

Walesby Parish

5.229 Within Walesby Parish, 11 sites have been through the full Assessment process. 6 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.230 5 sites may be considered suitable for development within the next five year period, and could provide for approximately 212 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.

5.231 The following sites within the parish of Walesby 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_0181**
- **08_0204**
- **08_0205**
- **08_0586**
- **08_0587**
- **08_0686**

Sites which May be Considered Suitable

- **08_0106**
- **08_0166A**
- **08_0166B**
- **08_0206**
- **08_0380**

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

- **08_0256**- Land at Manor Close, Walesby

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

Site Ref: Land off Retford Road**08_0106****Area(ha):** 3.82**Parish:** WALESBY**Proposed Yield :** 43**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information supplied: 65 homes are proposed and the site is 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 yield limited by access issues. On Site POS.

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 would limit development to a maximum of 50 dwellings off each of Brackendale Drive and Central Avenue. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside / village**Area Greenfield:** 3.82**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, PU4
Aquifer protection zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 3361m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 677m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Comments amended in response to Consultation reply: Both Central Ave and Brackendale Drive are of a width that would restrict the total number of dwellings that could be served from each roadway to 50 units. This would include the existing dwellings on these roads.

Site Ref: Land off Retford Road**08_0106****Area(ha):** 3.82**Parish:** WALESBY**Proposed Yield :** 43**Topography Constraints:** No Site slopes down to the south**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons bisect site from north to south**Neighbour Issues:** Poultry use to south**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**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: 65 homes are proposed and the site is 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 yield limited by access issues. On Site POS.**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 yield limited by access issues. On Site POS. Number of dwellings 43.**Additional Comments:** Proposes residential with element of employment development on this site. Across the track from SHLAA site 08_0204.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land West of Green Lane**08_0166A** Area(ha): 2.40

Parish: WALESBY

Proposed Yield : 62

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. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph with 14% on-site POS but no POS commuted sum. No. of dwellings 62.
Overall Draft Conclusion:	Possible highway constraints in this location. 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 highway constraints in this location. 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: MixedCountryside/Village	Area Greenfield: 2.4
Setting: Countryside Village	Area PDL:
Current Use: Agriculture	Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside	Other: NE1- Development in the Countryside, PU4-Aquifer Protection Zone
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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: Yes			Further Education: Yes	Hospital: No		
				Supermarket: Yes	Employment: Yes		
Store of Local Importance:							

Proximity to Town centre: Over 1km from a town centre Ollerton Town Centre 4271m	Proximity Transport Node: Over 1km from a major public transport node
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GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 217m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout required to standard. Off site highway works and a Traffic Assessment required. The section of Green Lane upon which this site fronts is an adopted highway. However, this highway is not of a standard that could support intensive development of a site of this size without extensive improvements to Green Lane.

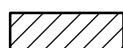
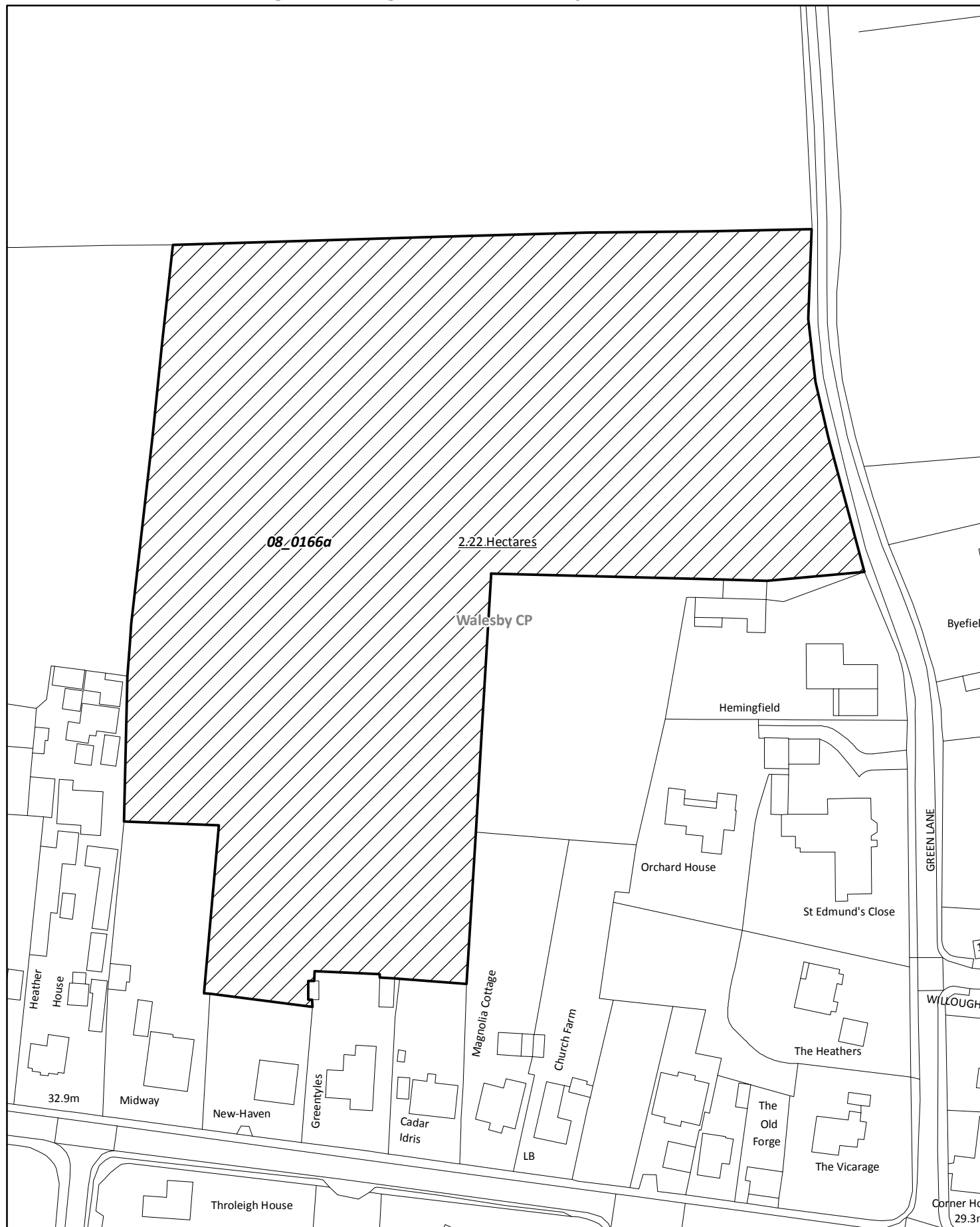
Site Ref: Land West of Green Lane**08_0166A** Area(ha): 2.40

Parish: WALESBY

Proposed Yield : 62

Topography Constraints: No Slight slope down to North**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Close to HV overhead power line (See notes)**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on edges of field**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS but no POS commuted sum. No. of dwellings 62.**Ownership Constraints** No ownership constraints 0-5 years currently held under an agricultural tenancy agreement**Ownership Comments:** currently held under an agricultural tenancy agreement**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS but no POS commuted sum. No. of dwellings 62.**Additional Comments:** Residential or Employment uses proposed. Submitted along with Site B (East of Green Lane). Adjacent to SHLAA sites 08_0205 and 08_0586 Site abuts 08_0205 to the North.

Strategic Housing Land Availability Assessment 2010



08_0166a - Land West of Green Lane, Walesby

Date: 10/03/2010

Scale: 1:1,250

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Site Ref: Land East of Green Lane**08_0166B** Area(ha): 1.22

Parish: WALESBY

Proposed Yield : 29

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. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph site area reduced by 20%, no on-site POS as assumed accomodated in 20% site area reduction, POS commuted sum. No. of dwellings 29.
Overall Draft Conclusion:	Possible highway constraints in this location. Possible off site highways mitigation works may be required. Potential flooding issues. Flood Zone 3 covers 20% of the eastern part of the site. Further information would need to be provided to justify development in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development. 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 highway constraints in this location. Possible off site highways mitigation works may be required. Potential flooding issues. Flood Zone 3 covers 20% of the eastern part of the site. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact on the possible Protected Species Habitat adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)	PDL/Greenfield: Greenfield
Area Character: MixedCountryside/ Village	Area Greenfield: 1.22
Setting: Other Countryside/ Village	Area PDL:
Current Use: Agriculture	Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside	Other: Ne1- Development in the Countryside, PU4-Aquifer Protection Zone, C1-5, C12, C15-18 Conservation Areas
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Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable**

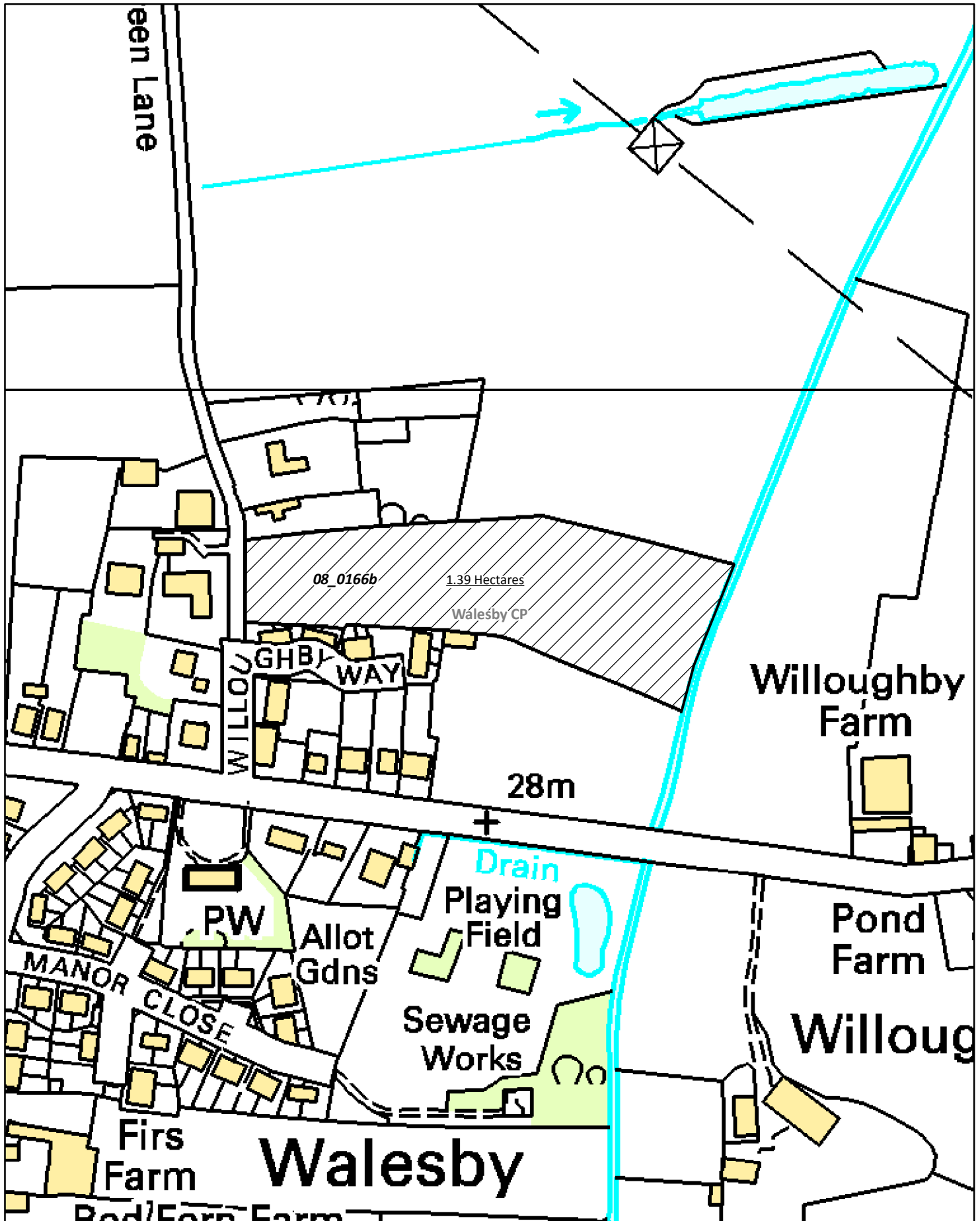
Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school: Yes	Bus stop: Yes			Secondary school: Yes	Retail Area: Yes		
GP/ Health Centre: No	Cash Machine/PO: Yes			Further Education: Yes	Hospital: No		
				Supermarket: Yes	Employment: Yes		

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Ollerton Town Centre 4271m	Proximity Transport Node: Over 1km from a major public transport node
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Site Ref: Land East of Green Lane**08_0166B** Area(ha): 1.22 Parish: WALESBY**Proposed Yield :** 29**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 217m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout required to standard. Off site highway works and a Traffic Assessment required. The section of Green Lane upon which this site fronts is an adopted highway. However, this highway is not of a standard that could support intensive development of a site of this size without extensive improvements to Green Lane.**Topography** No Slight rise to
Constraints: centre**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Close to HV overhead power line
(See notes)**Site within a flood zone?:** In zone 3 Applies to Eastern margins of site.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing** No
Recreational Use:**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/** Yes Possible Protected
Habitats: Species Habitat adjacent to
the site.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph site area reduced by 20%, no on-site POS as assumed accomodated in 20% site area reduction, POS commuted sum. No. of dwellings 29.**Ownership Constraints** No ownership constraints 0-5
years currently held under an
agricultural tenancy
agreement**Ownership Comments:** currently held under an
agricultural tenancy agreement**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph site area reduced by 20%, no on-site POS as assumed accomodated in 20% site area reduction, POS commuted sum. No. of dwellings 29.**Additional Comments:** Residential or Employment uses proposed. Submitted along with Site A (West of Green Lane).
Adjacent to SHLAA Site 08_0206

Strategic Housing Land Availability Assessment 2010



 08_0166b - Land East of Green Lane, Walesby

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

Site Ref: Willoughby House and Sawmill, Tuxford Road

08_0181

Area(ha): 1.79

Parish: WALESBY

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information Supplied: One developer has made a preliminary enquiry about this site. In answer to the question concerning number / type of dwellings, the respondent states: 'Starter Homes for young villagers plus reasonable sized houses if possible.' Available within 5 years - or sooner if needed.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Potential contamination issues in the locality 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. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable

Location: Separated from urban/village boundary

PDL/Greenfield:

Area Character: CountrysideSawmill

Area Greenfield: 1.13

Setting: Countryside Sawmill

Area PDL: 0.66

Current Use: Sawmill and residentialLand & Bldgs in Use

Proposed Use:

Policy The site is not suitable

AllocatedSite: Countryside

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

Conflicting Issues Yes Development in the Countryside

Access to Services The site is suitable

Within 800m or 10 mins walking

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

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

Within 30 mins travel by public transport

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

Further Education: Yes **Hospital:** No

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Ollerton Town Centre 4430m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 156m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and Highway layout required to standard. Traffic Assessment required. Edge of village site that would need to provide for adequate vehicular access and pedestrian links from the site onto the highway network.

Topography Constraints: No Slopes down to south

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

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

Site Ref: Willoughby House and Sawmill, Tuxford Road

08_0181

Area(ha): 1.79

Parish: WALESBY

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Pylons and transformer on site

Neighbour Issues:

Site within a flood zone?:

In zone 3 Western edge of site in Zones 2 and 3

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Information Supplied: One developer has made a preliminary enquiry about this site. In answer to the question concerning number / type of dwellings, the respondent states: 'Starter Homes for young villagers plus reasonable sized houses if possible.' Available within 5 years - or sooner if needed.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

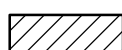
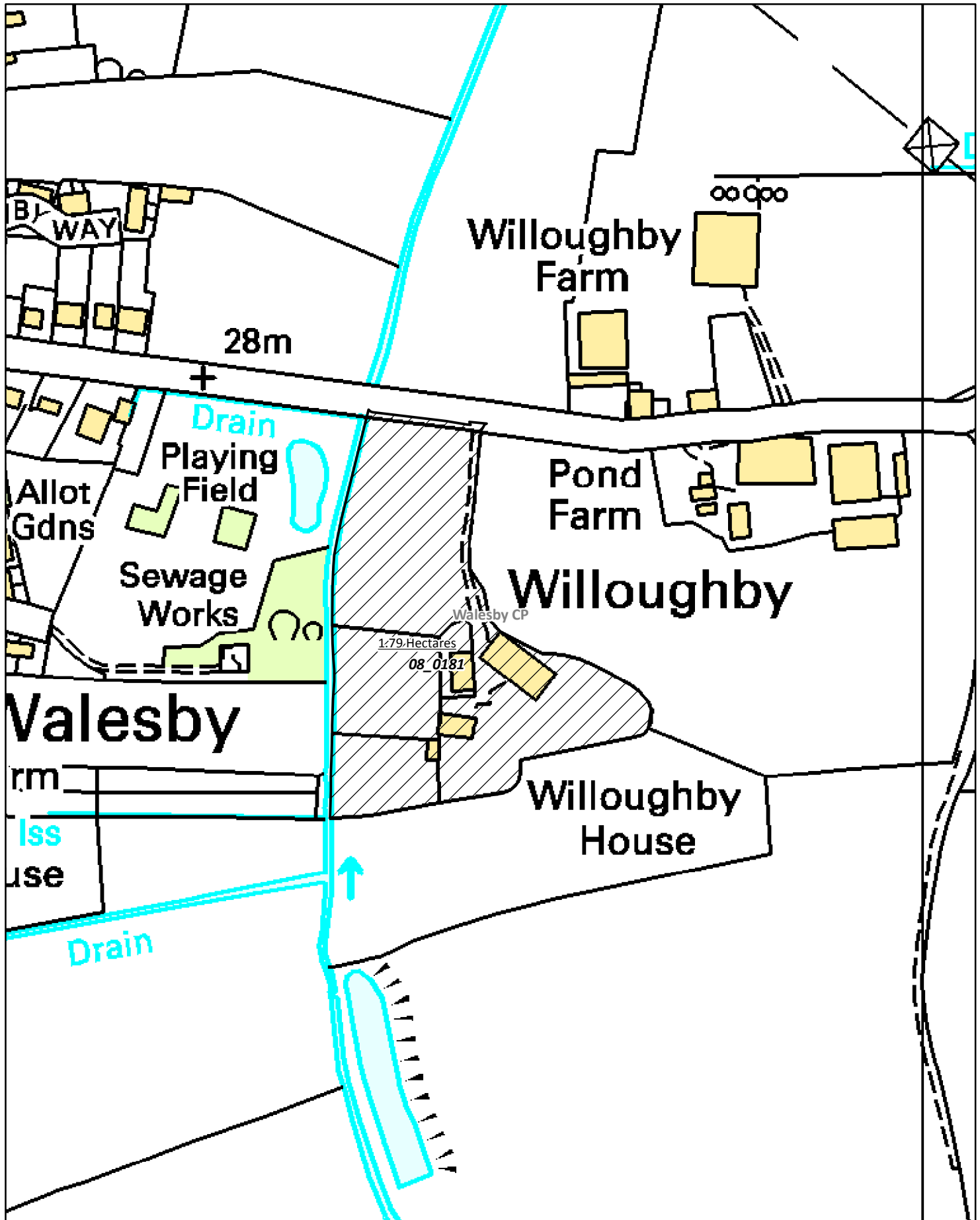
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Bog Lane**08_0204****Area(ha): 2.13****Parish: WALESBY****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.13**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU4-
Aquifer Protection Zone**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4097m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 354m**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 Slopes down
to the South East**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be
identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons through and adjacent to site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** Adjacent zone 3 and
adjacent to Zone 2**SFRA Comments:**

Site Ref: Land off Bog Lane

08_0204

Area(ha): 2.13

Parish: WALESBY

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Walesby FP7
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ No
Habitats:

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

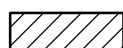
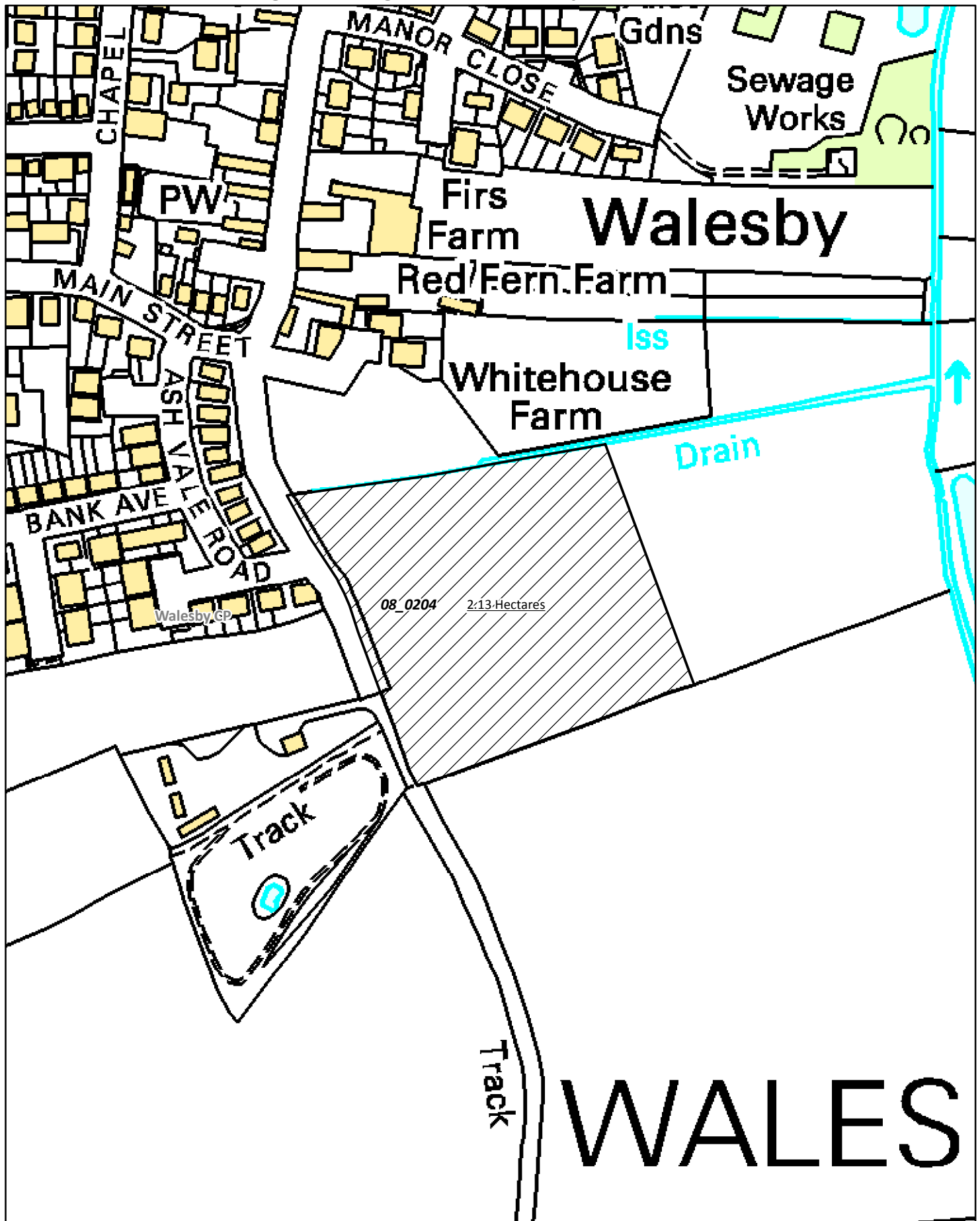
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Abuts SHLAA site 08_0587 and across the track from 08_0106.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Retford Road**08_0205****Area(ha):** 17.93**Parish:** WALESBY**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Site available within 5 years.

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 may be suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 17.93**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU4- Aquifer Protection Zone**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4436m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 250m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. This is a large site onto a straight section of Retford Rd . Visibility may not be an issue but the turning traffic may be an issue.**Topography Constraints:** No Slight slope to East**Access to Utilities?** Yes In adopted road **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Pylons running through field, telephone wires to West of site. HV overhead power line (See notes)**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1

Site Ref: Land at Retford Road

08_0205

Area(ha): 17.93

Parish: WALESBY

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: Yes

Natural Features: No

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

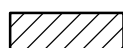
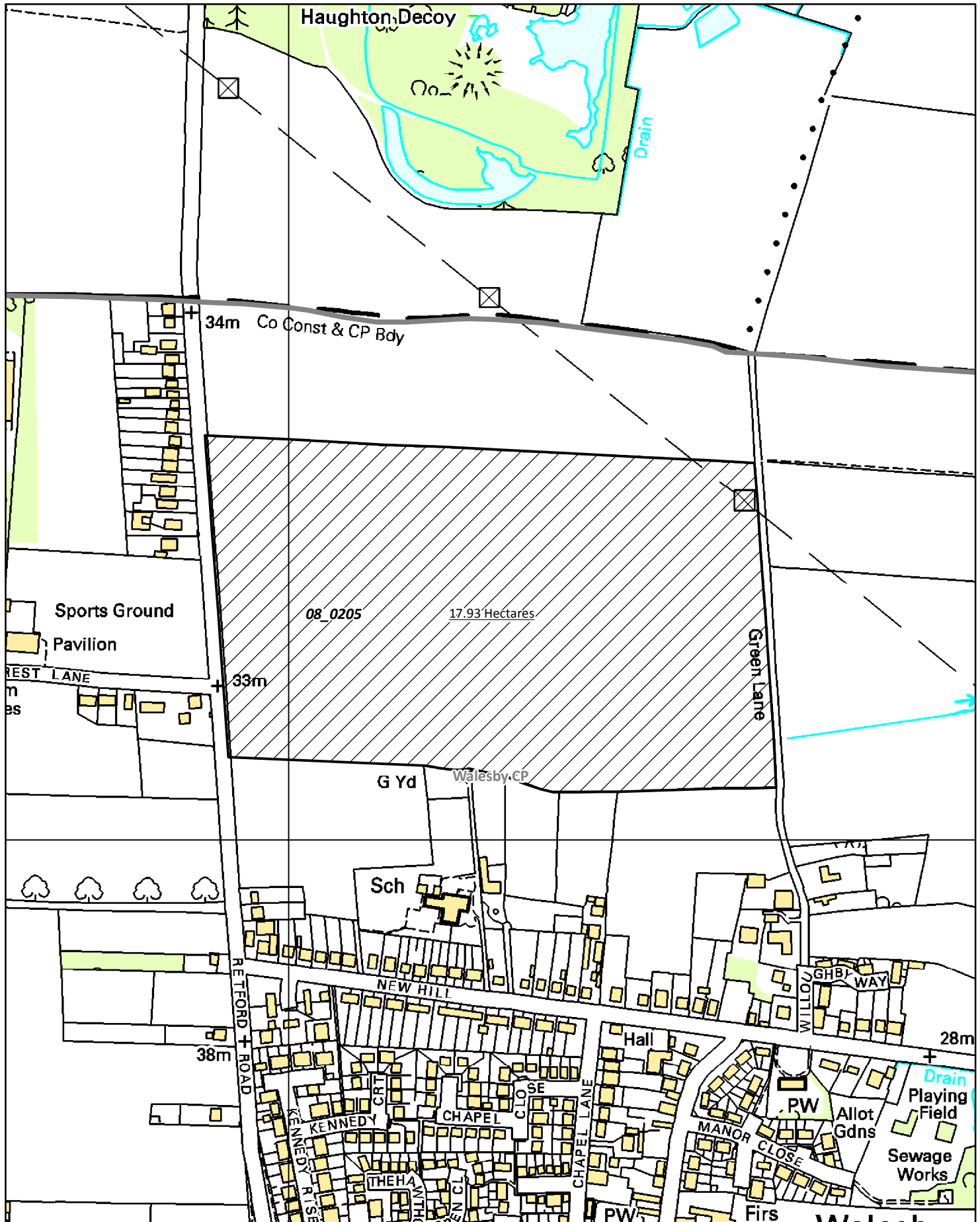
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA sites 08_0166, 08_0380 and 08_0586. Residential and employment uses proposed. Abuts an Article 4 direction area to North. Site previously has permission for golf uses. This is a large site in close proximity to a scheduled ancient monument situated to the north (Houghton Decoy and Motte & Bailey Castle). Given the relative open nature of land, there is likely to be a significant impact on the setting of the SAM which may affect how this site is developed. (EH).

Strategic Housing Land Availability Assessment 2010



**08_0205 - Land At Retford Road,
Walesby**

Date: 10/03/2010

Scale: 1:5,000

Site Ref: Tuxford Road**08_0206****Area(ha): 0.43****Parish: WALESBY****Proposed Yield : 13****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

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

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph, no on-site POS but POS commuted sum. No. of dwellings 13.

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:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 0.43**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU4-Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4353m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 150m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Likely to be frontage development, adequate visibility should be provided together with on site turning facilities.**Topography Constraints:** No Flat land**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: Tuxford Road

08_0206

Area(ha): 0.43

Parish: WALESBY

Proposed Yield : 13

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: Adjacent zone 3 Also Zone2

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

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: 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, no on-site POS but POS commuted sum. No. of dwellings 13.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

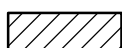
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30 dph, no on-site POS but POS commuted sum. No. of dwellings 13.

Additional Comments: Abuts SHLAA site 08_0166 and 08_0686. Small agricultural building on North West corner of site.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Oakham Farm, Forest Lane**08_0380****Area(ha):** 2.50**Parish:** WALESBY**Proposed Yield :** 65**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

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

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with on-site POS , no POS commuted sum. No. of dwellings 65.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential Countryside**Area Greenfield:** 2.5**Setting:** Village Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4018m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 153m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required.**Topography Constraints:** No Slight slope down to north**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Land at Oakham Farm, Forest Lane

08_0380

Area(ha): 2.50

Parish: WALESBY

Proposed Yield : 65

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

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

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

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

Achievabilty Comments: Viable - Assessed at 30 DPH with on-site POS , no POS commuted sum. No. of dwellings 65.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

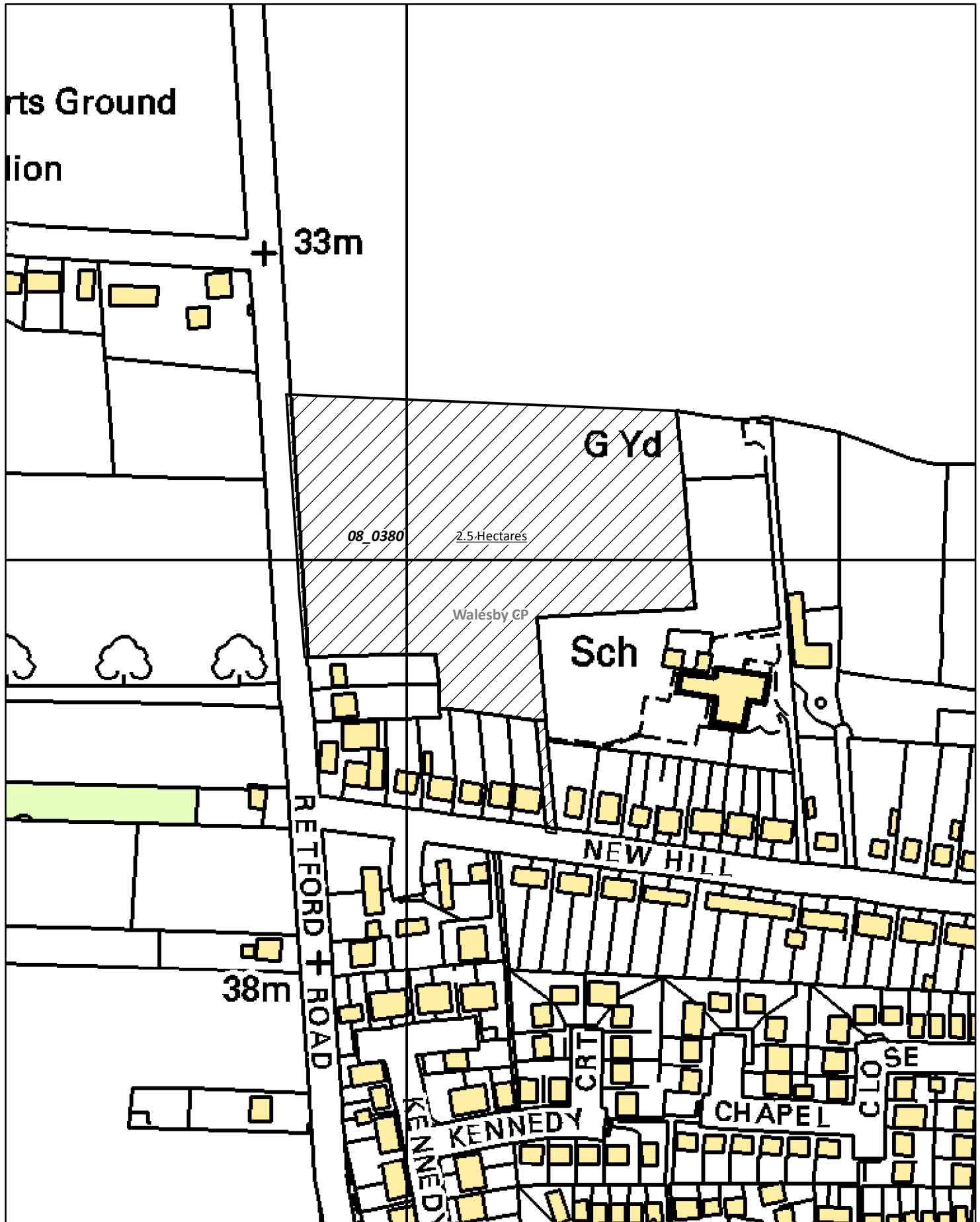
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30 DPH with on-site POS , no POS commuted sum. No. of dwellings 65.

Additional Comments: Adjacent to SHLAA site 08_0205

Strategic Housing Land Availability Assessment 2010



Site Ref: North of New Hill**08_0586****Area(ha):** 1.69**Parish:** WALESBY**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_0205.

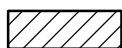
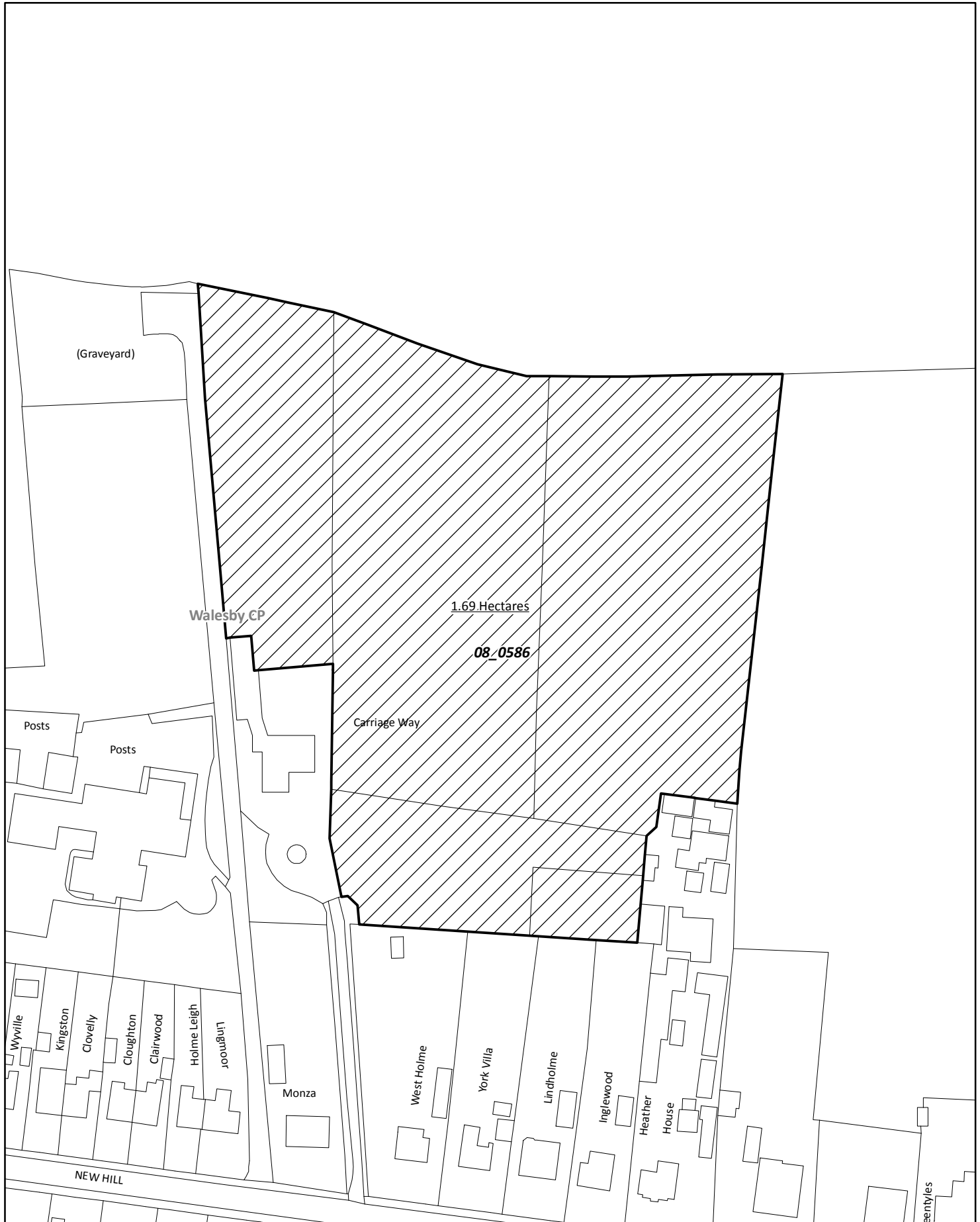
Overall Final Conclusion:

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_0205.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedCountryside/Residential**Area Greenfield:** 1.42**Setting:** Other Countryside/Residential**Area PDL:** 0.27**Current Use:** Paddock/ResidentialOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, PU4 - Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4214m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 92m**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?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: North of New Hill**08_0586****Area(ha):** 1.69**Parish:** WALESBY**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Several hedges and 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:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Coal Authority mining area; Smoke Control Zone
Adjoins SHLAA sites 08_0166, 08_0205

Strategic Housing Land Availability Assessment 2010



Site Ref: East of Red Fern Farm**08_0587****Area(ha): 2.33****Parish: WALESBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

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

Overall Final Conclusion:

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

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 2.33**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** PaddocksAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C5,C12,C15-C18 - Conservation Areas, PU4 - Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4016m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 198m**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**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons on site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1 Adjacent zone 2 and 3 - eastern corner

Site Ref: East of Red Fern Farm

08_0587

Area(ha): 2.33

Parish: WALESBY

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Hedges and trees on site.

**Impact on existing
Recreational Use:** Yes Public Right of Way
214/7/1 Walesby FP7

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:

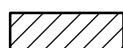
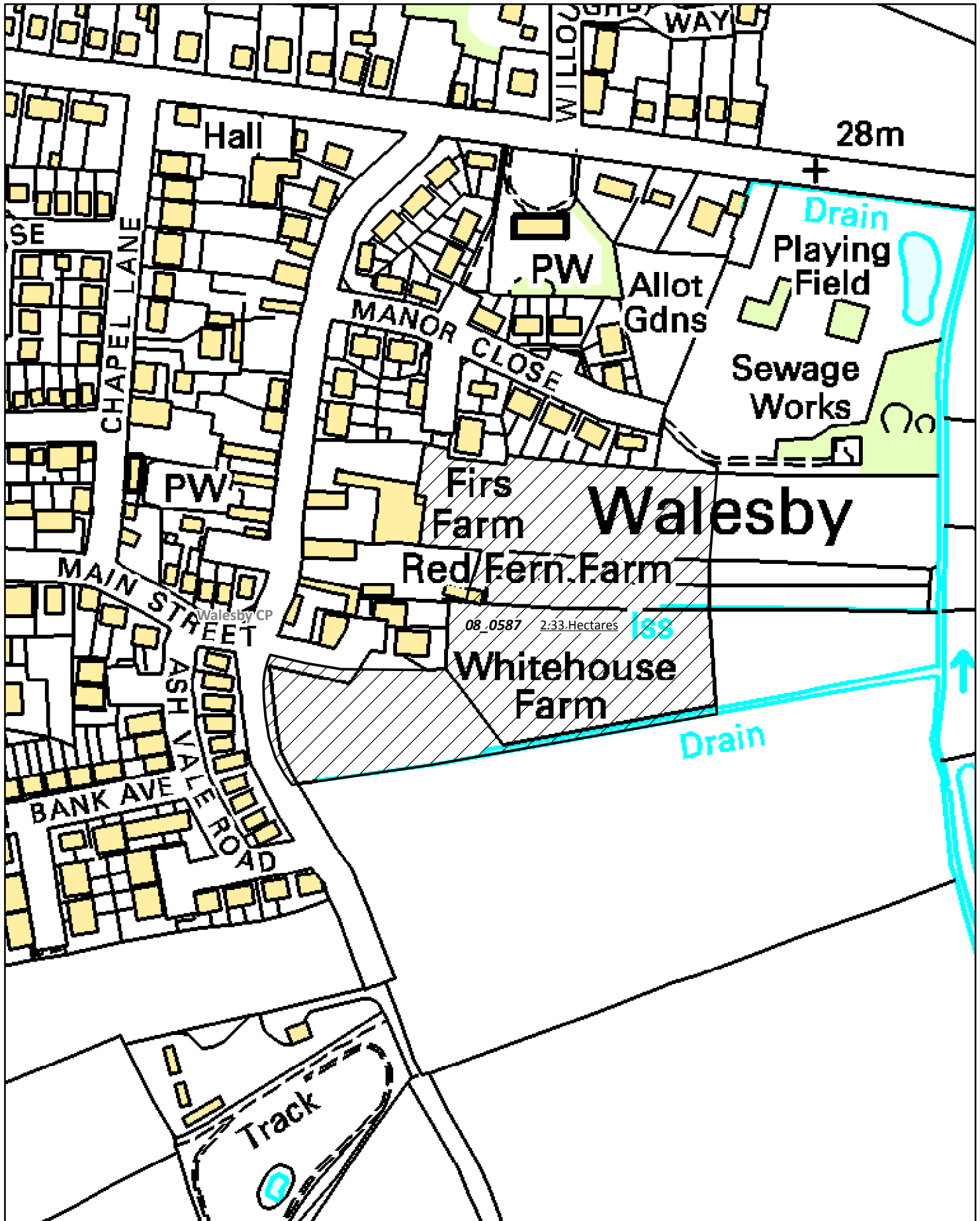
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Mining Area; Smoke Control Zone
Adjoins SHLAA site 08_0204
Small part of site has expired residential permission

Strategic Housing Land Availability Assessment 2010



08_0587 - East Of Red Fern Farm,
Walesby

Date: 10/03/2010

Scale: 1:2,500

Site Ref: Tuxford Road**08_0686****Area(ha): 0.52****Parish: WALESBY****Proposed Yield :****Suitability Conclusion**

The site is not suitable

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

Approximately 40% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Approximately 40% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.52**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Smoke Control Zone**Other:** NE1 Development in the Countryside, PU4
Aquifer Protection Zones**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:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 4416m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 145m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway work required. Likely to be a site suitable for frontage development. Individual plots would need to provide for adequate access and on site turning facilities.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 40 % in Flood
Zone 3 and 50% in Flood
Zone 2

Site Ref: Tuxford Road

08_0686

Area(ha): 0.52

Parish: WALESBY

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

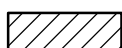
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: SHLAA sites adjoins 08_0166 and 08_0206

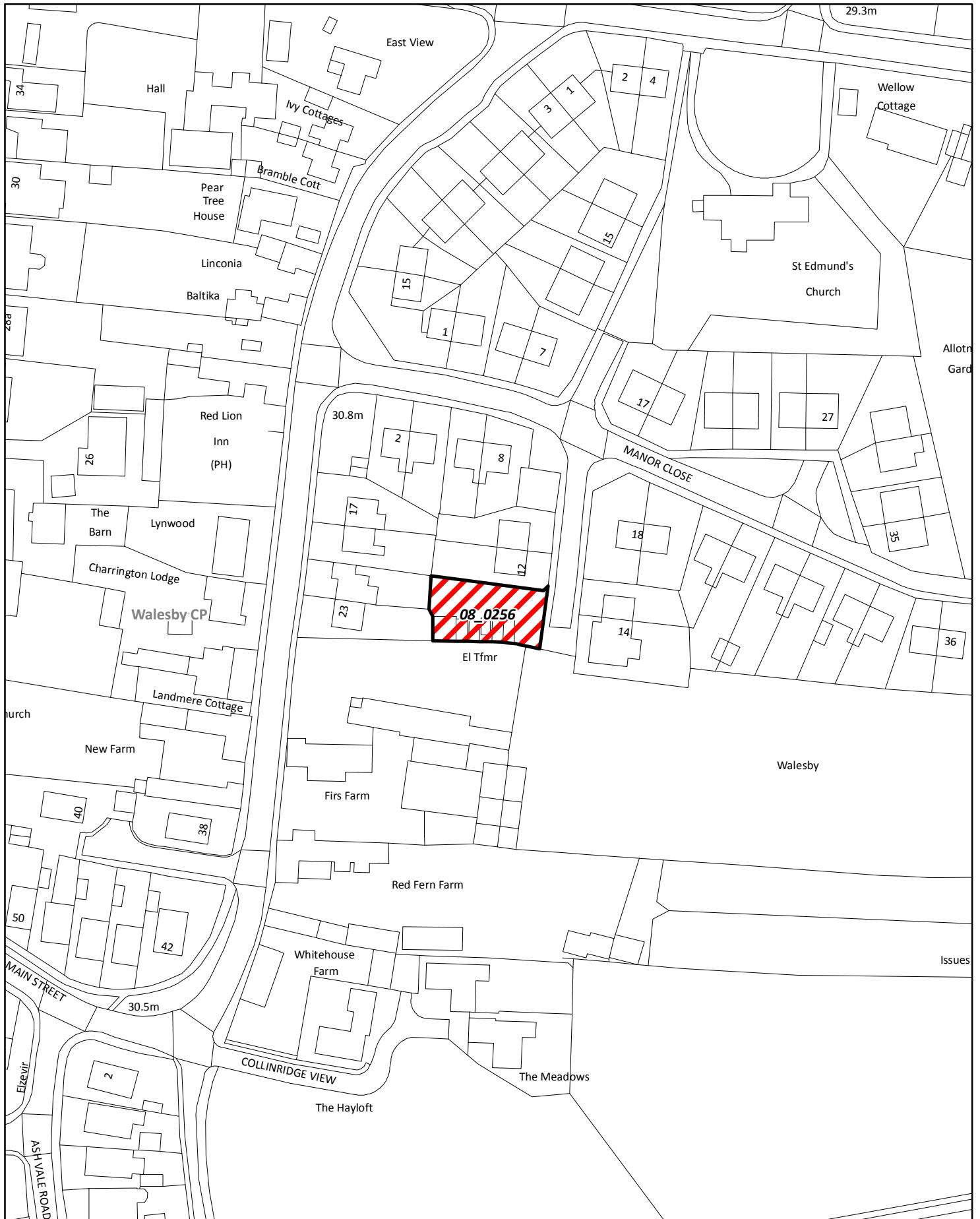
Strategic Housing Land Availability Assessment 2010



WALESBY – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0256	Land at Manor Close	Walesby	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



08_0256
Walesby

Date: 14/05/2010

Scale: 1:1,250