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 Retfo	ord Road	
08_0106 Area(ha): 3.82	Parish: WALESBY	Proposed Yield : 43
Suitability Conculsion	The site may be suitable	e
Availability Conclusions:	The site could be availa	ble in 5 - 10 years time
Availability Comments:		5 homes are proposed and the site is available within 5 site currently has policy constraints it has been put in the 5-
Achievability Conclusion:	The site is economically	viable/acheivable for housing
Achievabilty Comments:	Viable - Assessed at 30	DPH, with yield limited by access issues. On Site POS.
Overall Draft Conclusion:	mitigated if necessary	on issues at the site would need to be investigated and Y. Possible highway constraints in this location, in r considerations, make this site unsuitable for
Character Land Use Location	limit development to a Drive and Central Ave through the Developm suitable subject to ap is considered that it c	r. Possible highway constraints in this location would maximum of 50 dwellings off each of Brackendale nue. If the Village Envelope designation is changed nent Plan process, this site could be considered propriate mitigation works. The site is Achievable and it ould be developed within 5 - 10 years.
Location: Village (outside but	-	PDL/Greenfield: Greenfield
Area Character: MixedCountr		Area Greenfield: 3.82
Setting: Countryside	, en	Area PDL:
Current Use: Agriculture		Proposed Use:
Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs		Other: NE1 Development in the Countryside, PU4 Aquifer protection zone
Access to Services The si	te is suitable	
Within 800m or 10 mins walki	ng	Within 30 mins travel by public transport
Primary school: Yes Bus st	cop: Yes	Secondary school: Yes Retail Area: Yes
GP/Health No Cash Centre: Machi	Yes ne/PO:	Further Education: Yes Hospital: No

Store of Local Importance:

Proximity toOver 1km from a town centreTown centre:Ollerton Town Centre 3361m

ProximityOver 1km from a major public transportTransport Node:node

Yes

Employment:

Yes

Supermarket:

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy 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 Retfor	d Road	
08_0106 Area(ha): 3.82	Parish: WALESBY	Proposed Yield : 43
Topography No Site slopes Constraints: down to the south	Access to Utilities? Contamination Cate	
Agricultural Land Quality: Gra	de 3 (Good-moderate)	Site Apparatus: Pylons bisect site from north to south
Identified in SFRA: No	use to south	Site within a flood In Floodzone 1 zone?:
SFRA Comments:		
Impact on Landscape Biodiver Impact on views: No	sity The site is suitab	le Natural Features: Yes Trees
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No
Suitability Conclusion:	he site may be suitable	
Availability and Achievabi	lity	
Availability Conclusions:	The site could be avai	ilable in 5 - 10 years time
Achievability Conclusion:	The site is economica	ally viable/acheivable for housing
Availability Comments:		5 homes are proposed and the site is available within 5 a site currently has policy constraints it has been put in the 5-
Achievabilty Comments:	Viable - Assessed at 3	0 DPH, with yield limited by access issues. On Site POS.
Ownership Constraints No own years	nership constraints 0-5	Ownership Comments:
Legal Issues: No		Legal Comments:
Timescale: No other constraints	s 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments: Viable - As dwellings		h yield limited by access issues. On Site POS. Number of

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







08_0106 - Land Off Retford Road, Walesby

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

Site Ref: Land West						
08_0166A Area(ha): 2.40	Parish: WALESBY	Proposed Yield : 62				
Suitability Conculsion	The site may be suita	able				
Availability Conclusions:	The site could be ava	ailable in 5 - 10 years time				
Availability Comments:	all the timescales spe	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 economic	ally viable/acheivable for housing				
Achievabilty Comments:	Viable - Assessed at No. of dwellings 62.	30dph with 14% on-site POS but no POS commuted sum.				
Overall Draft Conclusion:	mitigation works m changed through th	constraints in this location. Possible off site highways ay be required. If the Village Envelope designation is ne Development Plan process, this site could be a subject to appropriate mitigation works. The site is both avable.				
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 year Character Land Use Location The site may be suitable						
Location: Village (outside b	ut adjoining Boundary)	PDL/Greenfield: Greenfield				
		PDL/Greenneid. Greenneid				
Area Character: MixedCou	ntryside/Village	Area Greenfield: 2.4				
Area Character: MixedCou Setting: Countryside Villag						
		Area Greenfield: 2.4				
Setting: Countryside Villag	je Jitable	Area Greenfield:2.4Area PDL:				
Setting: Countryside Villag Current Use: Agriculture Policy The site may be su AllocatedSite: Countryside Conflicting Issues Yes O	je Jitable	Area Greenfield: 2.4 Area PDL: Proposed Use: Other: NE1- Development in the Countryside, PU4-				
Setting: Countryside Villag Current Use: Agriculture Policy The site may be su AllocatedSite: Countryside Conflicting Issues Yes O	utside Village Envelope site is suitable	Area Greenfield: 2.4 Area PDL: Proposed Use: Other: NE1- Development in the Countryside, PU4-				
Setting: Countryside Villag Current Use: Agriculture Policy The site may be su AllocatedSite: Countryside Conflicting Issues Yes O Access to Services The	utside Village Envelope site is suitable	Area Greenfield: 2.4 Area PDL: Proposed Use: Other: NE1- Development in the Countryside, PU4- Aquifer Protection Zone				
Setting:CountrysideVillageCurrent Use:AgriculturePolicyThe site may be setAllocatedSite:CountrysideConflicting IssuesYesAccess to ServicesTheWithin 800m or 10 mins watPrimary school:YesBusGP/ HealthNoCase	utside Village Envelope site is suitable lking stop: Yes h Yes	Area Greenfield: 2.4 Area PDL: Proposed Use: Other: NE1- Development in the Countryside, PU4- Aquifer Protection Zone Within 30 mins travel by public transport				
Setting:CountrysideVillageCurrent Use:AgriculturePolicyThe site may be setAllocatedSite:CountrysideConflicting IssuesYesAccess to ServicesTheWithin 800m or 10 mins watPrimary school:YesBusGP/ HealthNoCase	utside Village Envelope site is suitable lking stop: Yes	Area Greenfield: 2.4 Area PDL: Proposed Use: Other: NE1- Development in the Countryside, PU4-Aquifer Protection Zone Within 30 mins travel by public transport Secondary school: Yes Retail Area: Yes				

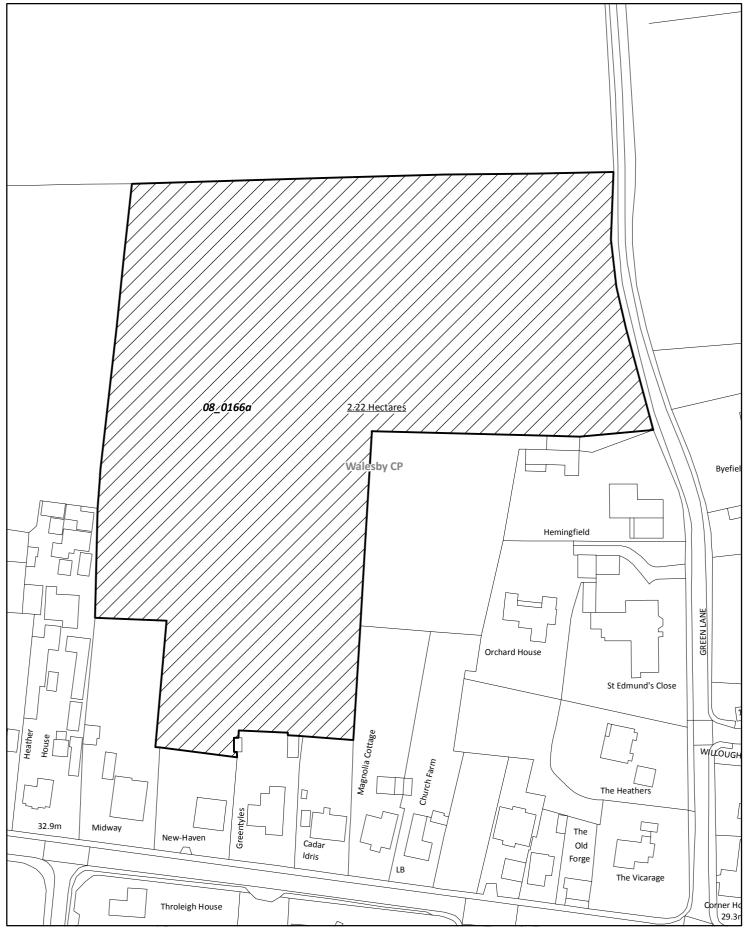
GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 217m

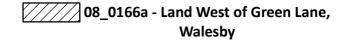
Physical Constraints The site may be suitable

Highway Engineers Comments: Visability 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 C	Green Lane	
08_0166A Area(ha): 2.40	Parish: WALESBY	Proposed Yield : 62
Topography No Slight slope	Access to Utilities?	Yes Contaminated Land?: No
Constraints: down to North	Contamination Catego	ory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality: Gra	ide 3 (Good-moderate)	Site Apparatus: None
(See no	o HV overhead power line otes)	Site within a flood In Floodzone 1 zone?:
Identified in SFRA: No		
SFRA Comments:		
Impact on Landscape Biodive	rsity The site is suitable	
Impact on views: No		Natural Features: Yes Trees on edges of field
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No		Tree Preservation Order: No
Habitats:		Conservation Area: Yes
Suitability Conclusion:	The site may be suitable	
Availability and Achievab	ility	
Availability Conclusions:	The site could be availa	ble in 5 - 10 years time
Achievability Conclusion:	The site is economically	y viable/acheivable for housing
Availability Comments:	all the timescales specifie	developer has shown interest in this site. Available within ed on the Site Submission Form. However, as the site traints it has been put in the 5-10 tranche.
Achievabilty Comments:	Viable - Assessed at 30d No. of dwellings 62.	ph with 14% on-site POS but no POS commuted sum.
	currently held under an Itural tenancy	Ownership Comments: currently held under an agricultural tenancy agreement
Legal Issues: No	L	egal Comments:
Timescale: No other constraints	s 0-5 years A	vailability Other Issues: No other constraints 0-5 years
Viability Comments: Viable - A dwellings	•	6 on-site POS but no POS commuted sum. No. of
08_058	ed along with Site B (East of	roposed. of Green Lane). Adjacent to SHLAA sites 08_0205 and







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

Site Ref: Land East of	Green Lane				
08 0166B Area(ha): 1.22	Parish: WALESBY		Proposed Yield :	29	
Suitability Conculsion	The site may be suitab	le			
Availability Conclusions:	The site could be availa	able in 5 - 10 years time			
Availability Comments:	all the timescales spec	A developer has shown i ified on the Site Submiss nstraints it has been put	ion Form. Howeve	er, as the sit	
Achievability Conclusion:	The site is economicall	y viable/acheivable for h	ousing		
Achievabilty Comments:		0dph site area reduced b ite area reduction, POS			
Overall Draft Conclusion:	mitigation works may covers 20% of the eas be provided to justify could prevent part of accommodate develo through the Developm	nstraints in this locatio be required. Potential stern part of the site. F development in this lo the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we	flooding issues. urther informatio cation. Although reloped, some are velope designati site could be cou	Flood Zone n would ne constraint eas could on is chan nsidered	e 3 eed to s ged
	covers 20% of the eas	be required. Potential stern part of the site. F	urther informatio	n would ne	
	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap	development in this lo beed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w	any detrimental to the site. Althor reloped, some are ivelope designati site could be co orks. The site is	impact on ough const eas could on is chan nsidered Achievable	raints ged
Character Land Use Location	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w	any detrimental to the site. Althor reloped, some are ivelope designati site could be co orks. The site is	impact on ough const eas could on is chan nsidered Achievable	raints ged
	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that it The site may be suitable	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation wo t could be developed w	any detrimental to the site. Althor reloped, some are ivelope designati site could be co orks. The site is	impact on ough const eas could on is chan nsidered Achievable	raints ged
Location: Village (outside but Area Character: MixedCountr	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield:	any detrimental to the site. Althore reloped, some are ovelope designati site could be con orks. The site is ithin 5 - 10 years	impact on ough const eas could on is chan nsidered Achievable	raints ged
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield: Area PDL:	any detrimental to the site. Althor reloped, some are velope designati site could be con orks. The site is ithin 5 - 10 years	impact on ough const eas could on is chan nsidered Achievable	raints ged
Character Land Use Location Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield:	any detrimental to the site. Althor reloped, some are velope designati site could be con orks. The site is ithin 5 - 10 years	impact on ough const eas could on is chan nsidered Achievable	raints ged
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield: Area PDL: Proposed Use: Other: Ne1- Develo	any detrimental to the site. Althor reloped, some are ovelope designati site could be con orks. The site is ithin 5 - 10 years reenfield 1.22	impact on bugh const eas could on is chan nsidered Achievable	raints ged and
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village	eed to mitigate against pecies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield: A Area PDL: Proposed Use: Other: Ne1- Develo Aquifer Prote	any detrimental to the site. Althor reloped, some are ovelope designati site could be con orks. The site is ithin 5 - 10 years reenfield 1.22	impact on bugh const eas could on is chan nsidered Achievable	raints ged and
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village	eed to mitigate against pecies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield: A Area PDL: Proposed Use: Other: Ne1- Develo Aquifer Prote	any detrimental to the site. Althor reloped, some are ovelope designati site could be con orks. The site is ithin 5 - 10 years reenfield 1.22	impact on bugh const eas could on is chan nsidered Achievable	raints ged and
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si	development would in possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village able ide Village Envelope te is suitable	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed we e PDL/Greenfield: G Area Greenfield: A Area PDL: Proposed Use: Other: Ne1- Develo Aquifer Prote Conservation	any detrimental to the site. Althor reloped, some are ovelope designati site could be con orks. The site is ithin 5 - 10 years reenfield 1.22	impact on ough const eas could on is chan nsidered Achievable	raints ged and
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village able ide Village Envelope te is suitable ng	eed to mitigate agains becies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed we e PDL/Greenfield: G Area Greenfield: A Area PDL: Proposed Use: Other: Ne1- Develo Aquifer Prote Conservation	any detrimental to the site. Althour veloped, some and velope designati site could be con- orks. The site is ithin 5 - 10 years reenfield 1.22 pment in the Coun- ection Zone, C1-5, a Areas	impact on ough const eas could on is chan nsidered Achievable	4- 18
Location: Village (outside but Area Character: MixedCountr Setting: Other Countryside/ Current Use: Agriculture Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: Yes Bus st GP/ Health No Cash	development would n possible Protected Sp could prevent part of accommodate develo through the Developm suitable subject to ap it is considered that in The site may be suitable adjoining Boundary) yside/ Village Village able ide Village Envelope te is suitable ng	eed to mitigate against pecies Habitat adjacent the site from being dev pment. If the Village Er nent Plan process, this propriate mitigation we t could be developed w e PDL/Greenfield: G Area Greenfield: Area PDL: Proposed Use: Other: Ne1- Develo Aquifer Prote Conservation Within 30 mins t	any detrimental to the site. Althor reloped, some are site could be con- orks. The site is a ithin 5 - 10 years reenfield 1.22 pment in the Coun- ection Zone, C1-5, a Areas ravel by public tr ol: Yes Retai on: Yes Hosp	impact on bugh const eas could on is chan nsidered Achievable	raints ged and

Store of Local Importance:

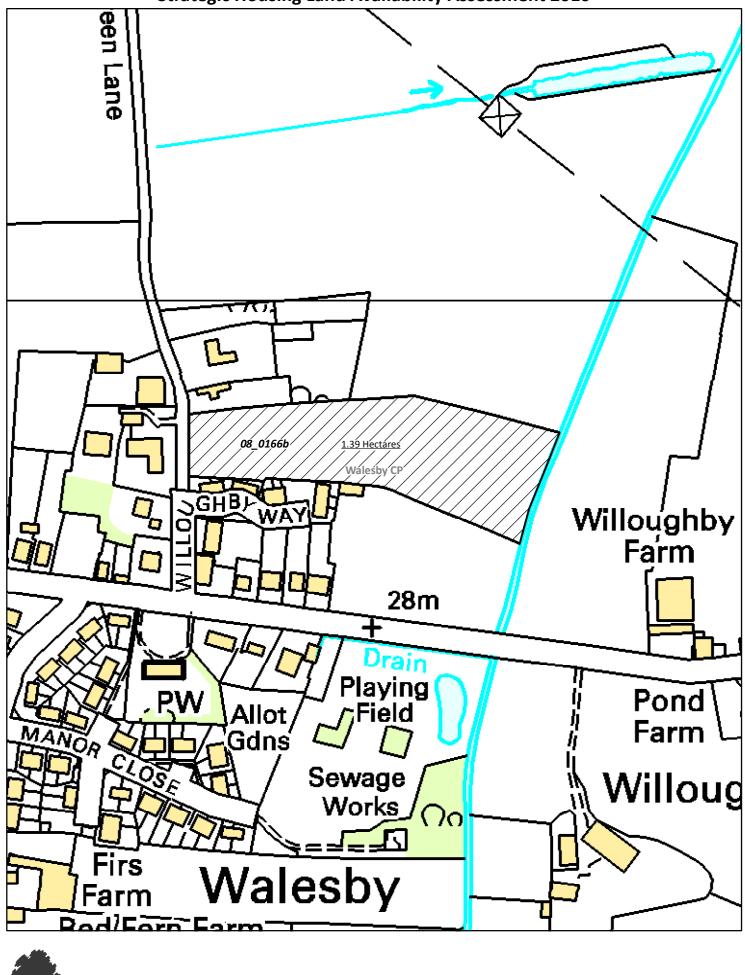
Proximity toOver 1km from a town centreTown centre:Ollerton Town Centre 4271m

ProximityOver 1km from a major public transportTransport Node:node

Site Ref: Land E	East of Gr	een Lane					
08_0166B Area(ha): 1.22	Parish: WALESBY		I	Propo	sed Yield :	29
GreenSpaceStandard GreenSpaceStrategy		100m of publicly accessib s: 217m	le gree	en space			
Physical Constraints	The site	e may be suitable					
Highway Engineers C	Comments:	Visability and on site hig and a Traffic Assessme site fronts is an adopted could support intensive improvements to Green	nt requ I highw develo	uired. The section vay. However, this	n of Gro s highv	een Lane upo way is not of a	n which this standard that
Topography No Slig	ght rise to	Access to Utilities?	Yes	Contam	ninated	d Land?: No)
Constraints: centre		Contamination Categ	jory:	C-Potentially cor identified at the s			
Agricultural Land Qu	ality: Grac	le 3 (Good-moderate)	Site	Apparatus: N	one		
Neighbour Issues:	Close to (See not	HV overhead power line tes)	Site zon	e within a flood e?:		n zone 3 App nargins of site	olies to Eastern
Identified in SFRA: N	No			••••		J	
SFRA Comments:							
Impact on Landscape	e Biodivers	sity The site is suitable)				
Impact on views: No)		Nat	ural Features: 1	No		
Impact on existing Recreational Use:	No		List	ed Bldg / Local	Intere	st Bldg: No	
ProtectedSpecies/	es Possib	le Protected	Tree	e Preservation C	Order:	No	
Habitats:		bitat adjacent to	Cor	servation Area:	Yes		
Suitability Conclusio	n: TI	he site may be suitable					
Availability and A	chievabil	lity					
Availability Conclusion	ons:	The site could be availa	able in	5 - 10 years time	е		
Achievability Conclus	sion:	The site is economical	ly viab	ele/acheivable fo	or hous	sing	
Availability Comment	ts:	Information Supplied: A all the timescales specific currently has policy const	ed on	the Site Submissi	ion Fo	rm. However,	
Achievabilty Comme	nts:	Viable - Assessed at 300 accomodated in 20% site					
Ownership Constrair	years c	urrently held under an ural tenancy	Owner	ship Comments		ently held und cultural tenand	
Legal Issues: No		L	_egal (Comments:			
Timescale: No other	constraints	0-5 years	Availal	bility Other Issue	es: No	o other constra	aints 0-5 years
Viability Comments:		sessed at 30dph site area ted in 20% site area reduc					
Additional Comments	s: Resident Lane).	ial or Employment uses p	propose	ed. Submitted alo	ong wi	th Site A (Wes	st of Green

Lane). Adjacent to SHLAA Site 08_0206

Strategic Housing Land Availability Assessment 2010





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

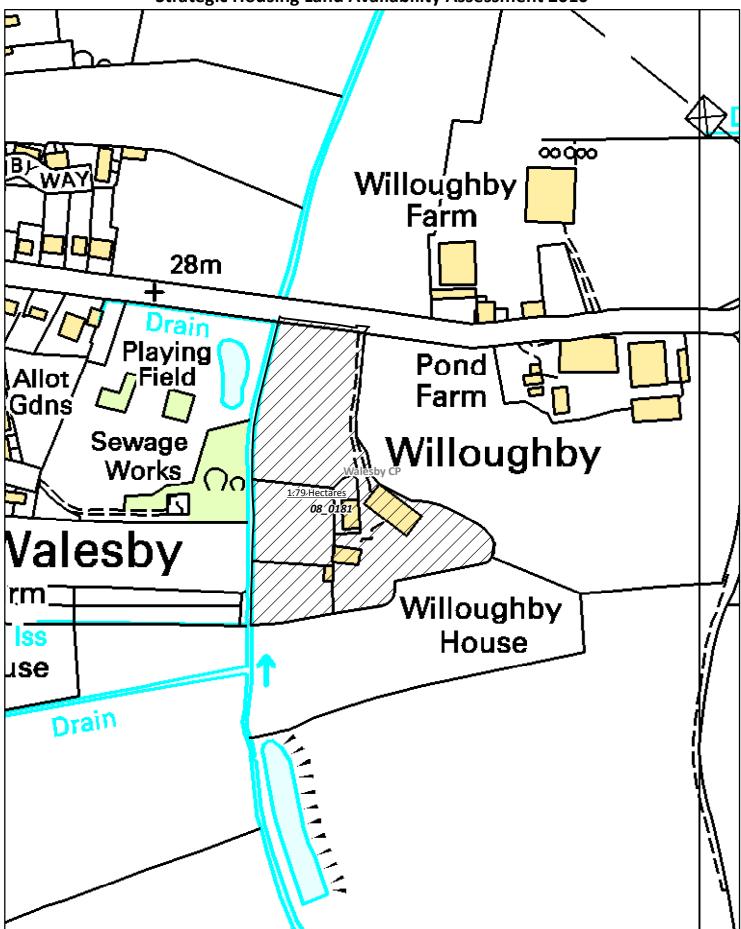
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08_0166b - Land East of Green Lane, Walesby

	Willough	າby Hou	se and Sawmill,	Tuxford	Road			
08_0181	Area(ha):	1.79	Parish: WALESBY			Proposed	Yield :	
Suitability C	Conculsion		The site is not suitab	le				
vailability	Conclusion	s:						
Availability	Comments:		Information Supplied site. In answer to the respondent states: 'S houses if possible.'	e question o Starter Home	oncerning num es for young vill	ber / type c agers plus	of dwellings, the reasonable sized	this
Achievabilit	y Conclusio	on:						
Achievabilty	y Comments	S:						
Overall Draf	ft Conclusic		Potential contamina and mitigated if neo would need to be p presently suitable o	cessary. Por	otential floodin ustify develop	ig issues. In the second second	Further informati	
Overall Fina	al Conclusio		Potential contamina and mitigated if neo would need to be p presently suitable o	cessary. Po	otential floodin justify develop	ng issues. I ginnent in th	Further informati	
Character L	and Use Lo	cation T	ne site is not suitab	le				
_ocation: ິ	Seperated fro	om urban/	village boundary	PDL/C	Freenfield:			
Area Chara	cter: Count	rysideSav	vmill	Area	Greenfield:		1.13	
Setting: Co	ountryside	Sawmill		Area	PDL:		0.66	
Current Use	e: Sawmill a Use	and reside	ntialLand & Bldgs in	Propo	sed Use:			
AllocatedSit		vside	oment in the Country		: NE1 Develop Aquifer Prote		e Countryside; PU4	1
Access to S		-	is suitable					
Within 800n	n or 10 mins	s walking		w	ithin 30 mins t	ravel by p	ublic transport	
	nool: Yes	•	: Yes		condary scho		Retail Area:	Yes
GP/ Health	No	Cash	Yes		rther Educatio		Hospital:	No
Centre:		Machine	PO:		permarket:	Yes	Employment:	Yes
Store of Loo	cal Importar	nce:				100		
Proximity to Fown centre			a town centre Centre 4430m	Proximity Transpor		1km from a	a major public trans	sport
GreenSpace	eStandards:	: Within 4	00m of publicly acce	ssible greer	space			
GreenSpace	eStrategy C	omments	: 156m					
	onstraints	The site	may be suitable					
Physical Co					uired to standa	ard. Traffic	Assessment requir	ed
•	igineers Co	mments:	Visibility and Highwa Edge of village site pedestrian links from	that would n	eed to provide	for adequa		
Physical Co Highway En Topography	-			that would n n the site on	eed to provide to the highway	for adequa	te vehicular access	

Site Ref: Willoughby House and Sa	wmill, Tuxford Road
08_0181 Area(ha): 1.79 Parish: WA	LESBY Proposed Yield :
Agricultural Land Quality: Grade 3 (Good-m Neighbour Issues: Identified in SFRA: No	oderate)Site Apparatus:Pylons and transformer on siteSite within a flood zone?:In zone 3Western edge of site in Zones 2 and 3
SFRA Comments:	
Impact on Landscape Biodiversity The site	e is suitable
Impact on views: No	Natural Features: No
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not s	suitable
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
site. In answ respondent s	Supplied: One developer has made a preliminary enquiry about this ver to the question concerning number / type of dwellings, the states: 'Starter Homes for young villagers plus reasonable sized ssible.' Available within 5 years - or sooner if needed.
Achievabilty Comments:	
Ownership Constraints No ownership constra years	aints 0-5 Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:	
Additional Comments:	

Strategic Housing Land Availability Assessment 2010







08_0181 - Willoughby House And Sawmill, Tuxford Road, Walesby

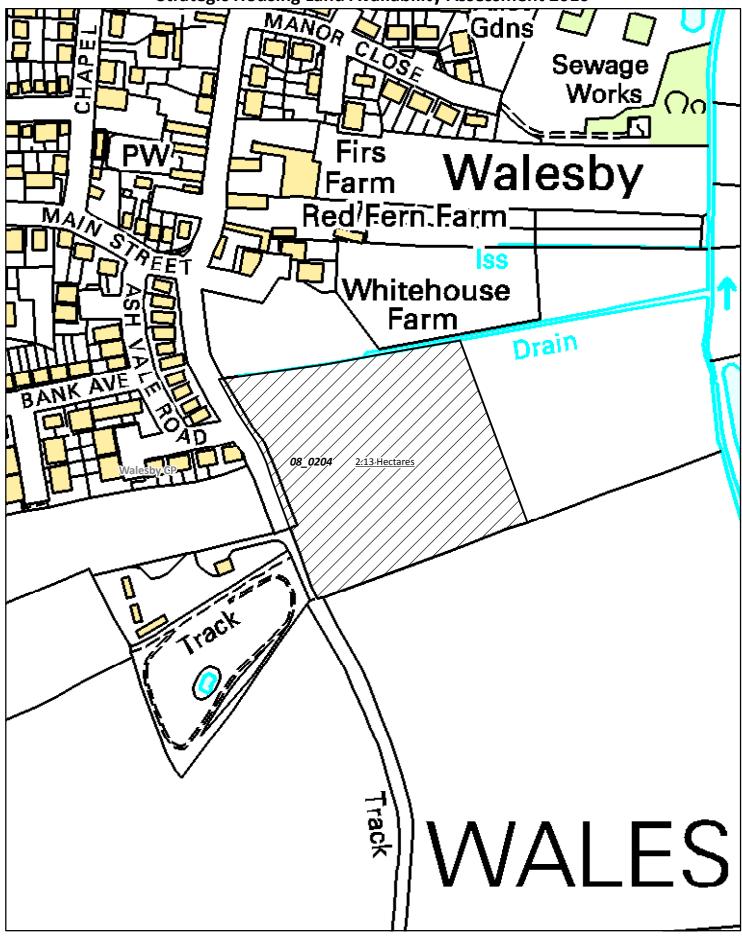
Date:	10/03/2010
Scale:	1:2,500

Site Ref: Land off Bog La	ane			
08_0204 Area(ha): 2.13	Parish: WALESBY	Pr	oposed Yield :	
Suitability Conculsion Availability Conclusions:	The site is not suitable			
Availability Comments: Achievability Conclusion:	Information provided: Site	available within 5 years		
Achievabilty Comments:				
Overall Draft Conclusion:	Not presently suitable du Possible highway consti considerations, make th	aints in this location, i	in conjunction with ot	
Overall Final Conclusion:	Not presently suitable du Possible highway constr considerations, make th	aints in this location, i	in conjunction with ot	
Character Land Use Location T	he site is not suitable			
Location: Seperated from urban/	village boundary	PDL/Greenfield: Gree	enfield	
Area Character: CountrysideVilla	age	Area Greenfield:	2.13	
Setting: Countryside Village		Area PDL:		
Current Use: Agriculture		Proposed Use:		
Policy The site is not suitable				
AllocatedSite: Countryside		Other: NE1- Developm Aquifer Protecti		PU4-
Conflicting Issues Yes Develo	pment in the Countryside			
Access to Services The site	is suitable			
Within 800m or 10 mins walking		Within 30 mins trav	vel by public transpor	t
Primary school: Yes Bus stop	o: Yes	Secondary school:	: Yes Retail Area:	Yes
GP/ Health No Cash Centre: Machine	Yes /PO:	Further Education:		No
Store of Local Importance:		Supermarket:	Yes Employment	: Yes
Proximity toOver 1km fromTown centre:Ollerton Town		ximity Over 1k nsport Node: node	km from a major public t	ransport
GreenSpaceStandards: Within 4		green space		
GreenSpaceStrategy Comments	: 354m			
Physical Constraints The site	is not suitable			
Highway Engineers Comments:	This site has no connection	on to the public highway	and is therefore unsati	sfactory.
Topography No Slopes down	Access to Utilities? Ye	es Contamin	ated Land?: No	
Constraints: to the South East	Contamination Catego		aminative usage is yet to e or surrounding areas	o be
Agricultural Land Quality: Grac	le 3 (Good-moderate)		ons through and adjace	nt to site
Neighbour Issues: None			- /	
Identified in SFRA: No		Site within a flood zone?:	Adjacent zone 3 ar adjacent to Zone 2	nd
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 suitab	le		
Impact on views: No	Natural Features: No		
Impact on existingYesWalesby FP7Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No		
ProtectedSpecies/ No Habitats:	Conservation Area: No		
Suitability Conclusion: The site is not suitable			
Availability and Achievability			
Availability Conclusions:			
Achievability Conclusion:			
Availability Comments: Information provided: Site available within 5 years.			
Achievabilty Comments:			
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:		
Legal Issues: No	Legal Comments:		
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years		
Viability Comments:			

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

Strategic Housing Land Availability Assessment 2010







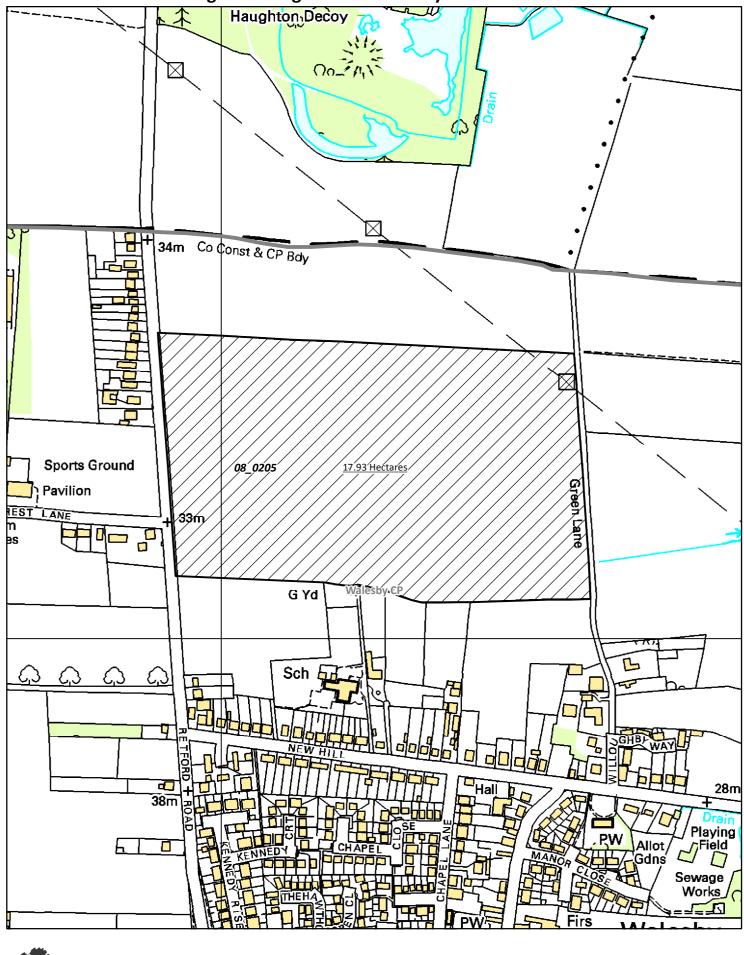
08_0204 - Land Off Bog Lane, Walesby

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

Site Ref: Land at Retfor	rd Road				
08_0205 Area(ha): 17.93	Parish: WALESBY		Proposed	Yield :	
Suitability Conculsion Availability Conclusions: Availability Comments: Achievability Conclusion:	The site is not suitable Information Supplied: Site	available within 5 y	/ears.		
Achievabilty Comments:	Dessible off site bighters				
Overall Draft Conclusion:	Possible off site highway suitable due to level of s				ntiy
Overall Final Conclusion:	Possible off site highway suitable due to level of s				ntly
Character Land Use Location	The site may be suitable				
Location: Seperated from urba	n/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 suitab AllocatedSite: Countryside Conflicting Issues Yes Deve		Other: NE1- Deve Aquifer Pro	elopment in th otection Zone		4-
Access to Services The sit	e is suitable				
Within 800m or 10 mins walki	ng	Within 30 mins	s travel by p	ublic transport	
Primary school: Yes Bus st	op: Yes	Secondary scl		Retail Area:	Yes
GP/Health No Cash Centre: Machin	No ne/PO:	Further Educa Supermarket:	tion: Yes Yes	Hospital: Employment:	No Yes
		ximity Ov nsport Node: nod		a major public trans	sport
GreenSpaceStandards: Withir GreenSpaceStrategy Commer		green space			
	te may be suitable				
Highway Engineers Comment	-	nis is a large site on	to a straight s	section of Retford F	۲d .
Topography No Slight slope Constraints: East		es In Cont a dopted road	aminated La	nd?: No	
	Contamination Catego			e usage is yet to be ounding areas	9
Agricultural Land Quality: Gr	ade 3 (Good-moderate)	Site Apparatus:	Pylons runn	ng through field,	
Neighbour Issues: None		••	telephone w	ires to West of site ower line (See note	
Identified in SFRA: No		Site within a flood zone?:	d In Flo	odzone 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	ble
Impact on views: Yes	Natural Features: No
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments: Information Supplied:	Site available within 5 years.
Achievabilty Comments:	
Ownership Constraints No ownership constraints 0-5 years	Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: No other constraints 0-5 years	Availability Other Issues: No other constraints 0-5 years
Viability Comments:	
proposed. Abuts an Article 4 di Site previously has permission f This is a large site in close prov (Haughton Decoy and Motte & E	

Strategic Housing Land Availability Assessment 2010



And
NEWARK & SHERWOOD
DISTRICT COUNCIL

Date:	10/03/2010
Scale:	1:5,000

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08_0205 - Land At Retford Road, Walesby

Site Ref: Tuxford Road	l			
08_0206 Area(ha): 0.43	Parish: WALESBY	Pi	roposed Yield : 13	
Suitability Conculsion	The site may be suitable			
Availability Conclusions:	The site could be availal	ole in 5 - 10 years time		
Availability Comments:	•	e available within 5 years has been put in the 5-10 t	-	currently
Achievability Conclusion:	The site is economically	viable/acheivable for hou	ising	
Achievabilty Comments:	Viable - Assessed at 30 dwellings 13.	dph, no on-site POS but	POS commuted sum.	No. of
Overall Draft Conclusion:		designation is changed be considered suitable chievable.		
Overall Final Conclusion:	process, this site could	designation is changed be considered suitable considered that it could	e in all other respects	. The site
Character Land Use Location	•			
Location: Village (outside but a	•	PDL/Greenfield: Gre	enfield	
Area Character: CountrysideV		Area Greenfield:	0.43	
Setting: Countryside Village	liago	Area PDL:	0.10	
Current Use: Agriculture				
Current Ose. Agriculture		Proposed Use:		
Policy The site may be suita	ıble			
AllocatedSite: Countryside		Other: NE1- Developr Aquifer Protect		e, PU4-
Conflicting Issues Yes Outsi				
	e may be suitable			
Within 800m or 10 mins walking	-		vel by public transpo	
Primary school: Yes Bus st	op: Yes	Secondary school	l: Yes Retail Area	: Yes
GP/Health No Cash Centre: Machin	Yes	Further Education	: Yes Hospital:	No
		Supermarket:	Yes Employme	nt: Yes
Store of Local Importance:				
- · · · · · · · · · · · · · · · · · · ·		roximity Over 11 ransport Node: node	km from a major public	transport
GreenSpaceStandards: Within	400m of publicly accessib	le green space		
GreenSpaceStrategy Commer		- I		
•	te is suitable			
Highway Engineers Comment		hway layout to be provide adequate visibility should		
Topography No Flat land	Access to Utilities?	Yes Contamir	nated Land?: No	
Constraints:	Contamination Categ		aminative usage is yet te or surrounding areas	

Site Ref: Tuxford Road			
08_0206 Area(ha): 0.43	Parish: WALESBY	Proposed Yield : 13	
Agricultural Land Quality: Gra Neighbour Issues: None Identified in SFRA: No	ade 3 (Good-moderate)	Site Apparatus:NoneSite within a floodAdjacent zone 3Also Zone2zone?:	
SFRA Comments:			
Impact on Landscape Biodive Impact on views: No	rsity The site is suitabl	Natural Features: No	
Impact on existingYesRecreational Use:ProtectedSpecies/		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No	
Habitats: Suitability Conclusion:	The site may be suitable	Conservation Area: No	
	·		
Availability and Achievab Availability Conclusions:	•	able in 5 - 10 years time	
Achievability Conclusion:	The site is economically viable/acheivable for housing		
Availability Comments:			
Achievabilty Comments:	Viable - Assessed at 30 dph, no on-site POS but POS commuted sum. No. of dwellings 13.		
Ownership Constraints No ow years	nership constraints 0-5	Ownership Comments:	
Legal Issues: No		Legal Comments:	
Timescale: No other constraint	Timescale:No other constraints 0-5 yearsAvailability Other Issues:No other constraints 0-5 years		
Viability Comments: Viable - A	ssessed at 30 dph, no on	n-site POS but POS commuted sum. No. of dwellings 13.	
Additional Comments: Abuts S site.	HLAA site 08_0166 and (08_0686. Small agricultural building on North West corner of	

Strategic Housing Land Availability Assessment 2010





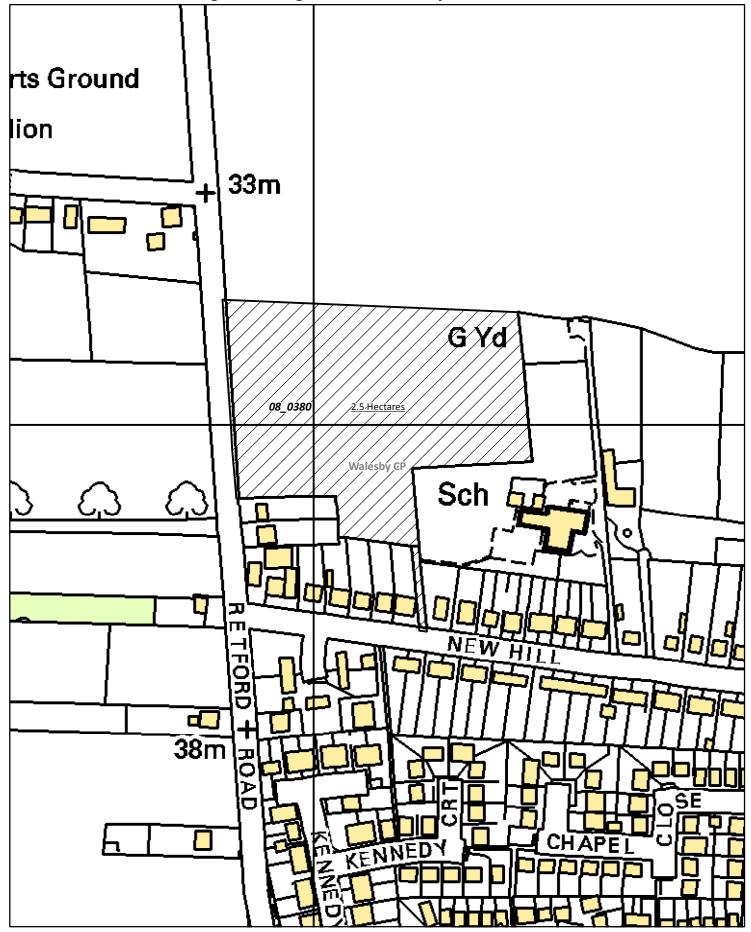


08_0206 - Tuxford Road, Walesby

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

Site Ref: Land at Oakham Farm, Forest Lane				
08 0380 Area(ha): 2.50	Parish: WALESBY		Proposed Yield :	65
Suitability Conculsion	The site may be suitable)		
Availability Conclusions:	The site could be availa	ble in 5 - 10 years time		
Availability Comments:	Information Supplied: Av policy constraints it has			currently has
Achievability Conclusion:	The site is economically	viable/acheivable for h	ousing	
Achievabilty Comments:	Viable - Assessed at 30 dwellings 65.	DPH with on-site POS	, no POS commuted	l sum. No. of
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 a	djoining Boundary)	PDL/Greenfield: G	reenfield	
Area Character: ResidentialCo	ountryside	Area Greenfield:	2.5	
Setting: Village Countryside		Area PDL:		
Current Use: Agriculture		Proposed Use:		
Policy The site may be suita	ble			
AllocatedSite: Countryside Other: NE1 Development Aquifer Protecti			vside, PU4	
Conflicting Issues Yes Outsi	de Village Envelope			
Access to Services The sit	e is suitable			
Within 800m or 10 mins walkir	Ig	Within 30 mins t	ravel by public trai	nsport
Primary school: Yes Bus st	op: Yes	Secondary scho	ol: Yes Retail	Area: Yes
GP/ Health No Cash	Yes	Further Education	on: Yes Hospit	al: No
Centre: Machir	ne/PO:	Supermarket:	Yes Emplo	yment: Yes
Store of Local Importance:				
		roximity Over ransport Node: node	1km from a major p	ublic transport
GreenSpaceStandards: Within	400m of publicly accessib	le green space		
GreenSpaceStrategy Commen	ts: 153m			
Physical Constraints The si	te may be suitable			
Highway Engineers Comment	s: Visibility and on site hig Assessment required.	hway layout to be provi	ded to standard. Tra	affic
Topography No Slight slope	Access to Utilities?	Yes Contan	ninated Land?: Y	es
Constraints: down to north	Contamination Cateo	Jory: A-Potentially co identified at the	ntaminative usage h site	as been

Site Ref: Land at Oakha	ım Farm, Forest Lane		
08_0380 Area(ha): 2.50	Parish: WALESBY	Proposed Yield : 65	
Agricultural Land Quality: Gra	ade 3 (Good-moderate)	Site Apparatus: None	
Neighbour Issues: None		Site within a flood In Floodzone 1	
Identified in SFRA: No		zone?:	
SFRA Comments:			
Impact on Landscape Biodive	ersity The site is suitable		
Impact on views: No		Natural Features: No	
Impact on existing No		Listed Bldg / Local Interest Bldg: No	
Recreational Use:		Tree Preservation Order: No	
ProtectedSpecies/ No Habitats:		Conservation Area: No	
Suitability Conclusion:	The site may be suitable		
Availability and Achievab	bility		
Availability Conclusions:	The site could be 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 Ownership Comments: years			
Legal Issues: No	I	_egal Comments:	
Timescale: No other constraint	ts 0-5 years	Availability Other Issues: No other constraints 0-5 years	
Viability Comments: Viable - A	Assessed at 30 DPH with o	n-site POS , no POS commuted sum. No. of dwellings 65.	
Additional Comments: Adjacent to SHLAA site 08_0205			





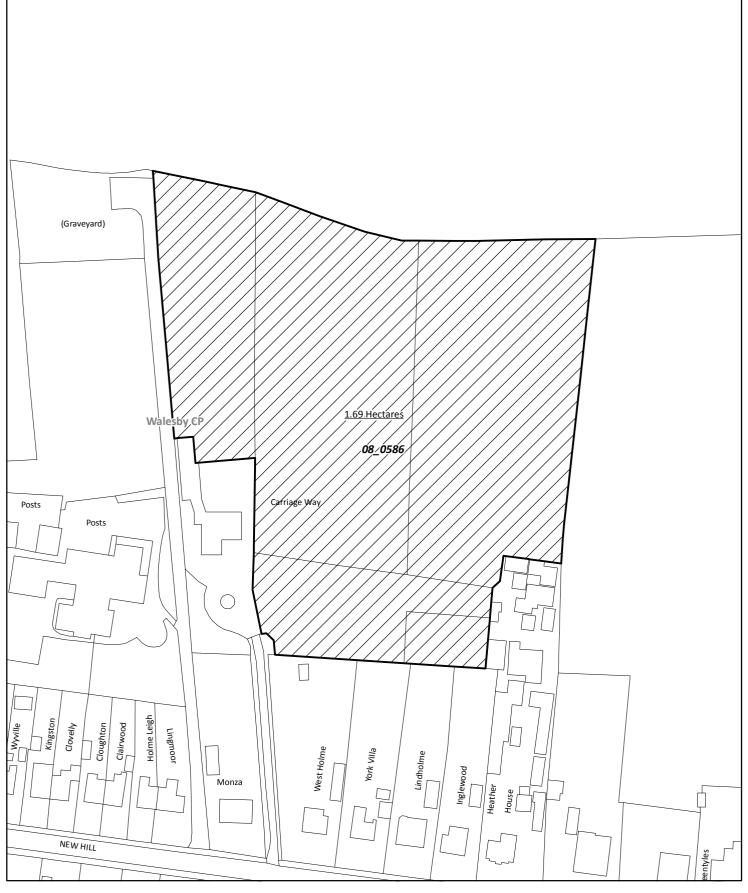


Date:	10/03/2010
Scale:	1:2,500

Site Ref:	North of	New Hill	
08_0586	Area(ha):	1.69 Parish: WALES	BY Proposed Yield :
Suitability C Availability Availability Achievabilit	Conclusior Comments y Conclusio	: on:	itable
Achievabilty	•		
Overall Draf	t Conclusio	mitigated if nece is not appropria to other SHLAA	nination issues at the site would need to be investigated and essary. Highway access constraints in this location. This site te for development in isolation. However, the site is adjacent sites, which may be considered suitable for development and See Site 08_0205.
Overall Fina	Il Conclusio	mitigated if nece is not appropria to other SHLAA	nination issues at the site would need to be investigated and essary. Highway access constraints in this location. This site te for development in isolation. However, the site is adjacent sites, which may be considered suitable for development and See Site 08_0205.
Character L	and Use Lo	cation The site may be s	uitable
Location: V	/illage (outsi	de but adjoining Boundary)	PDL/Greenfield: Combination
Area Charac	cter: Mixed	Countryside/Residential	Area Greenfield: 1.42
Setting: Ot	her Countr	yside/Residential	Area PDL: 0.27
Current Use	e: Paddock	/ResidentialOther	Proposed Use:
Policy The	e site may l	be suitable	
AllocatedSit	te: Country	yside	Other: NE1 - Development in the Countryside, PU4 - Aquifer Protection Zone
Conflicting	Issues Yes	Outside Village Envelope	
Access to S	ervices	The site is suitable	
Within 800m	n or 10 mins	s walking	Within 30 mins travel by public transport
Primary sch	ool: Yes	Bus stop: Yes	Secondary school: Yes Retail Area: Yes
GP/ Health Centre:	No	Cash Yes Machine/PO:	Further Education: Yes Hospital: No
Store of Loc	al Importa		Supermarket: Yes Employment: Yes
	-	1km from a town centre	Proximity Over 1km from a major public transport
Proximity to Town centre		on Town Centre 4214m	Transport Node: node
GreenSpace	Standards	Within 400m of publicly a	ccessible green space
GreenSpace	Strategy C	omments: 92m	
Physical Co	nstraints	The site is not suitable	
Highway En	gineers Co	mments: This site has no	connection to the public highway and is therefore unsatisfactory.
Topography		Access to Utili	ities? Unknown Contaminated Land?: Yes
Constraints	:	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)Neighbour Issues:NoneIdentified in SFRA:NoSFRA Comments:Impact on LandscapeImpact on views:No	Site Apparatus: None Site within a flood In Floodzone 1 zone?: In Floodzone 1 e Natural Features: Yes Several hedges and trees
Impact on existingNoRecreational Use:ProtectedSpecies/ProtectedSpecies/NoHabitats:The site is not suitable	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No Conservation Area: No
Availability and Achievability Availability Conclusions: Achievability Conclusion: Availability Comments: Achievabilty 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







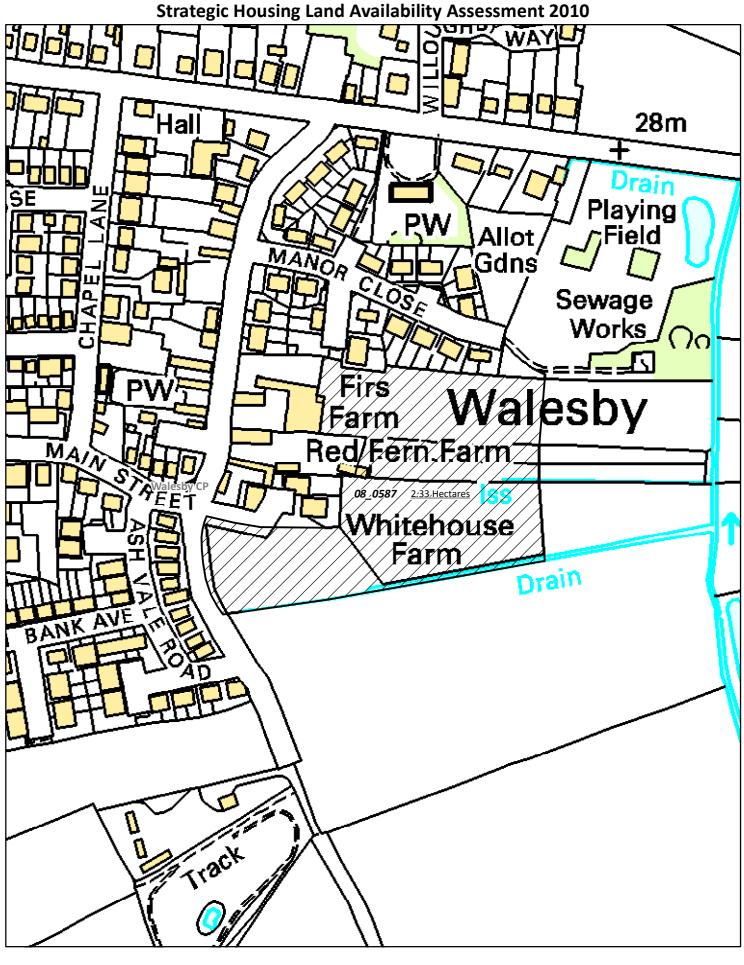
08_0586 - North Of New Hill, Walesby

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

Site Ref:	East of Red	Fern Farm		
08_0587	Area(ha): 2.33	Parish: WALES	ВҮ	Proposed Yield :
Availability	Conclusions:	The site is not su	itable	
Achievabilty	Comments:	_		
Overall Draf	t Conclusion:	and mitigated if		lity would need to be investigated way constraints in this location, in ke this site unsuitable for
Overall Fina	I Conclusion:	and mitigated if		lity would need to be investigated way constraints in this location, in ke this site unsuitable for
Character La	and Use Locatio	n The site may be s	uitable	
Location: V	illage (outside bu	t adjoining Boundary)	PDL/Greenfield:	Greenfield
Area Charac	ter: MixedCoun	tryside/Residential	Area Greenfield:	2.33
Setting: Ot	ner Countryside	Residential	Area PDL:	
Current Use	: PaddocksAgric	culture	Proposed Use:	
		tside Village Envelope site is suitable	C5,C12,C1 Aquifer Pro	elopment in the Countryside, C1- I5-C18 - Conservation Areas, PU4 - otection Zone
Within 800m	or 10 mins wall	king	Within 30 mins	s travel by public transport
Primary sch	ool: Yes Bus	stop: Yes	Secondary sch	nool: Yes Retail Area: Yes
GP/ Health	No Cash		Further Educa	tion: Yes Hospital: No
Centre:		nine/PO:	Supermarket:	Yes Employment: Yes
Proximity to Town centre	: Ollerton To	rom a town centre wn Centre 4016m	Transport Node: noo	er 1km from a major public transport de
-	Standards: With Strategy Commo		ccessible green space	
Physical Co	nstraints The	site is not suitable		
•			connection to the public high	way and is therefore unsatisfactory.
Topography	-			aminated Land?: Maybe
Constraints		Contamination	Category: B-Potentially c	contaminative usage has been ose proximity to the site
Agricultural	Land Quality: (Grade 3 (Good-moder	ate)	
•	•	Grade 3 (Good-moder	ate) Site Apparatus:	Pylons on site
Agricultural Neighbour Is Identified in	ssues: None		ate) Site Apparatus: Site within a flood zone?:	•

00 0E07 Aroa(ba), (2.33 Parish: WALESBY	Proposed Yield :
08_0587 Area(ha): 2	2.00 Falisii. WALEODI	Fioposed field.
SFRA Comments:		
Impact on Landscape E	Biodiversity The site is suita	ble
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
Brotootod Spaciac/ No.		Tree Preservation Order: No
ProtectedSpecies/ No Habitats:		Conservation Area: Yes
Suitability Conclusion:	The site is not suitable	
Availability and Ach Availability Conclusions Achievability Conclusio	5:	
Availability Conclusions	5:	
Availability Conclusions Achievability Conclusio Availability Comments:	s: n:	
Availability Conclusions Achievability Conclusio	s: n:	Ownership Comments:
Availability Conclusions Achievability Conclusio Availability Comments: Achievabilty Comments	s: n:	Ownership Comments: Legal Comments:
Availability Conclusions Achievability Conclusio Availability Comments: Achievabilty Comments Ownership Constraints	s: n:	•

Adjoins SHLAA site 08_0204 Small part of site has expired residential permission





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

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08_0587 - East Of Red Fern Farm,

Walesby

Site Ref: Tuxford Road	9		
08 0686 Area(ha): 0.52	Parish: WALESBY	Prog	oosed Yield :
Suitability Conculsion	The site is not suitable		
Availability Conclusions:			
Availability Comments:			
Achievability Conclusion:			
Achievabilty Comments:			
Overall Draft Conclusion:	where residential deve		nment Agency Flood Zone 3 ed. Not presently suitable due
	•	-	
Overall Final Conclusion:			onment Agency Flood Zone 3 ed. Not presently suitable due
	to level of separation f	rom existing settlement.	
Character Land Use Locatior	The site is not suitable		
Location: Seperated from urb	an/village boundary	PDL/Greenfield: Green	field
Area Character: Countryside		Area Greenfield:	0.52
Setting: Countryside		Area PDL:	
Current Use: Agriculture		Proposed Use:	
Policy The site is not suita	ble		
AllocatedSite: Smoke Con	trol Zone	Other: NE1 Developmer Aquifer Protectior	
Conflicting Issues Yes Dev	elopment in the Countryside		
Access to Services The s	ite is suitable		
Within 800m or 10 mins walk	ing	Within 30 mins trave	l by public transport
Primary school: Yes Bus s	top: Yes	Secondary school:	Yes Retail Area: Yes
GP/Health No Cash Centre: Mach	Yes ine/PO:	Further Education:	
Store of Local Importance:		Supermarket: Ye	s Employment: Yes
		roximity Over 1km ransport Node: node	from a major public transport
GreenSpaceStandards: With	in 400m of publicly accessib	le green space	
GreenSpaceStrategy Comme	nts: 145m		
Physical Constraints The s	site may be suitable		
Highway Engineers Commen	work required. Likely to		ge development . Individual
Topography No	Access to Utilities?	Unknown Contaminat	ed Land?: No
Constraints:	Contamination Categ	jory:	
Agricultural Land Quality: G	rade 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 suital	ble
Impact on views: No	Natural Features: No
Impact on existing No	Listed Bldg / Local Interest Bldg: No
Recreational Use:	Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability Availability Conclusions: Achievability Conclusion:	
Availability Comments:	
Achievabilty 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







08_0686 - Tuxford Road, Walesby

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

WALESBY – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_025	6 Land at Manor Close	Walesby	Site below 0.25ha. Not included in study.

29.3m [] East View 2 4 Wellow Hall 34, Ny Cottage Cottage З Bramble Cott 30 Pear Tree House 3 Linconia St Edmund's 15 Church Baltika J 1 Allotn 7 Gard 7 Red Lion 27 2 MANOR CLOSE Inn 26 8 (PH) 5 The Lynwood Barn 18 щ Charrington Lodge 3 33 Walesby CP .0256 14 36 El Tfmr Landmere Cottage hurch New Farm Walesby Firs Farm 4 38 Л Red Fern Farm 50 42 MAIN STREET Whitehouse Issues Farm 30.5m COLLINRIDGE VIEW Elzevir The Meadows \sim The Hayloft ASH VALE ROAD







08_0256 Walesby

Date:	14/05/2010
Scale:	1:1,250