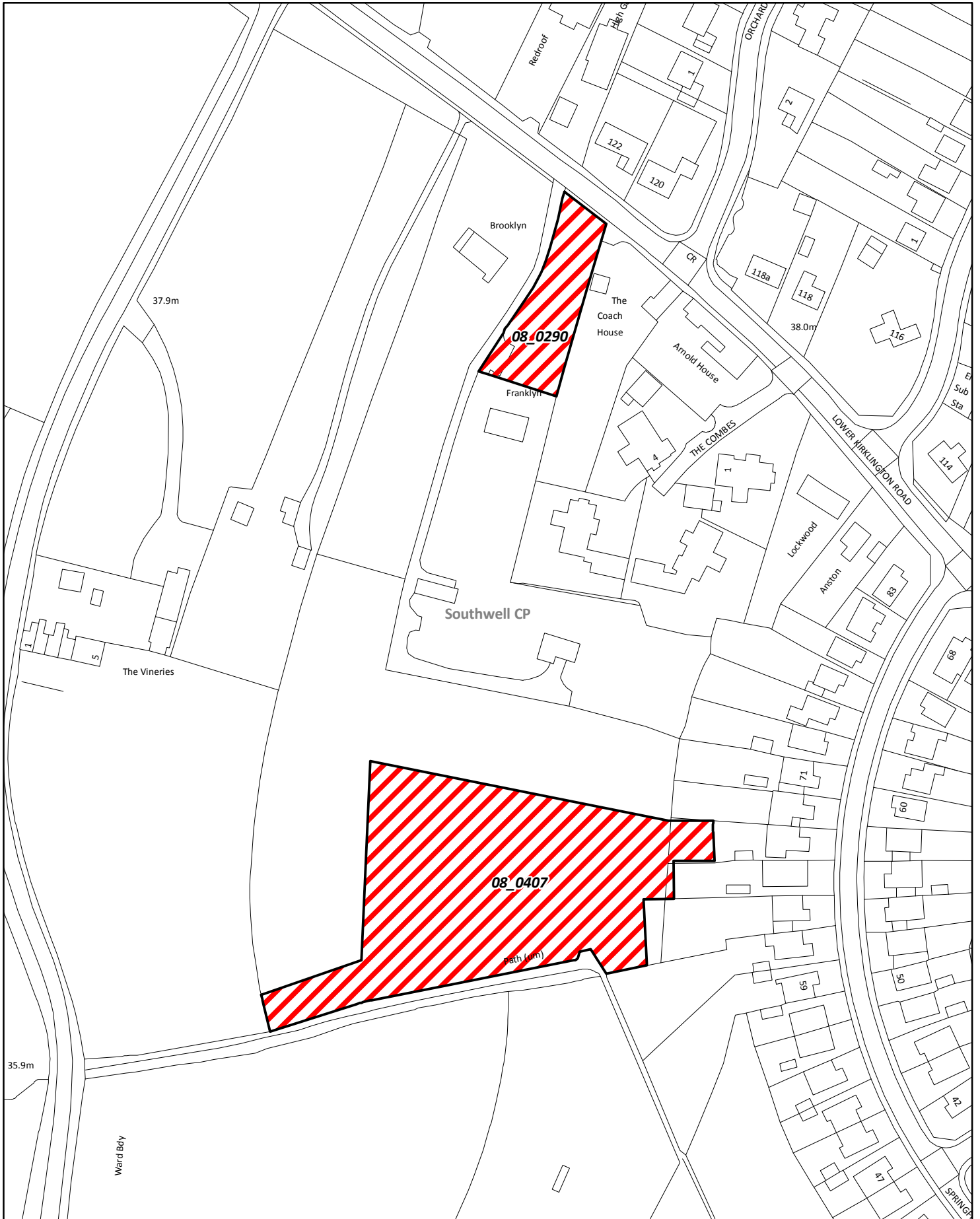


**08\_0078 - 08\_0681**  
**Southwell 2 of 3**

Date: 13/05/2010

Scale: 1:4,200

# Strategic Housing Land Availability Assessment 2010



**08\_0290 - 08\_0407**  
**Southwell 3 of 3**

Date: 13/05/2010

Scale: 1:1,500