

STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

MANSFIELD FRINGE AREA

2017

Blidworth

Site Reference Number: 16_0008 S Housing/Employment/Both: Housi	Site Address Bl/Ho/2 Belle Vue Lane, Blidworth ng Area (Ha): 0.4	
Parish: Blidworth	Ward: Rainworth South & Blidworth Ward	
Suitability Conclusion:	Suitable	
Availability Conclusion:	Available within 5 years	
Availability Comments:	The site has outline planning permission. New owners have	
application pending for 21 dwelling		
Achievability Conclusions: Achievability Comments:	The site is economically viable/acheivable	
OVERALL CONCLUSION:		
	enefit of Outline Planning Permission for 13 dwellings. The site	
	ny future application would need to address and if necessary	
mitigate against any of the issues i	dentified below.	
SUITABILITY		
Character Land Use Location: Suita	ble	
Character Land Ose Education. Suita		
Location: Within Village Envelope	PDL/Greenfield Greenfield	
	Area: PDL Area: Greenfield 0.4	
Area Character: Mixed employment and residential		
Setting : Urban		
Current Use: Vacant		
Policy: Suitable		
	Other Delign Constantinte N/A Description	
Current Policy Status: Housing Alloc	cation Other Policy Constraints: N/A Permission Granted	
	Granted	
Conflicting Issues: N/A		

Within 800m or 10mins	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 Post Office:	Further Education: Yes	Hospital: No
Store of Local Importan	ce:	Supermarket:	Employment: Yes
Proximity to town centre town centre	e: Over 1km from a	Proximity to Transport No major public transport no	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Cor	nments: 240m

Access to Services : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Suitable access agreed as part of planning permission		
Topography Constraints: Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site	
Agricultural land quality : 100% Grade 3 Good - Moderate		Access to Utilities: Yes
Site Apparatus:		Neighbour Issues: Adj to industrial uses
Flood Zone:		Surface Water Flooding: Very Low Risk
Identified within the SFRA?:		
SFRA Comments:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order: TPO N358 - Two beech trees within site	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated): Local Interest Building - Belle Vue, Blidworth Adjacent site	

Suitability Conclusion: Suitable

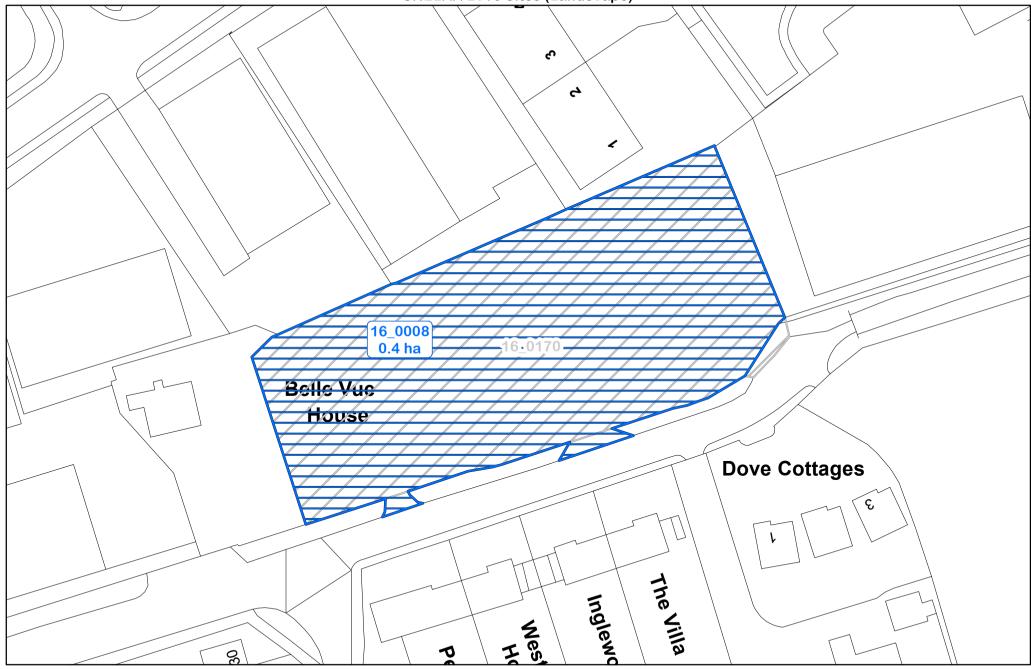
AVAILABILITY AND ACHIEVABILITY Availability Comments: New owners have application pending for 21 dwellings Achievability Comments: Ownership Constraints: None **Ownership Comments:** Legal Issues: Legal Comments: Timescale: 0-5 Years Availability Other Issues: Viability Comments: Availability Conclusion: Available within 5 years

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

13/01800/OUTM Up to 13 dwellings

SHELAA 2016 Sites (Landscape)



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Site Reference Number Housing/Employment/I Parish: Blidworth		s Land off Field Lane Area (Ha): 1.41 Ward: Rainworth Sc	outh & Blidworth
Suitability Conclusion: Availability Conclusion:		lt - Not Suitable	
Availability Comments:			
Achievability Conclusion	ns:		
Achievability Comments			
OVERALL CONCLUSION: Not fully assessed due to of the Plan Review.		Green Belt Boundary is no	t being amended as part
SUITABILITY			
Character Land Use Loc	ation:		
Location: Village, outsid	e but adj boundary.	PDL/Greenfield Mixed	
Area Character: Mixed C	Countryside, residentia		Greenfield
Setting : Green Belt			
Current Use: Vacant from agricultural/grazing use.	-	igns of dereliction, presume	e back land is
Policy:			
Current Policy Status: G	reen Belt	Other Policy Constraint	s:
Conflicting Issues: Green	n Belt		
Access to Services :			
Within 800m or 10mins	walking	Within 20 mins travel by	nublic transport
Within 800m or 10mins Primary School: No	Bus Stop: Yes	Within 30 mins travel by Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Important	ce:	Supermarket:	Employment: Yes
Proximity to town centr	e: Over 1km from a	Proximity to Transport No	
town centre	Quer 100m from	major public transport no	
Green Space Standards: publicly accessible green		Green Space Strategy Con	nments: 630M

Physical Constraints :

Highway Engineers Comments: Site has been subject to recent planning permissions. Safe access is

now unlikely to be achieved for further development. Topography Constraints: Land falls from the back of existing development to the south.		
Contaminated Land?:	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site	
Agricultural land quality : 100% Grade 3 Good - Moderate		Access to Utilities: Yes
Site Apparatus:		Neighbour Issues: None
Flood Zone:		Surface Water Flooding: Very Low Risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views: Proposed site is visible to views from the south.	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:	
Natural Features on site No		
Conservation Area : 10% is in a CA	Heritage asset (designated & non designated): No	

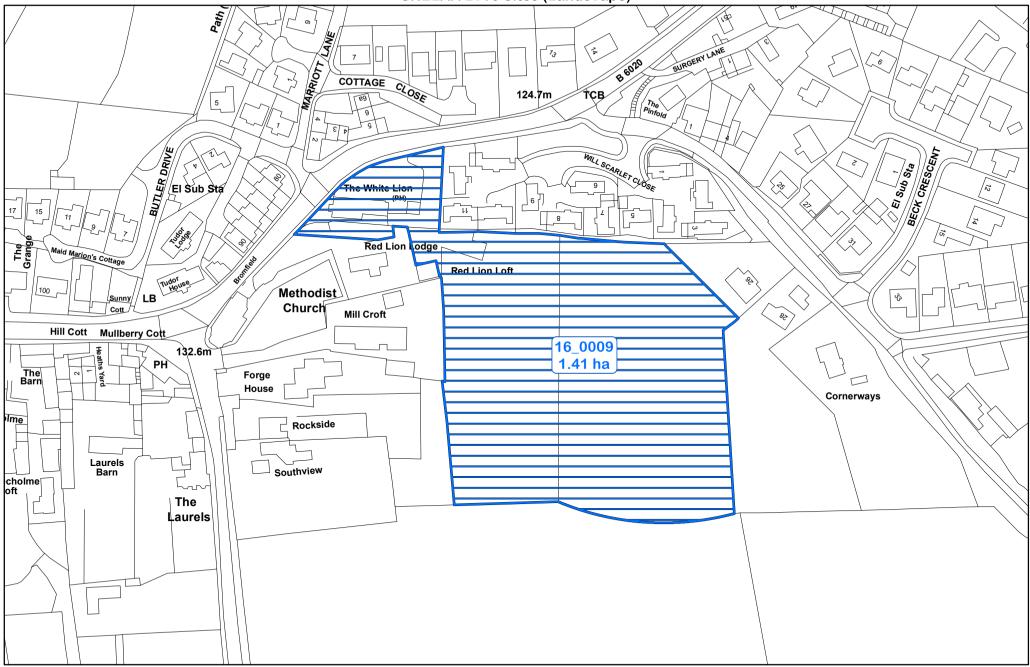
Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	

Achievability Conclusion:

Additional Comments

SHELAA 2016 Sites (Landscape)



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Cite Defense Number 10, 0020 Ci	the Adduced Loud Courth Foot of Cottogo Forms, both some Current
Lane and Blidworth Lane	ite Address Land South East of Cottage Farm, between Cross
Housing/Employment/Both: Housing	ng Area (Ha): 34.4
Parish: Blidworth	Ward: Rainworth South & Blidworth
Suitability Conclusion:	Green Belt - Not Suitable
Availability Conclusion:	
Availability Comments: Achievability Conclusions:	
Achievability Comments:	
OVERALL CONCLUSION:	
	t location. Green Belt Boundary is not being amended as part
of the Plan Review.	
SUITABILITY	
Character Land Use Location:	
character Land Ose Location.	
Location: Separated from Urban Bou	Indary PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 34.4 Ha
Area Character: Agriculture	
Setting : Countryside	
Setting : countryside	
Current Use: Agriculture	
Policy:	
Comment Deline Status, Crean Delt	Other Delies Construction
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	
Access to Services :	
Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: No Bus Stop: N	•
GP/Health Centre: No Cash Mach Office:	ine Post Further Education: No Hospital: No
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km	
town centre	public transport node
Green Space Standards: Over 400m	from Green Space Strategy Comments: 1679m
publicly accessible green space	

Physical Constraints :

Highway Engineers Comments: Unacceptable access available and sustainability issues.

Topography Constraints: Land rises from north to south		
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas	
Agricultural land quality : 100% Gr Moderate	ade 3 Good -	Access to Utilities: Water, Electricity, Sewerage
Site Apparatus: No		Neighbour Issues: No
Flood Zone:		Surface Water Flooding: 0.14% at low risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: BlidworthFP5 / BlidworthFP6	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & non designated): No	

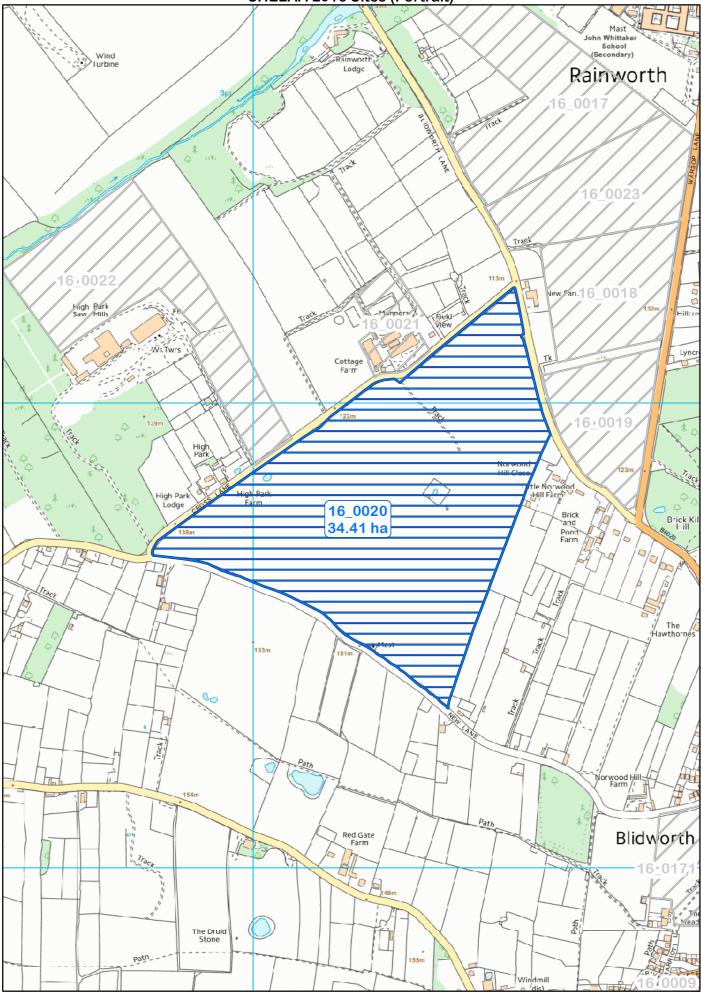
Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	

Achievability Conclusion:

Additional Comments

SHELAA 2016 Sites (Portrait)



		ss Cottage Farm, Cross Lan	e
Housing/Employment/ Parish: Blidworth	Both: Housing	Area (Ha): 1.90 Ward: Rainworth S	outh & Blidworth
Suitability Conclusion:	Green B	elt - Not Suitable	
Availability Conclusion			
Availability Comments:			
Achievability Conclusio			
OVERALL CONCLUSION			
		n. Green Belt Boundary is n	ot being amended as part
of the Plan Review.			
SUITABILITY			
SUITABILITY			
Character Land Use Loc	ation:		
Location: Separated fro	m Urban Boundary	PDL/Greenfield PDL	
	in orban boundary		
		Area: PDL 1.90 Ha Are	a: Greenfield
Area Character: Countryside			
Setting : Countryside			
.			
Current Use: Livery Yard	3		
Policy:			
Current Policy Status: G	roon Bolt	Other Policy Constrair	tc.
	Teen ben	Other Policy Constrain	115.
Conflicting Issues: Gree	n Belt		
Γ			
Access to Services :			
Within 800m or 10mins	walking	Within 30 mins travel by	v public transport
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importan		Supermarket:	Employment: No
Proximity to town centr	e: Over 1km from a	Proximity to Transport Node: Over 1km from major	
town centre		public transport node	

Green Space Strategy Comments: 1283m

Physical Constraints :

Green Space Standards: Over 400m from

publicly accessible green space

Highway Engineers Comments: Unacceptable. Inadequate access. Topography Constraints: Land falls sharply to the north

Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas		
Agricultural land quality : 100% Gr Moderate	ade 3 Good -	Access to Utilities: Water and electricity	
Site Apparatus: None		Neighbour Issues: None	
Flood Zone:		Surface Water Flooding: 4% at low risk	
Identified within the SFRA?:			
SFRA Comments:			

Landscape, Biodiversity and Built Heritage Constraints :				
Impact on views: None	Impact on existing recreational use: No			
Protected Species/Habitats :	Tree Preservation Order:			
Natural Features on site None				
Conservation Area : No Heritage asset (designated & non designated): No				

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

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

Additional Comments



		•		
Site Reference Number: 16_0022 Site Address Adj Rainworth Sawmill Housing/Employment/Both: Employment Area (Ha): 11.71				
Parish: Blidworth	Both: Employment	Area (Ha): 11.71 Ward: Rainworth S	outh & Blidworth	
	0			
Suitability Conclusion: Availability Conclusion:		elt - Not Suitable		
Availability Comments:				
Achievability Conclusion Achievability Comments				
OVERALL CONCLUSION:				
-	o Green Belt location	. Green Belt Boundary is n	ot being amended as part	
of the Plan Review.				
SUITABILITY				
Character Land Use Loc	ation			
Location: Separated from	m Urban Boundary	PDL/Greenfield Green	field	
		Area: PDL Area:	Greenfield 11.71 Ha	
Area Character: Agricult	ure/employment/woo	odland.		
Setting : Countryside				
Current Use: Agriculture				
Policy:				
Current Policy Status: G	reen Belt	Other Policy Constrain	itc.	
		Chief Folicy Constraint		
Conflicting Issues: Green	n Belt			
Access to Services :				
Within 800m or 10mins Primary School: No	walking Bus Stop: No	Within 30 mins travel by	r public transport Retail Area:	
GP/Health Centre: No	Cash Machine Post	Secondary School: Yes Further Education: No	Hospital: No	
	Office:			
Store of Local Important		Supermarket:	Employment: Yes	
Proximity to town centro town centre	e: Over 1km from a	public transport N	ode: Over 1km from major	

Physical Constraints :

Green Space Standards: Over 400m from

publicly accessible green space

Highway Engineers Comments: Unacceptable. Inadequate access. Topography Constraints: Part nearest road is on slightly rising land to north, northern part of site at

Green Space Strategy Comments: 1766m

much lower level. Contaminated Land?: Maybe B - Potentially contaminative usage has been identified in clos proximity to the site		
Agricultural land quality : 100% G Moderate	rade 3 Good -	Access to Utilities: Water and electricity
Site Apparatus: Telegraph poles across southern part of site		Neighbour Issues: Site adjacent to timber manufacturer/sawmill.
Flood Zone: A very small part of the site (less than 0.0013%), at the northernmost point, is in Flood Zone 3		Surface Water Flooding: Very Low Risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :			
Impact on views:	Impact on existing recreational use: No		
Protected Species/Habitats : Site abuts Sinc 2/665 - Cave Pond Wood. Indirect impacts might occur.	Tree Preservation Order:		
Natural Features on site No			
Conservation Area : No	Heritage asset (designated & non designated): No		

Suitability Conclusion:

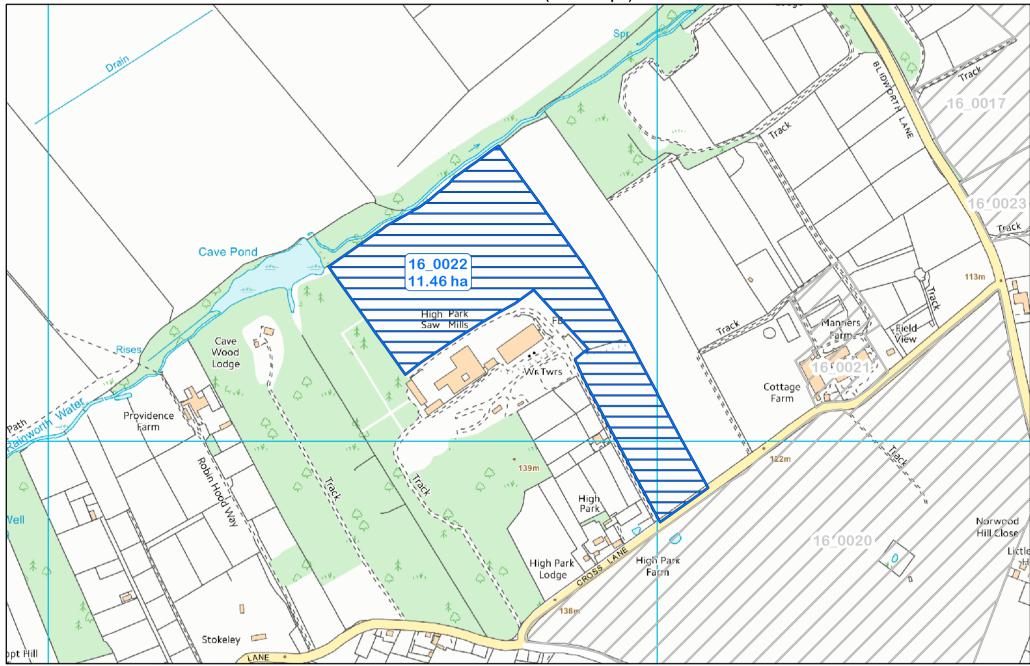
AVAILABILITY AND ACHIEVABILITY	
Availability Comments: Yes	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	
Viability Comments:	

Availability Conclusion:

Achievability Conclusion:

Additional Comments

SHELAA 2016 Sites (Landscape)



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Site Reference Number: 16_0052 Site Address Housing/Employment/Both: Housing Parish: Blidworth		s Off fishpool Road Area (Ha): 0.03 Ward: Rainworth South & Blidworth		
Suitability Conclusion: Not Suitab Availability Conclusion: Available				
Availability Comments: Achievability Conclusio		Unacheivable		
Achievability Comments appeal		application for 1 dwelling r	efused and dismissed on	
OVERALL CONCLUSION An application for a sin this dismissed.		refused planning permiss	ion and an appeal against	
SUITABILITY				
Character Land Use Loc	ation: Suitable			
Location: Within Village	Envelope	PDL/Greenfield Greenfield		
Area Character: Residential		Area: PDL Area:	Greenfield 0.03	
Setting : Residential				
Current Use: Vacant				
Policy:				
Current Policy Status: Within Village Envelope		Other Policy Constraints: Permission recently refused for 1 dwelling		
Conflicting Issues: Impa	ct on Conservation Are	а		
Access to Services : Suit	table			
Within 800m or 10mins	•	Within 30 mins travel by	•	
Primary School: No GP/Health Centre: No	Bus Stop: Yes Cash Machine Post Office:	Secondary School: Yes Further Education: Yes	Retail Area: Hospital: No	
Store of Local Importance:		Supermarket:	Employment: Yes	

Supermarket:Employment: YesProximity to Transport Node:Over 1km from majorpublic transport nodeGreen Space Strategy Comments: 131m

Physical Constraints : May be suitable

publicly accessible green space

town centre. 8090m

Proximity to town centre: Over 1km from a

Green Space Standards: Within 400m of

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Visibility splays to be provided, the access being constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, the proposed parking/turning areas being provided and not being used for any other purpose, and the access being completed and surfaced in abound material for a minimum distance of 5m behind the highway boundary.

Topography Constraints: Steeply falls from North to South

Contaminated Land?:	Contamination Category:	
Agricultural land quality : 100% Gr Moderate	ade 3 Good -	Access to Utilities: Yes
Site Apparatus: No		Neighbour Issues: Very close to busy main road
Flood Zone:		Surface Water Flooding: Very Low Risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints : May be suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order:	
Natural Features on site No		
Conservation Area : Yes	Heritage asset (designated & non designated):	

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Planning application for 1 dwelling refused and dismissed on appeal

Ownership Constraints:

Legal Issues:

Ownership Comments:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years Achievability Conclusion: Unacheivable

Additional Comments

15/01259/FUL application for 1 dwelling refused and dismissed on appeal Within coal mining reporting area. 100% in development low risk area



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Site Reference Number: 16_0083 Site Addres Housing/Employment/Both: Housing			
Parish: Blidworth	Both: Housing	Area (Ha): 2.16 Ward: Bainworth	South & Blidworth
			South & Blidworth
Suitability Conclusion:	Green Be	lt - Not Suitable	
Availability Conclusion	:		
Availability Comments:			
Achievability Conclusio			
Achievability Comment OVERALL CONCLUSION			
		Green Belt Boundary is	not being amended as part
of the Plan Review.			
SUITABILITY			
Chanastan Land Llas Las			
Character Land Use Loc	cation:		
Location: Adjacent Villa	ge Envelope	PDL/Greenfield Greenfield	
		Area: PDL Are	a: Greenfield 2.16
Area Character: Countr	yside / residential		
Setting : Green Belt			
Current Use: Grazing			
Policy:			
Current Policy Status: G	reen Belt	Other Policy Constra	ints [.]
		Other Folley constra	
Conflicting Issues: Gree	n Belt		
Access to Services :			
Within 900m or 10min	walking	Within 20 mins travel	av nublic transport
Within 800m or 10mins Primary School: No	Bus Stop: Yes	Within 30 mins travel I Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post	Further Education: Yes	Hospital: No
,	Office:		P
Store of Local Importan	ce:	Supermarket:	Employment: Yes
Proximity to town centr	e: Over 1km from a	Proximity to Transport Node: Over 1km from major	
town centre. 9215m		public transport node	

Green Space Strategy Comments: 1159m

Physical Constraints :

Green Space Standards: Over 400m from

publicly accessible green space

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

	el Plan. Current ated from time	be accompanied by either a Transport Statement, t guidance on this is found in Table PDP1 of the to time).	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas		
Agricultural land quality : 5.15% G Moderate, 94.85% Not Applicable Agricultural		Access to Utilities: Unknown	
Site Apparatus: No		Neighbour Issues: No	
Flood Zone:		Surface Water Flooding: 8% of site at high risk, 19% at Medium risk, 30% at low risk	
Identified within the SFRA?:			
SFRA Comments:			

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & non designated): No	

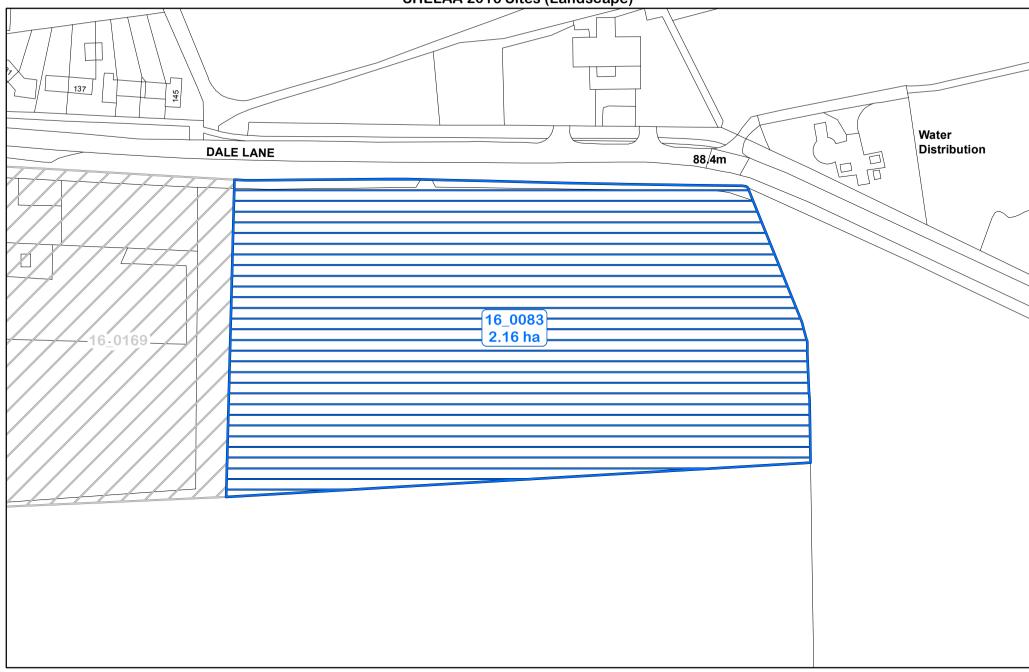
Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	

Achievability Conclusion:

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_01 Housing/Employment/Both: He	69 Site Address Dale Lane (Bl/Ho/1) ousing Area (Ha): 2.08
Parish: Blidworth Ward: Rainworth South & Blidwor	
Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 5-10 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION: The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to

satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities

SUITABILITY

Character Land Use Location: Suitable		
Location: Within Village Envelope	PDL/Greenfield Greenfield	
Area Character: Residential/Countryside Setting : Residential/Countryside	Area: PDL Area: Greenfield 2.08	
Current Use: Agriculture		
Policy: Suitable		
Current Policy Status: Allocated Bl/Ho/1	Other Policy Constraints:	
Conflicting Issues: N/A		

Access to Services : Suit	able			
Within 800m or 10mins walking Within 30 min		Within 30 mins travel by	ins travel by public transport	
Primary School: Yes Bus Stop: Yes		Secondary School: Yes	Retail Area: Yes	
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: No	
Store of Local Importan	ce:	Supermarket: Yes	Employment: Yes	
Proximity to town centr town centre. 8221m	e: Over 1km from a	Proximity to Transport No public transport node	ode: Over 1km from major	
Green Space Standards: Over 400m fromGreen Space Strategy Comments: 434mpublicly accessible green spaceGreen Space Strategy Comments: 434m		nments: 434m		

Physical Constraints : Suitable Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time). **Topography Constraints:** Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas Agricultural land quality : 63.7% Grade 3 Good -Access to Utilities: Moderate, 36.3% Non agricultural Neighbour Issues: Site Apparatus: Flood Zone: Surface Water Flooding: 4% of site at high risk, 17% at medium risk, 27% at low risk Identified within the SFRA?: SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: No evidence to suggest t	he site is not achievable at this point
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 5-10 Years	Availability Other Issues:

Viability Comments:

Availability Conclusion:

Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments



Site Reference Number: 16_0171 Site Address South of New Lane (Bl/Ho/3)		
Housing/Employment/Both: Housing Area (Ha): 3.12		
Parish: Blidworth Ward: Rainworth South & Blidw		

Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 5 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION:	

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to the results of a Transport Assessment. New Lane will need to be improved and the carriageway widened. The New Lane/Mansfield Road junction will need to be retained. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. The presence of trees with Preservation Orders could prevent part of the site being developed. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities

SUITABILITY

Character Land Use Location: Suitable		
Location: Within Village Boundary	PDL/Greenfield Greenfield	
Area Character: Agriculture/residential Setting : Agriculture/residential	Area: PDL	Area: Greenfield 3.12
Current Use: Agriculture		
Policy: Suitable		
Current Policy Status: Allocated Bl/Ho/3	•	nstraints: Permission for 4 ed on small part of site
Conflicting Issues: N/A		

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport		
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes	
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No	
Store of Local Importance:		Supermarket: Yes	Employment: Yes	
Proximity to town centre: Over 1km from a town centre. 3956m		Proximity to Transport Node: Over 1km from major public transport node		
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1713m		

Physical Constraints : Suitable

Highway Engineers Comments: The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to the results of a Transport Assessment. New Lane will need to be improved and the carriageway widened. The New Lane/Mansfield Road junction will need assessing for capacity and safety. Traffic signals may be required. Public rights of way will need to be retained. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).
Topography Constraints:
Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 8% of site at high risk, 10% at medium risk, 13% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use: BlidworthFP1
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order: TPO N87 1 oak tree half way down eastern boundary
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Legal Issues:

Timescale: 0-5 years

Availability Other Issues:

Ownership Comments:

Legal Comments:

Viability Comments:

Availability Conclusion: Av

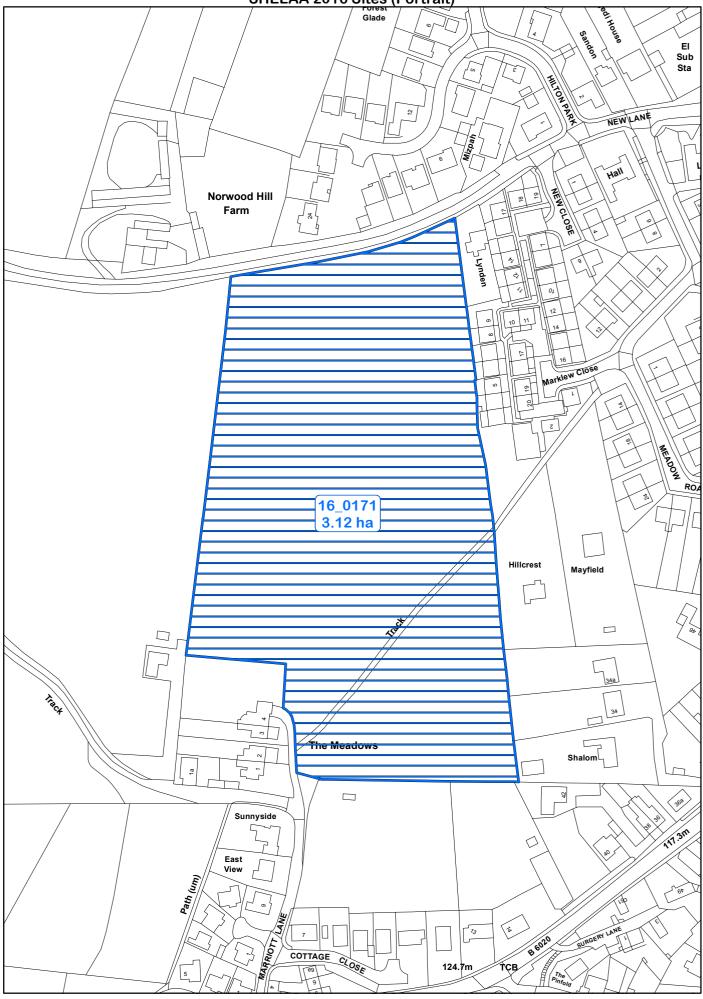
Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Outline permission for erection of 4 detached dwellings 14/00791/OUT. Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0172 Site Address Plot at Gilbert Way (BI/E/1) Housing/Employment/Both: Employment Area (Ha): 0.80 Parish: Blidworth Ward: Rainworth South & Blidworth **Suitability Conclusion:** Suitable Availability Conclusion: **Available within 5 Years** Availability Comments: The part of the allocation on Leach Way is now completed. The part off Gilbert Way has full planning permission **Achievability Conclusions:** The site is economically viable/achievable Achievability Comments: No evidence to suggest the site is not achievable at this point **OVERALL CONCLUSION:** The site is allocated and has permission for employment development. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below. SUITABILITY

Character Land Use Loca	ation: Suitable		
Location: Within Village Envelope		PDL/Greenfield 0.33	
	-1	Area: PDL	Area: Greenfield 0.33
Area Character: Industri	al		
Setting : Industrial Coun	tryside		
Current Use:			
Policy: Suitable			
Current Policy Status: Allocated BI/E/1		Other Policy Cons granted for residu	straints: Planning Permission ual allocation
Conflicting Issues: N/A			
Access to Services : Suit	able		
Within 800m or 10mins	walking	Within 30 mins trav	el by public transport
Primary School: Yes	•	Secondary School: Y	
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Y	es Hospital: No

Supermarket: Employment: Yes Proximity to Transport Node: Over 1km from a major public transport node Green Space Strategy Comments: 240m

publicly accessible green space

Store of Local Importance:

town centre

Proximity to town centre: Over 1km from a

Green Space Standards: Within 400m of

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

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

Neighbour Issues:

Agricultural land quality : 100% Grade 3 Good - Access to Utilities: Moderate

Site Apparatus:

Flood Zone:

Surface Water Flooding: 10% of site at high risk, 20% at medium risk, 26% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Site abuts Sinc 5/46 - Blidworth Colliery Spoil. Indirect impacts might occur.	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated):	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The part of the allocation on Leach Way is now completed. The part off Gilbert Way has full planning permission.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 0-5 Years	Availability Other Issues:	

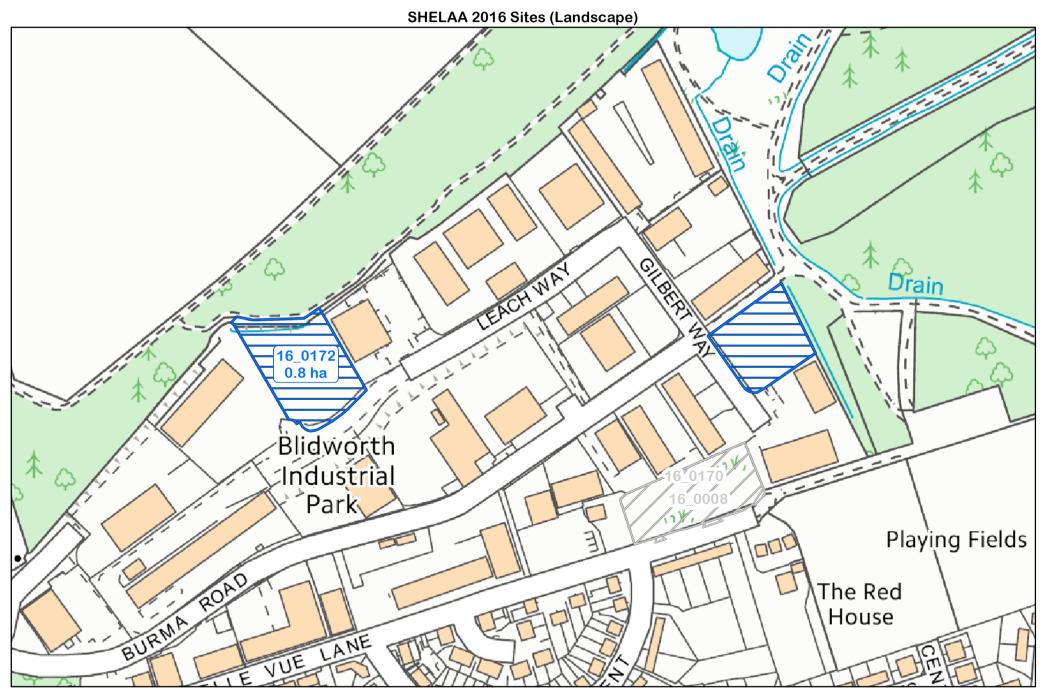
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

15/00662/FULM Proposed Industrial Units with Yard and Carparking areas Within coal mining reporting area. 100% in development low risk area



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Clipstone

Site Reference Number: 16_0012Site Address Cavendish Park, Cavendish Way, ClipstoneHousing/Employment/Both: HousingArea (Ha):6.98Parish: ClipstoneWard: Edwinstowe & Clipstone Ward

Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 5 Years
Availability Comments:	Some permissions already being implemented.
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	Information submitted suggests site should be viable

OVERALL CONCLUSION:

The site has the benefit of Reserved Matters Approval for 201 dwellings some of which are under construction. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

S**UITABILITY**

Character Land Use Location: Suitable		
Location: Within Urban Boundary	PDL/Greenfield	Greenfield
Area Character: Residential; countryside	Area: PDL	Area: Greenfield 6.98
Setting : Urban		
Current Use: Residential currently under construc	tion	
Policy: Suitable		
Current Policy Status: Within Urban Boundary	Other Policy Co permission gran	nstraints: N/A Planning nted
Conflicting Issues: N/A		

Access to Services : Suitable			
Within 800m or 10mins walking		Within 30 mins travel by	public transport
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importan	ce:	Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		Proximity to Transport No public transport node	ode: Over 1km from major
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 2016m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Suitable access achieved as part of planning permission		
Topography Constraints: Contaminated Land?: No		Category: C - Potentially contaminative usage is ified at the site or surrounding areas
Agricultural land quality : 61.80% (- Moderate, 38.20% Not Applicable Agricultural		Access to Utilities: Yes
Site Apparatus:		Neighbour Issues:
Flood Zone:		Surface Water Flooding: 0.2% at Medium risk, 1.7% at low risk
Identified within the SFRA?:		
SFRA Comments:		
Landscape, Biodiversity and Built Heritage Constraints : Suitable		

Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

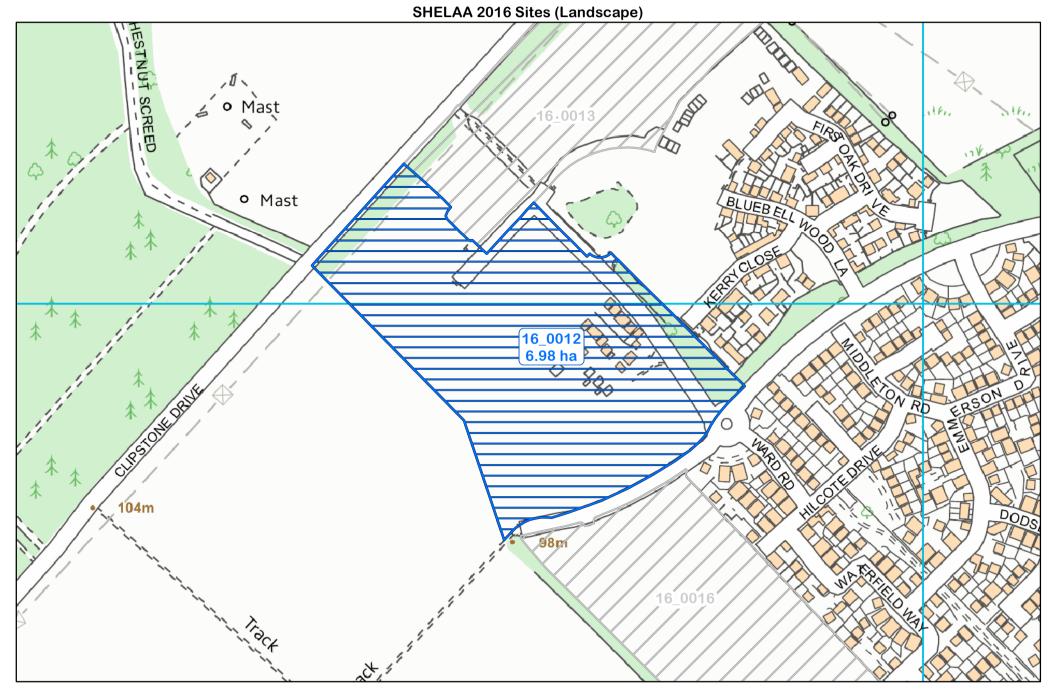
Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY		
Availability Comments:		
Achievability Comments: Information submitted suggests site should be viable		
Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 0-5	Availability Other Issues:	
Viability Comments:		
Availability Conclusion: Available within 5 Y	'ears	
Achievability Conclusion: The site is economi	cally viable/achievable	

Additional Comments

12/00965/RMAM for 201 dwellings granted and technically under construction. Full permission for 92 dwellings on southern section of site currently under construction.

Within coal mining reporting area. 100% in development low risk area



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Site Reference Number Housing/Employment/ Parish: Clipstone		s Cavendish Way, Clipston Area (Ha): 18.3 Ward: Edwinstowe	
Suitability Conclusion:	Suitable		
Availability Conclusion	: Available	within 5 Years	
Availability Comments: Achievability Conclusio	ns: The site is	economically viable/achie	wahle
Achievability Comment		on submitted suggests site	
OVERALL CONCLUSION			
		. The site is both available	-
	Id need to address and	if necessary mitigate agai	nst any of the issues
identified below.			
SUITABILITY			
Character Land Use Loo	ation: Suitable		
Location: Within Urban	Boundary	PDL/Greenfield	
		Area: PDL Area:	Greenfield
Area Character: Resider	ntial, countryside, wood		
Setting : Residential; co	untryside		
Current Use: Vacant			
Policy: Suitable			
-			
Current Policy Status: V	Vithin Urban Boundary	Other Policy Constrain	ts: N/A planning
		permission granted	
Conflicting Issues: N/A			
Conneting 1350C3. N/A			
Access to Services : Sui	table		
Within 800m or 10mins	s walking	Within 30 mins travel by	public transport
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importan		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a		•	ode: Over 1km from major

Green Space Standards: Over 400m from publicly accessible green space

town centre

public transport node

Green Space Strategy Comments: 1670m

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Access agreed as part of planning permission		
Topography Constraints: Slopes down to North East.		
Contaminated Land?: No	ontaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas	
Agricultural land quality : 70.87% Grade 3 Good Access to Utilities: Yes - Moderate, 29.13% Not Applicable - Non Agricultural		
Site Apparatus:		Neighbour Issues: No
Flood Zone: Surface Water Flooding: 0.3% at low risk		
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated): No	

Ownership Comments:

Availability Other Issues:

Legal Comments:

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Legal Issues:

Timescale: 0-5 Years

Viability Comments:

Availability Conclusion: Availability

Available within 5 Years

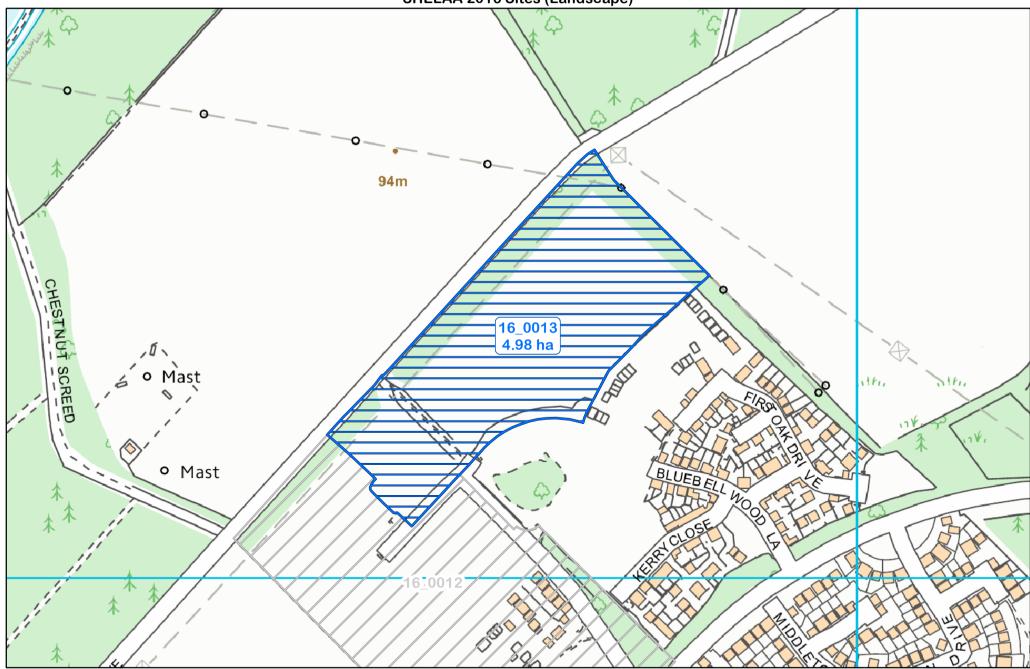
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

14/02054/VAR106 Outline permission for 180 dwellings. 16/00139/RMAM Reserved matters application for 142 dwellings pending.

Within coal mining reporting area. 7.72% in development high risk area 92.28% in development low risk area

SHELAA 2016 Sites (Landscape)



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Site Deference Number	. 16 0014 Site Addres	e Viseus Court, Clinatore	
Housing/Employment/		s Vicars Court, Clipstone Area (Ha): 0.19	
Parish: Clipstone	Both. Housing	Ward: Edwinstov	ve & Clipstone
•			
Suitability Conclusion:	Suitable		
Availability Conclusion:		within 5 Years	
Availability Comments:		ission for 8 dwellings	
Achievability Conclusio		economically viable/act	
Achievability Comments		ion submitted suggests s	ite should be viable
-	ermission for 8 dwellin	gs. The site is both avail if necessary mitigate ag	able and achievable. Any gainst any of the issues
SUITABILITY			
Character Land Use Loc	ation: Suitable		
Location: Within Urban	boundary	PDL/Greenfield Gree	enfield
		Area: PDL Are	a: Greenfield 0.19
Area Character: Residential/Commercial			
Setting : Residential/Co	mmercial		
Current Use: Vacant			
Policy: Suitable			
Current Policy Status: Within Urban Boundary		Other Policy Constra permission granted	ints: N/A Planning
Conflicting Issues: N/A			
Access to Services : Suit	able		
Within 800m or 10mins	walking	Within 30 mins travel	by public transport
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Important	ce:	Supermarket:	Employment: Yes
Proximity to town centr town centre		Proximity to Transport public transport node	Node: Over 1km from major
		Green Space Strategy Comments: 240m	
Green Space Standards: Within 400m of publicly accessible green space		Siech Space Strategy (

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Access agreed as part of planning permission		
Topography Constraints: Gradient running down hill from the main road.		
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site	
Agricultural land quality : 100% No Urban	ot Applicable -	Access to Utilities:
Site Apparatus:		Neighbour Issues:
Flood Zone:		Surface Water Flooding: 0.05% at low risk
Identified within the SFRA?:		
SFRA Comments:		
Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:		Impact on existing recreational use: No

Tree Preservation Order:

Conservation Area : No	Heritage asset (designated & non designated):
	No

Suitability Conclusion: Suitable

Protected Species/Habitats :

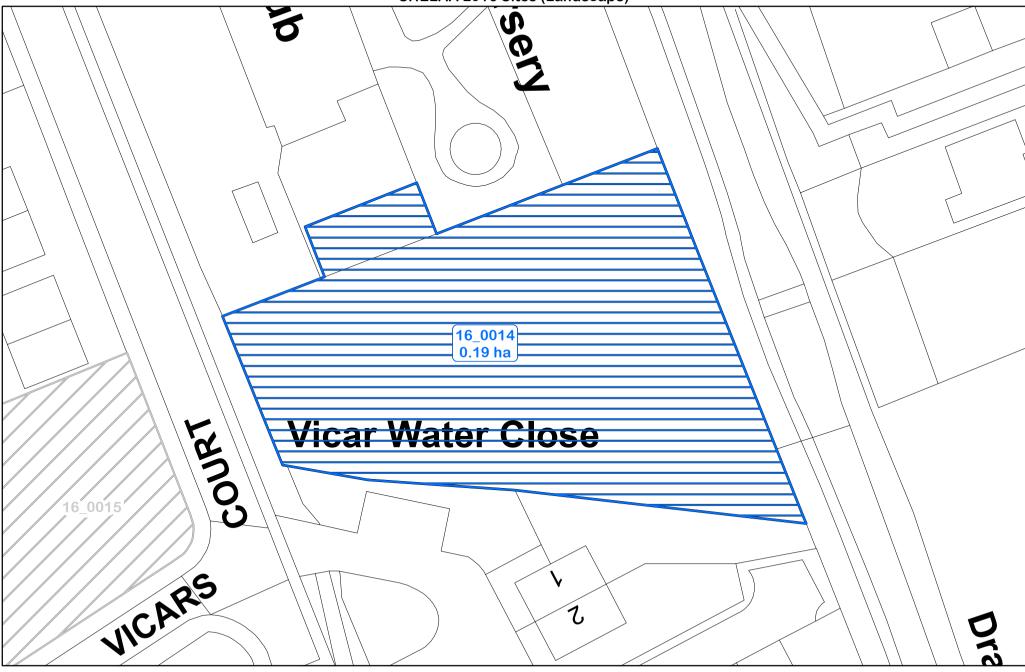
Natural Features on site

AVAILABILITY AND ACHIEVABILITY		
Availability Comments: Full permission for 8 dwellings		
Achievability Comments: Information submitted suggests site should be viable		
Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 0-5 years	Availability Other Issues:	
Viability Comments:		
Availability Conclusion: Available within 5 \	/ears	
Achievability Conclusion: The site is economi	cally viable/achievable	

Additional Comments

14/01242/FUL 8 dwellings. Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



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		s Vicars Court, Clipston	
Housing/Employment/	Both: HousingClistone		
Parish: Clipstone		Ward: Edwinsto	we & Clipstone
Suitability Conclusion:	Suitable		
Availability Conclusion		within 5 Years	
Availability Comments:		ission for 6 dwellings	
Achievability Conclusio	•	s economically viable/ad	chievable
Achievability Comment	s: Informati	on submitted suggests s	site should be viable
OVERALL CONCLUSION	:		
Site has Full Planning P	ermission for 6 dwellir	ngs. The site is both ava	ilable and achievable. Any
	Id need to address and	l if necessary mitigate a	gainst any of the issues
identified below.			
SUITABILITY			
Character Land Use Loc	ation: Suitable		
Location: Within Urban	Poundary	DDI /Graanfield Gra	onfield
Location: Within Urban	Boundary	PDL/Greenfield Gre	enneid
		Area: PDL Ar	ea: Greenfield 0.08
Area Character: Resider	ntial/Commercial		
Area character. Resider			
Setting : Residential			
Current Use: Vacant			
Policy: Suitable			
Current Policy Status: V	/ithin Urban Boundary	Other Policy Constr	aints: N/A planning
		permission granted	
Conflicting Issues: N/A			
	_		
Access to Services : Sui	table		
Within 800m or 10mins	-	Within 30 mins travel	•• •
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	
GP/Health Centre: No	Cash Machine Post	Further Education: No	Hospital: No
Store of Local Importan	Office:	Suparmarkat	Employment: Vec
Store of Local Importan Proximity to town centr		Supermarket:	Employment: Yes t Node: Over 1km from major
town centre		public transport node	•
		Green Space Strategy	
publicly accessible gree		S. S. Space StrateBy	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission		
Topography Constraints:	.	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site	
Agricultural land quality : 100% Not Applicable - Urban		Access to Utilities:
Site Apparatus:		Neighbour Issues:
Flood Zone:		Surface Water Flooding: 0.8% at low risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated): No	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY		
Availability Comments: Full permission for 6 dwellings		
Achievability Comments: Information submitted suggests site should be viable		
Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 0-5 years	Availability Other Issues:	
Viability Comments:		
Availability Conclusion: Available within 5 Y	ears	
Achievability Conclusion: The site is economic	cally viable/achievable	

Additional Comments

15/00035/FUL 6 houses

Within coal mining reporting area. 100% in development low risk area



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	Site Address West of Waterfield Way, Clipstone	
Housing/Employment/Both: Housin Parish: Clipstone	ng Area (Ha): 5.41 Ward: Edwinstowe & Clipstone	
	ward. Edwinstowe & Clipstone	
Suitability Conclusion:	Suitable	
Availability Conclusion:	Available within 5 Years	
Availability Comments:		
Achievability Conclusions:	The site is economically viable/achievable	
Achievability Comments:	Information submitted suggests site should be viable	
OVERALL CONCLUSION:	polit of Outling Dermission. The site is both quailable and	
	nefit of Outline Permission. The site is both available and would need to address and if necessary mitigate against any	
of the issues identified below.	would need to address and in necessary initigate against any	
of the issues identified below.		
SUITABILITY		
Character Land Use Location: Suitab	ble	
Location: Within Urban Boundary	PDL/Greenfield Greenfield	
Area Character: Countryside/Resider	Area: PDL Area: Greenfield 5.41	
Setting : Countryside/Residential		
Current Use: Vacant		
Policy: Suitable		
Current Policy Status: Within Urban	Boundary Other Policy Constraints: N/A planning	
	permission granted	
Conflicting Issues: N/a		
Access to Services : Suitable		
Within 800m or 10mins walking	Within 30 mins travel by public transport	
Primary School: No Bus Stop: N	No Secondary School: No Retail Area:	
GP/Health Centre: No Cash Mach	nine Post Further Education: No Hospital: No	

Office: Store of Local Importance: Proximity to town centre: Over 1km from a town centre Green Space Standards: Within 400m of

Supermarket: Employment: No Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 219m

Physical Constraints : Suitable

publicly acessible green space

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory Access identified through planning permission		
Topography Constraints: Contaminated Land?: Maybe		
Agricultural land quality : 100% Gr Moderate	ade 3 Good -	Access to Utilities:
Site Apparatus:		Neighbour Issues:
Flood Zone:		Surface Water Flooding: 0.06% at low risk
Identified within the SFRA?:		
SFRA Comments:		

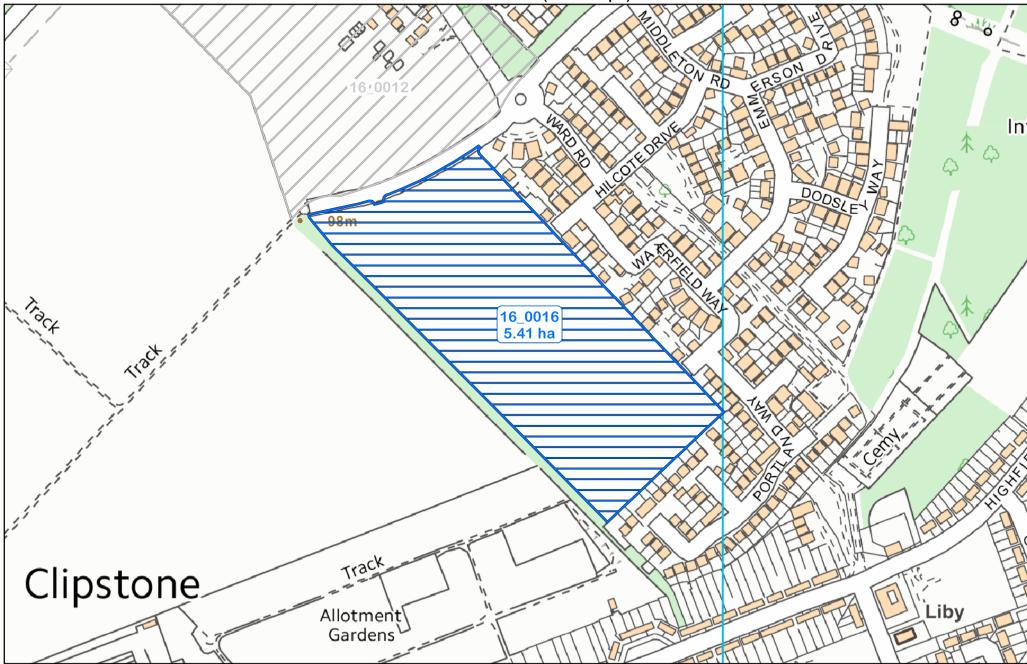
Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated): No	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVAE	BILITY	
Availability Comments:		
Achievability Comments: Information submitted suggests site should be viable		
Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 0-5 years	Availability Other Issues:	
Viability Comments:		
Availability Conclusion:	Available within 5 Years	
Ashioushilitu Conslusion		
Achievability Conclusion:	The site is economically viable/achievable	

Additional Comments

13/00458/OUTM Erection of upto 100 units Within coal mining reporting area. 100% in development low risk area



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Site Reference Number: 16_0168 Site Address Former Clipstone Colliery (Cl/MU/1)		
Housing/Employment/Both: He Employment / Retail	ousing/ Area (Ha): 27.64	
Parish: Clipstone	Ward: Edwinstowe & Clipstone	
Suitability Conclusion:	Suitable	
Availability Conclusion:	Available within 5-10 Years	
Availability Comments:		
Achievability Conclusions:	The site is economically viable/achievable	
Achievability Comments:	No evidence to suggest the site is not achievable at this point	
OVERALL CONCLUSION:		
The site is allocated for mixed	use development and is suitable subject to appropriate mitigation	
measures as necessary. The site is both available and achievable. Potential contamination		
issues at the site would need to be investigated and mitigated if necessary. Part of the site is		
subject to varied levels of risk of surface water flooding, any proposals would need to		
satisfactorily address this and provide suitable mitigation if necessary. Any possible		
development would need to take account of the cites location within the Ekm huffer zone for		

development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to address any potential impact on the heritage asset within the site. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. The long term presence of the Headstocks within the site is a a matter which is being considered by all parties . However, the land available is sufficient to allow for development whilst retaining the headstocks.

SUITABILITY

Character Land Use Location: Suitable		
Location: Within Urban Boundary	PDL/Greenfield Greenfield	
Area Character: Mixed Residential/Employment/C	Area: PDL Area: Greenfield 27.64 Countryside	
Setting : Urban/Countryside		
Current Use: Vacant apat from headstock building		
Policy: Suitable		
Current Policy Status: Allocated Cl/Ho/1	Other Policy Constraints:	
Conflicting Issues: N/A		

Access to Services : Suitable

Within 800m or 10mins	s 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 Post Office:	Further Education: Yes	Hospital: No
Store of Local Importan	ce:	Supermarket: Yes	Employment: Yes
Proximity to town centr town centre	e: Over 1km from a	Proximity to Transport No public transport node	ode: Over 1km from major
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Cor	nments: 238m

Physical Constraints : May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time). **Topography Constraints:** Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site Agricultural land quality : Grade 3 Good -Access to Utilities: Moderate & Non Agricultural Site Apparatus: Listed Headstocks and Neighbour Issues: Powerhouse Flood Zone: 1.5% Flood Zone 3, 0.5% Flood Zone Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 19% at low risk 2 Identified within the SFRA?: SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Maybe suitable	
Impact on views:	Impact on existing recreational use: ClipstoneBW3
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/3410 - Clipstone Colliery Spoil.	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): Yes. Grade II Listed Headstocks and linking

powerhouse within and adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Legal Issues:

Timescale: 5-10 years

Legal Comments:

Ownership Comments:

Availability Other Issues:

Viability Comments:

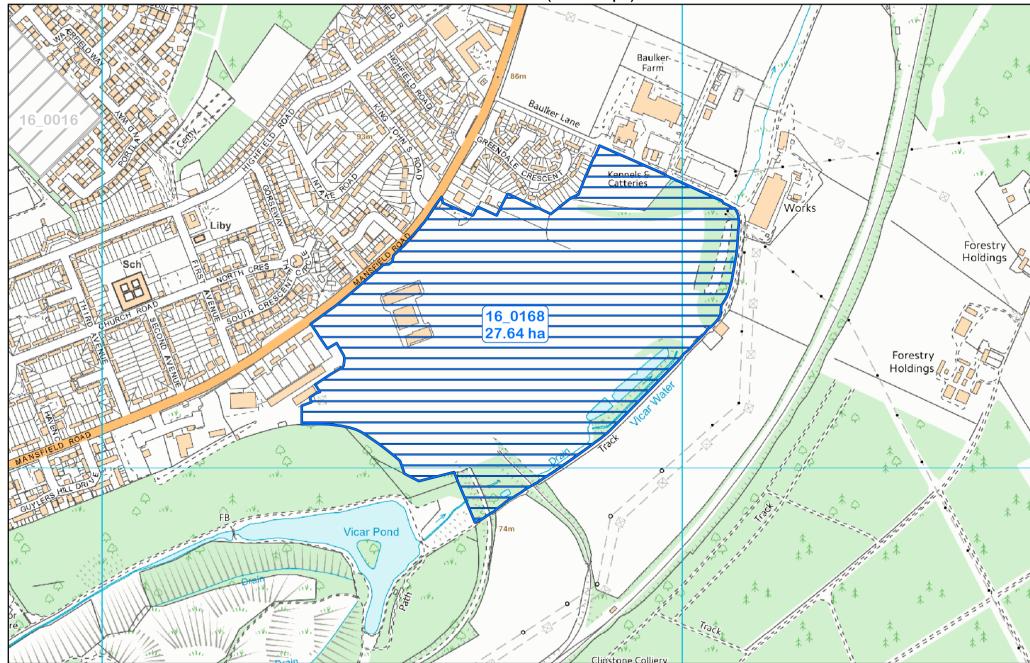
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within a coal mining reporting area. 1.48% in development high risk area 98.52% in development low risk area

SHELAA 2016 Sites (Landscape)



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Rainworth

		- 1 14/ - (
Site Reference Number: 1		s Land to the West of J	oseph Whittaker School,
Blidworth Lane/Warsop I Housing/Employment/Bo		Area (Ha): 11.0	1
Parish: Rainworth	Juli. Housing		h South & Blidworth
Suitability Conclusion:	Green Be	lt - Not Suitable	
Availability Conclusion:			
Availability Comments:			
Achievability Conclusions	5:		
Achievability Comments:			
OVERALL CONCLUSION:			
-	Green Belt location.	Green Belt Boundary i	s not being amended as part
of the Plan Review.			
SUITABILITY			
SUITABILITY			
Character Land Use Locat	ion:		
Location: Separated from	Urban Boundary	PDL/Greenfield Gre	eenfield
	,	,	
		Area: PDL Ar	ea: Greenfield 11.01 Ha
Area Character: Mixed Re	sidential/Agriculture,	/Countryside	
Setting : Green Belt			
Current Use: Agriculture			
Policy:			
roncy.			
Current Policy Status: Gre	en Belt	Other Policy Const	raints:
Conflicting Issues: Green I	Belt		
Access to Services :			
Within 800m or 10mins w	-	Within 30 mins trave	
	Bus Stop: Yes	Secondary School: Ye	
•	Cash Machine Post Office:	Further Education: Ye	s Hospital: No
Store of Local Importance	:	Supermarket:	Employment: Yes
Proximity to town centre:	Over 1km from a	Proximity to Transpor	t Node: Over 1km from major
town centre		public transport node	
Green Space Standards: C	over 400m from	Green Space Strategy	Comments: 644m
publicly accessible green s	space		

Physical Constraints :

Highway Engineers Comments: Unacceptable access available and sustainability issues.

Topography Constraints: Site slopes down from east to west
--

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good -
ModerateAccess to Utilities: YesSite Apparatus: NoNeighbour Issues: NoFlood Zone:Surface Water Flooding: 0.5% of site at high risk,

0.6% at Medium risk, 2.5% at low risk

Identified within the SFRA?:

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat. Abuts Sinc 1/37 -Rainworth Lakes. Indirect impacts might occur.	Tree Preservation Order: TPO 44 and 47 - Part of Area TPO covers north western part of site	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated): No	

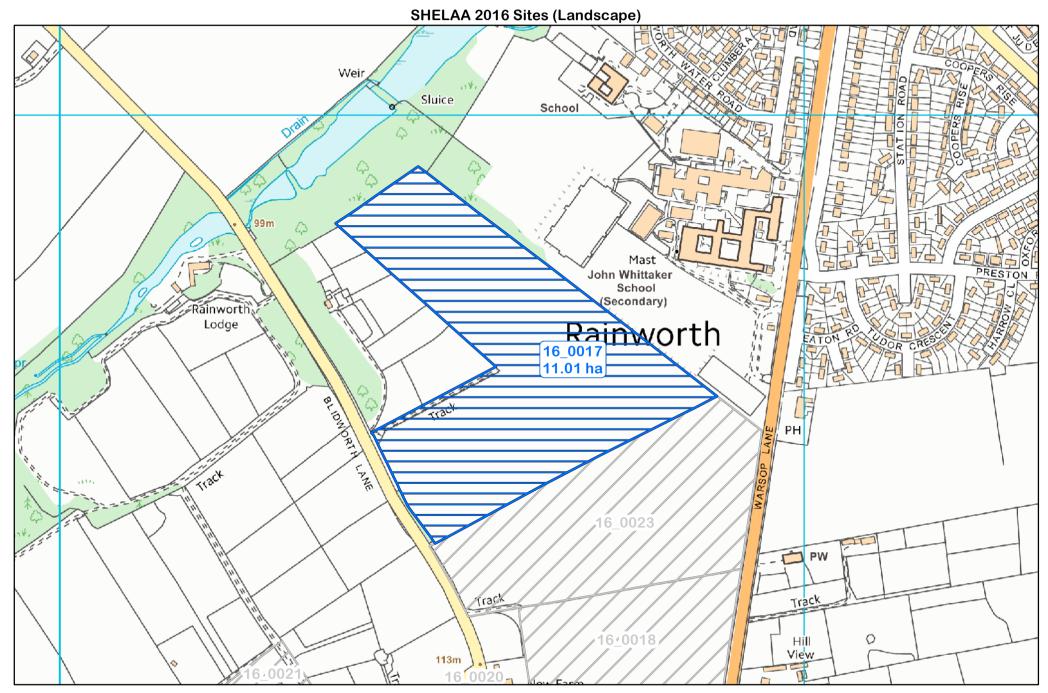
Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	

Achievability Conclusion:

Additional Comments

Within coal mining reporting area. 100% in development low risk area



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Site Reference Number: 16_0018	8 Site Addres	s Land East of New	/ Farm bet	tween Blidworth Lane
and Warsop Lane Housing/Employment/Both: Hou	ising	Area (Ha):	6 59	
Parish: Rainworth	ising			uth & Blidworth
Suitability Conclusion:	Green Be	lt - Not Suitable		
Availability Conclusion:				
Availability Comments:				
Achievability Conclusions: Achievability Comments:				
OVERALL CONCLUSION:				
Not fully assessed due to Green	Belt location.	Green Belt Bound	ary is not	being amended as part
of the Plan Review.				5
SUITABILITY				
Character Land Use Location:				
Location: Separated from Urban	Boundary	PDL/Greenfield	d Greenfie	eld
	,	·		
		Area: PDL	Area: G	reenfield 6.59 Ha
Area Character: Agricultural				
Setting : Countryside				
Setting . Countryside				
Current Use: Agriculture				
Policy:				
Current Policy Status: Green Belt		Other Policy Co	onstraints	:
Conflicting Issues: Green Belt				
Access to Services :				
Within 800m or 10mins walking		Within 30 mins t		•
Primary School: No Bus Sto		Secondary Schoo		Retail Area:
GP/Health Centre: No Cash Ma Office:	achine Post	Further Education	n: Yes	Hospital: No
Store of Local Importance:		Supermarket:		Employment: Yes
Proximity to town centre: Over 1	km from a	•	sport Nod	le: Over 1km from major
town centre		public transport	node	
Green Space Standards: Over 400	m from	Green Space Stra	tegy Com	ments: 958m
publicly accessible green space				

Physical Constraints :

Highway Engineers Comments: Subject to speed limit reduction as part of the proposal, this is

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acceptable.Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time). Topography Constraints: Slopes down to west

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: No	Neighbour Issues: No
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order: TPO 44 and 47 - Part of TPO adjoins south and west boundaries in part	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & non designated): No	

Suitability Conclusion:

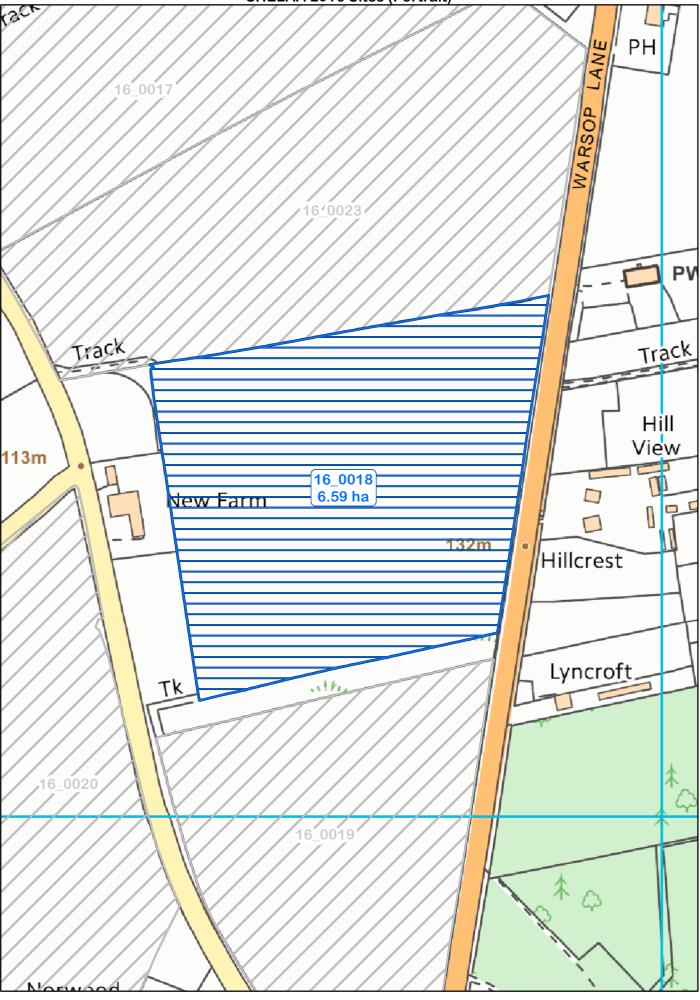
AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Availability Conclusion:

Achievability Conclusion:

Additional Comments

Within coal mining reporting area. 1.09% in development high risk area 98.91% in development low risk area



	r: 16_0019 Site Addre	ss Land South East of Ne	w Farm between Blidworth
Lane and Warsop Lane Housing/Employment/ Parish: Rainworth	Both: Housing	Area (Ha): 5.32 Ward: Rainworth	n South & Blidworth
Suitability Conclusion: Availability Conclusion Availability Comments: Achievability Conclusio Achievability Comment OVERALL CONCLUSION Not fully assessed due of the Plan Review.	: o ns: s: :	elt - Not Suitable a. Green Belt Boundary is	not being amended as part
SUITABILITY			
Character Land Use Loo	ation:		
Location: Separated fro	m Urban Boundary	PDL/Greenfield Gree	enfield
		Area: PDL Are	a: Greenfield 5.32 Ha
Area Character: Agricul	ture, some woodland		
Setting : Countryside			
Current Use: Agricultur	e		
Policy:			
Current Policy Status: G	ireen Belt	Other Policy Constra	aints:
Conflicting Issues: Gree	n Belt		
Access to Services :			
Within 800m or 10min	walking	Within 20 mins traval	hy nublic transport
Within 800m or 10mins Primary School: No	Bus Stop: Yes	Within 30 mins travel Secondary School: Yes	••
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	
Store of Local Importan		Supermarket:	Employment: Yes
Proximity to town centr		•	Node: Over 1km from major
town centre	· - · · · · · · · · · · · · · · · · · ·	public transport node	································
Green Space Standards: Over 400m from		Green Space Strategy Comments: 642m	

Green Space Strategy Comments: 642m

Physical Constraints :

publicly accessible green space

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's

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design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time). Topography Constraints: Site slopes down from east to west

Contaminated Land?: No		Category: C - Potentially contaminative usage is fied at the site or surrounding areas
Agricultural land quality : 100% Gr Moderate	ade 3 Good -	Access to Utilities: Yes
Site Apparatus: No		Neighbour Issues: No
Flood Zone:		Surface Water Flooding: Very Low Risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order: TPO 44 and 47 - Part of TPO adjoins north boundary in part	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & non designated): No	

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Availability Conclusion:

Achievability Conclusion:

Additional Comments



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Site Reference Number Housing/Employment/ Parish: Rainworth		ss Land off Warsop Lane Area (Ha): 7.38 (Gross) 2.50 (Proposed) Ward: Rainworth South & Blidworth
Suitability Conclusion: Availability Conclusion: Availability Comments: Achievability Conclusio Achievability Comments OVERALL CONCLUSION	ns: 5:	elt - Not Suitable
Not fully assessed due t of the Plan Review.	to Green Belt location.	. Green Belt Boundary is not being amended as particular terms and the second
SUITABILITY		
Character Land Use Loc	ation:	
Location: Separated from	m Urban boundary	PDL/Greenfield Greenfield
Area Character Co	reide	Area: PDL Area: Greenfield 7.38 Ha
Area Character: Country	/side	
Setting : Countryside		
Current Use: Agriculture	2	
Policy:		
Current Policy Status: G	reen Belt	Other Policy Constraints:
Conflicting Issues: Greer	n Belt	
Access to Services :		
Within 800m or 10mins	-	Within 30 mins travel by public transport
Primary School: No GP/Health Centre: No	Bus Stop: Yes Cash Machine Post Office:	Secondary School: Yes Retail Area: Further Education: Yes Hospital: No
Store of Local Important Proximity to town centr town centre Green Space Standards:	ce: e: Over 1km from a	Supermarket: Employment: Yes Proximity to Transport Node: Over 1km from maj public transport node Green Space Strategy Comments: 793m

Physical Constraints :

publicly accessible green space

Highway Engineers Comments: Access juxtaposition with new site access on opposite side of the road needs careful attention. Highway design should comply with the Highway Authority's 6c's

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Eastern part of site on top of ridge, western part of site on falling land.

Contaminated Land?: No		n Category: C - Potentially contaminative usage is tified at the site or surrounding areas
Agricultural land quality : 100% C Moderate	Grade 3 Good -	Access to Utilities: Yes
Site Apparatus: Telegraph poles adjacent to southern boundary.	and line	Neighbour Issues: No
Flood Zone:		Surface Water Flooding: 0.1% at low risk
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order:	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & none designated): No	

Suitability Conclusion:

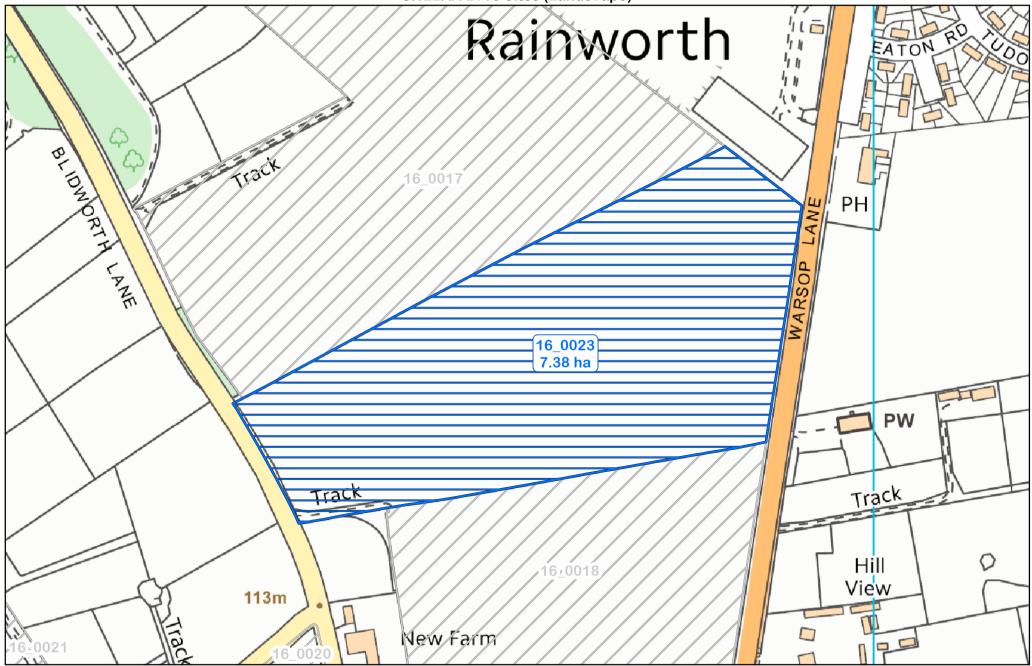
AVAILABILITY AND ACHIEVABILITY	
Availability Comments: Yes	
Achievability Comments:	
Ownership Constraints: no	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion:

Achievability Conclusion:

Additional Comments





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		· · · · · · · · · · · · · · · · · · ·	
Site Reference Number Housing/Employment/I Parish: Rainworth		ss Mansfield Road opp Luro Area (Ha): 5.63 Ward: Rainworth S	
Suitability Conclusion: Availability Conclusion: Availability Comments: Achievability Conclusion Achievability Comments	ns: ::	Green Belt - Not Suitable	
OVERALL CONCLUSION: Not fully assessed due t		. Green Belt Boundary is no	ot being amended as part
of the Plan Review.			
SUITABILITY			
	ation.		
Character Land Use Loc	ation:		
Location: Adjacent Urba	n Boundary	PDL/Greenfield Green	field
		Area: PDL Area:	Greenfield 5.63 Ha
Area Character: Agricult	ure/woodland/resider	ntial	
Setting : Mixed countrys	side/residential		
Current Use: Agricultura	1		
Policy:			
Current Policy Status: G	reen Belt	Other Policy Constrain	ts:
Conflicting Issues: Greer	n Belt		
Access to Services :			
Within 800m or 10mins	-	Within 30 mins travel by	-
Primary School: No GP/Health Centre: No	Bus Stop: Yes Cash Machine Post Office:	Secondary School: Yes Further Education: Yes	Retail Area: Hospital: Yes

Supermarket: Employment: Yes Proximity to town centre: Over 1km from a Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 436m

Physical Constraints :

town centre. 7434m

Store of Local Importance:

publicly accessible green space

Green Space Standards: Over 400m from

Highway Engineers Comments: Direct from Classfied Road. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of

submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Slopes steeply down to Mansfield Road, drainage ditch by road

Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site		
Agricultural land quality : 100% G Moderate	rade 3 Good -	Access to Utilities: Yes	
Site Apparatus: Overhead cables across the site		Neighbour Issues: No	
Flood Zone:		Surface Water Flooding: 0.8% of site at high risk,	
Identified within the SFRA?:		1.4% at Medium risk, 5.4% at low risk	
SFRA Comments:			

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Site abuts Sinc 5/4 - Blidworth Colliery Spoil. Indirect impacts migh occur.		
Natural Features on site Railway embankments along site boundary		
Conservation Area : No	Heritage asset (designated & non designated): No	

Suitability Conclusion:

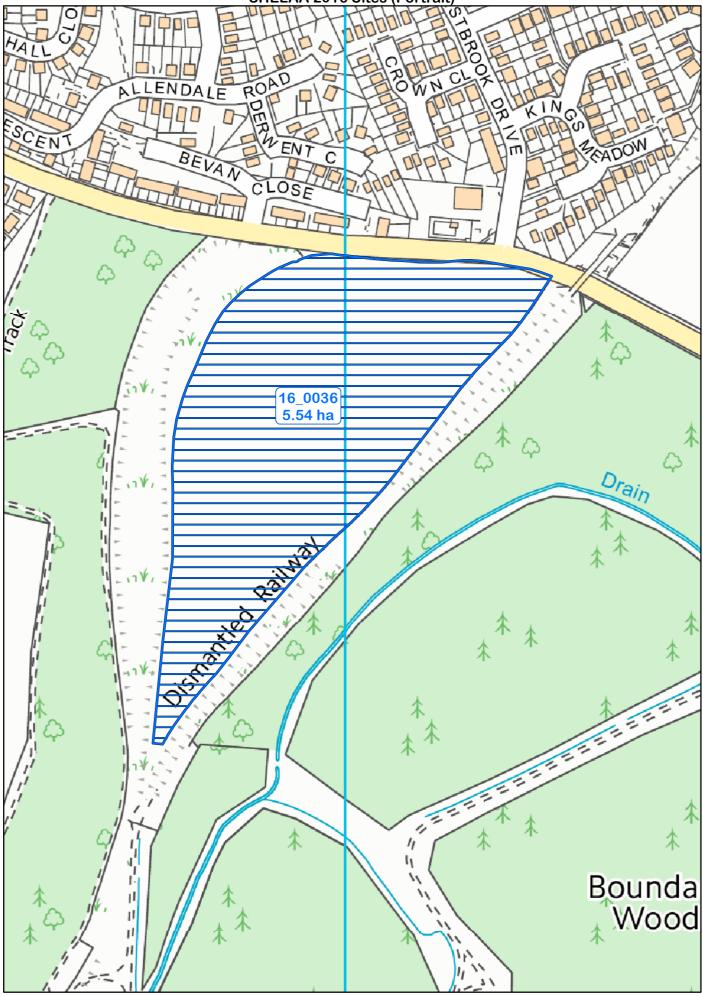
AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
wandbinty confinents.	
Ashiovahility Comments	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
	-
Viability Comments:	

Availability Conclusion:

Achievability Conclusion:

Additional Comments

SHELAA 2016 Sites (Portrait)



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Site Reference Number: 16_0159 Site Address East of Warsop Lane (Ra/Ho/2)Housing/Employment/Both: HousingArea (Ha): 11.24Parish: RainworthWard: Rainworth South and Blidworth

Suitability Conclusion: Availability Conclusion:	Suitable Available within 5-10 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION	

Part of the site is actively under construction for 130 dwellings with a full permission for an additional 30 dwellings within the same site area granted subject to the signing of a Section106 agreement. The remaining part of the site to the east is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable		
Location: Within Urban Boundary	PDL/Greenfield Greenfield	
Area Character: Countryside / Residential Setting : Countryside / Residential	Area: PDL	Area: Greenfield
Current Use: Agriculture		
Policy: Suitable		
Current Policy Status: Allocated Ra/Ho/2	Other Policy Con construction	nstraints: Part of site now under
Conflicting Issues:		

Access to Services : Suitable Within 800m or 10mins walking Within 30 mins travel by public transport Retail Area: Yes Primary School: Yes Bus Stop: Yes Secondary School: Yes GP/Health Centre: Yes Further Education: Yes Cash Machine Post Hospital: Yes Office: Yes Store of Local Importance: Supermarket: Employment: Yes Proximity to town centre: Over 1km from a Proximity to Transport Node: Over 1km from a town centre major public transport node

Green Space Standards: Within 400m of publicly accessible green space

Green Space Strategy Comments:

Physical Constraints :		
Highway Engineers Comments: Ac	cess agreed as p	part of planning permission
0 / 0	0 1	
Topography Constraints:		
Contaminated Land?: Maybe	Contamination	Category: B - Potentially contaminative usage
		ified in close proximity to the site
Agricultural land quality : 100% Gr	rade 3 Good -	Access to Utilities:
moderate		
Site Apparatus:		Neighbour Issues:
		0
Flood Zone:		Surface Water Flooding: Very low risk
		, · · · · · · · · · · · · · · · · · · ·
Identified within the SFRA?:		
SFRA Comments:		

Landscape, Biodiversity and Built Heritage Constraints :		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats :	Tree Preservation Order: No	
Natural Features on site No		
Conservation Area : No	Heritage asset (designated & non designated):	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:		
Achievability Comments: No evidence to suggest the site is not achievable at this point		
Ownership Constraints:	Ownership Comments:	
Legal Issues:	Legal Comments:	
Timescale: 5-10 Years	Availability Other Issues:	
Viability Comments:		

Availability Conclusion:

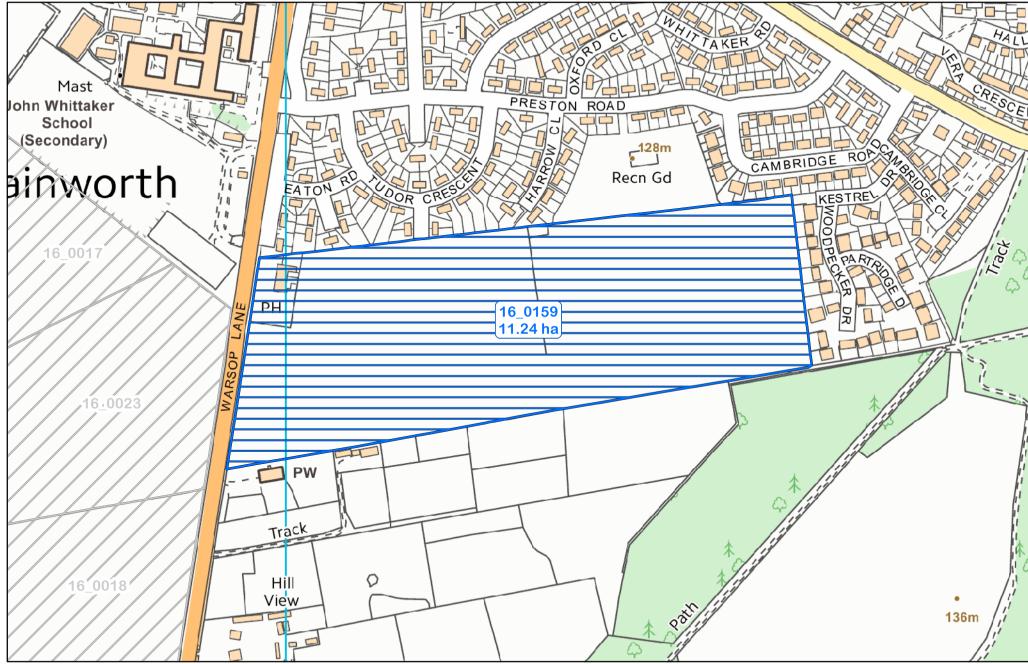
Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% of the site is in a development low risk area. A Reserved Matters Application (15/00523/RMAM) has been permitted for the construction of up to 130 dwellings to the west of the site. An application (15/00522/FULM) to construct 30 dwellings in a different part of the west of the site was pending consideration at the time of writing. No applications have been received that relate to the eastern part of the site, which remains allocated.

SHELAA 2016 Sites (Landscape)



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Site Reference Number: 16_0165 Site Address North of Top Street (Ra/Ho/1)			
Housing/Employment/Both: Housing Area (Ha): 1.93			
Parish: Rainworth Ward: Rainworth North & Ruf			

Suitability Conclusion: Availability Conclusion:	Suitable Available within 5-10 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION	

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development must address the highways issues raised within the policy criteria. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

S**UITABILITY**

Character Land Use Location: Suitable			
Location: Within Urban Boundary	PDL/Greenfield Greenfield		
Area Character: Countryside/Residential Setting : Countryside/Residential	Area: PDL	Area: Greenfield 1.93	
Current Use: Vacant greenfield			
Policy: Suitable			
Current Policy Status: Allocated Ra/Ho/1 Other Policy Constraints:		nstraints:	
Conflicting Issues: N/A			

Access to Services : Suitable			
Within 800m or 10mins	s walking	Within 30 mins travel by	public transport
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: No

Proximity to town centre: Over 1km from a town centre. 6758m Green Space Standards: Over 400m from publicly accessible green space Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 517m

Surface Water Flooding: 0.5% at medium risk,

Physical Constraints : Suitable

Highway Engineers Comments: Proposals must address issues raised under the current policy. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Contaminated Land?: Yes

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

Neighbour Issues:

6.1% at low risk

Agricultural land quality : 100% Grade 3 Good - Access to Utilities: Moderate

Site Apparatus:

Flood Zone:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated):	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Legal Issues:

Timescale: 5-10 years

Ownership Comments:

Legal Comments:

Availability Other Issues:

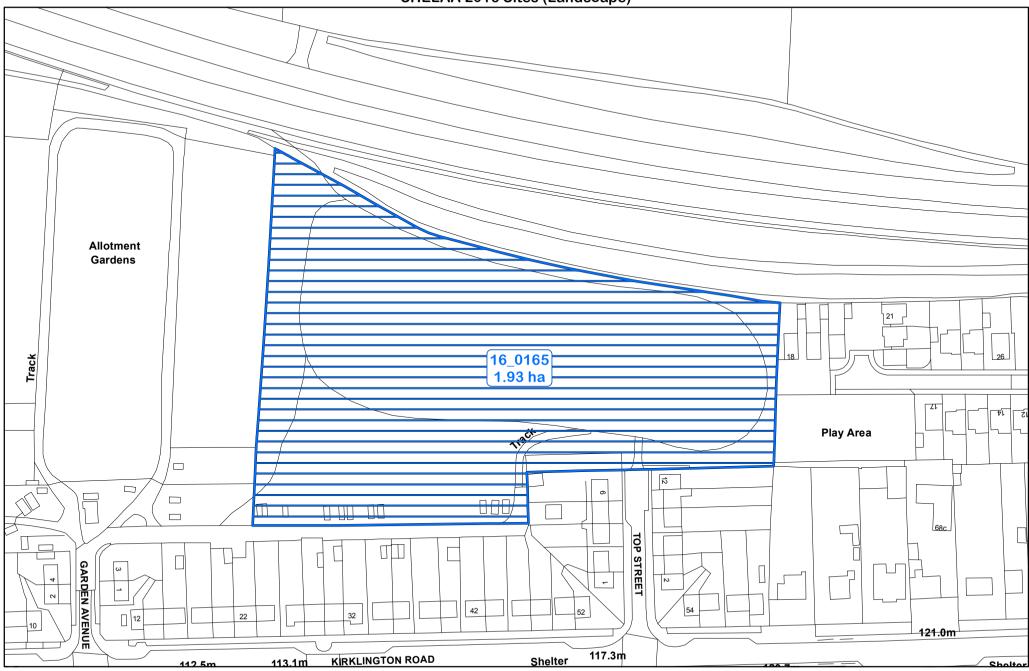
Viability Comments:

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



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Housing/Employment/Both: Re	66 Site Address Land at Kirklington Road (Ra/MU/1) esidential/Town Area (Ha): 0.62
Parish: Rainworth	Ward: Rainworth North & Rufford
Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 10-15 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION:	
measures as necessary. The sit	use development and is suitable subject to appropriate mitigation te is both available and achievable. Local access and junction would have to be secured via the existing private access road to

the east of the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield PDL
Area Character: Mixed Residential/Commercial	Area: PDL 0.62 Area: Greenfield
Setting : Urban	
Current Use: Former railway embankment	
Policy: Suitable	
Current Policy Status: Allocated Ra/MU/1	Other Policy Constraints:
Conflicting Issues: N/A	

Access to Services : Suitable			
Within 800m or 10mins	walking	Within 30 mins travel by	public transport
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes

Proximity to town centre: Over 1km from a town centre. 6718m Green Space Standards: Within 400m of publicly accessible green space Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 264m

Physical Constraints : Suitable

Highway Engineers Comments: Local access and junction arrangments mean that access would have to be secured via the existing private access road to the east of the site. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

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

Access to Utilities:

Neighbour Issues:

Agricultural land quality : 100% Grade 3 Good - Moderate

Site Apparatus:

Flood Zone: A very small part of this site (less than 0.1%) is in Flood Zone 3

Surface Water Flooding: 0.1% at medium risk, 1.8% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable		
Impact on views:	Impact on existing recreational use: No	
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/284 - Rainworth Dismantled Railway.	Tree Preservation Order:	
Natural Features on site		
Conservation Area : No	Heritage asset (designated & non designated):	

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Legal Issues:

Legal Comments:

Ownership Comments:

Timescale: 10-15 years

Availability Other Issues:

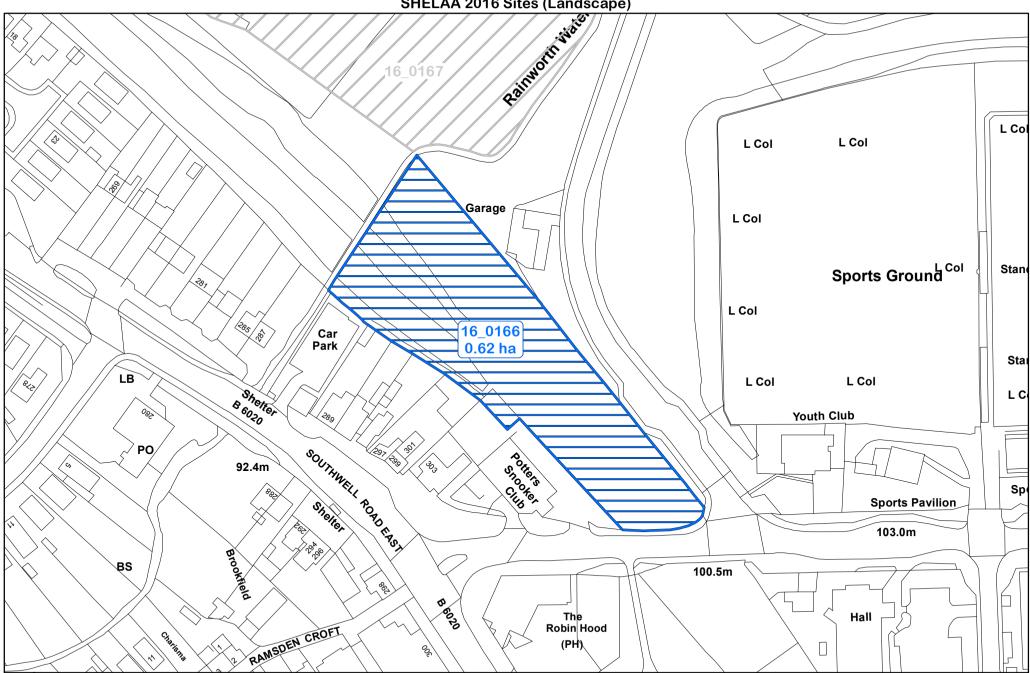
Viability Comments:

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



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Site Reference Number: 16_0167 Site Address West of Colliery Lane (Ra/E/1)		
Housing/Employment/Both: Employment	Area (Ha): 5.5	
Parish: Rainworth	Ward: Rainworth North & Rufford	

Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 5 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION:	

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats and would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable			
Location: Within Urban Boundary	PDL/Greenfield Greenfield		
Area Character: Mixed Countryside/Leisure/Resid	Area: PDL ential	Area: Greenfield 5.5 ha	
Setting : Countryside/Residential			
Current Use: Vacant			
Policy: Suitable			
Current Policy Status: Allocated Ra/E/1	Other Policy Co	nstraints:	
Conflicting Issues: N/A			
	Other Policy Co	nstraints:	

Access to Services : Suitable

Within 800m or 10mins walkingPrimary School: NoBus Stop: YesGP/Health Centre: NoCash Machine Post

Within 30 mins travel by public transport

Secondary School: No Further Education: No Retail Area: Yes Hospital: Yes

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Office:		
Store of Local Importance:	Supermarket:	Employment: No
Proximity to town centre: Over 1km from a	Proximity to Transpo	ort Node: Over 1km from major
town centre. 9015m	public transport nod	e
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strateg	y Comments: 959m
Physical Constraints : Suitable		

sical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time). **Topography Constraints:** Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site Agricultural land quality : 56.65% Grade 3 Good Access to Utilities: - Moderate, 43.35% Not Applicable - Non Agricultural Site Apparatus: Neighbour Issues: Flood Zone: 7.5% Flood Zone 3, 1% Flood Zone 2 Surface Water Flooding: 4% of site at high risk, 17% at medium risk, 27% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable Impact on views: Impact on existing recreational use: No Protected Species/Habitats : Potential Species Tree Preservation Order: Habitat. The site abuts Sinc 5/284 - Rainworth Dismantled Railway and Sinc 2/701 - Wood, Rainworth. Indirect impacts might occur. Natural Features on site Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

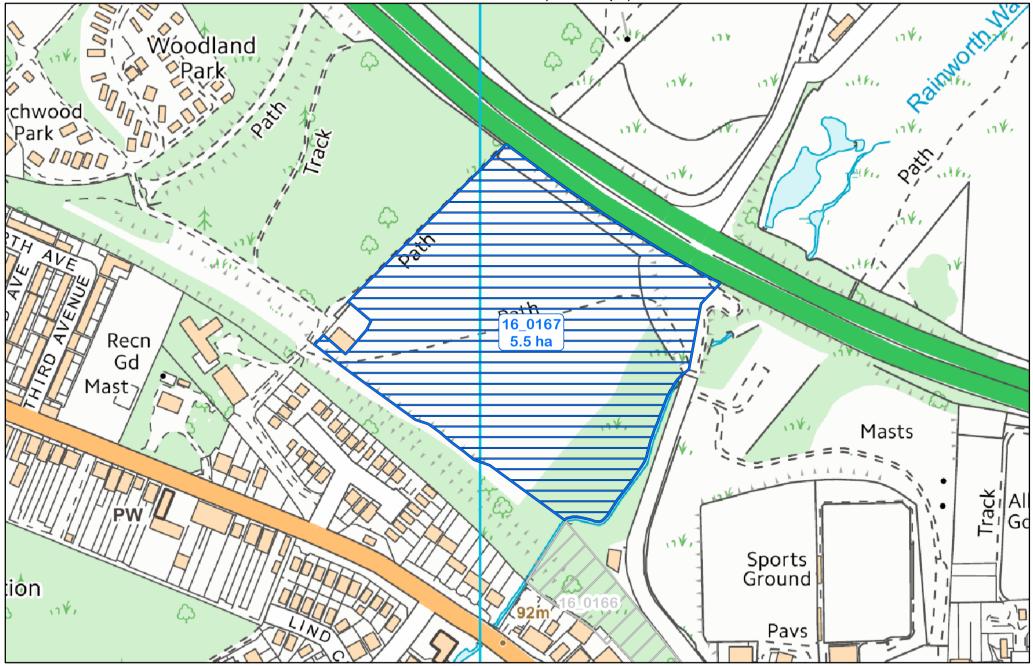
AVAILABILITY AND ACHIEVABILITY

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Comments:	
Achievability Comments: No evidence to sugge	st the site is not achievable at this point
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion: Available within	5 Years
Achievability Conclusion: The site is econo	mically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



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