STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT

SHERWOOD AREA

2017
Bilsthorpe
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Site Reference Number: 16_0046  Site Address Off Eakring Road
Housing/Employment/Both: Employment  Area (Ha):  10.1
Parish: Bilsthorpe  Ward: Bilsthorpe

Suitability Conclusion:  May be 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:
Development would trigger major improvements to the A614/Deerdale Lane junction. 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 and address any detrimental impact on any potential protected species habitats. 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. Whilst the site lies outside of the main built up area, it is an established Business Park containing serviced land which was originally granted permission on the former colliery site. The site therefore May be Suitable and is both available and achievable.

SUITABILITY

Character Land Use Location: May be Suitable
Location: Existing Business Park  PDL/Greenfield  PDL
Area Character: Mainly open land and industry
Setting: Countryside
Current Use: Vacant

Policy: May be Suitable
Current Policy Status: SP3 DM8  Other Policy Constraints: Permission for Waste treatment plant granted on over 50% of site

Conflicting Issues: Business Park away from Existing Settlement

Access to Services: May be suitable

Within 800m or 10mins walking
Primary School: No  Bus Stop: Yes
GP/Health Centre: No  Cash Machine Post Office:

Within 30 mins travel by public transport
Secondary School: No  Retail Area:
Further Education: No  Hospital: No
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Store of Local Importance:</th>
<th>Supermarket:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 8420m</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Strategy Comments: 765m</td>
<td></td>
</tr>
</tbody>
</table>

**Physical Constraints : May be suitable**

Highway Engineers Comments: Development would trigger major improvements to the A614/Deerdale Lane junction. 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: No 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: Brick structure in middle of site (former water tower?)

Neighbour Issues: No

Flood Zone: Surface Water Flooding: 2% of site at high risk, 5% at Medium risk, 18% at low risk

Identified within the SFRA?: Yes

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be suitable**

Impact on views: Impact on existing recreational use: No

Protected Species/Habitats: 80% of the site is Sinc 5/2161 - Bilsthorpe Colliery.

Tree Preservation Order:

Natural Features on site No

Heritage asset (designated & non designated): No

Conservation Area: No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:
<table>
<thead>
<tr>
<th>Achievability Comments:</th>
<th>No evidence to suggest the site is not achievable at this point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership Constraints:</td>
<td>Ownership Comments:</td>
</tr>
<tr>
<td>Legal Issues:</td>
<td>Legal Comments:</td>
</tr>
<tr>
<td>Timescale: 0-5 Years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

**Additional Comments**

13/01767/CMW Proposed development of the Bilthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure Approved by the Secretary of State in June 2016. Within coal mining reporting area. 2.07% in development high risk area 97.93% in development low risk area
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Site Reference Number**: 16_0047  **Site Address**: Church Street (65A) Bilsthorpe  
**Housing/Employment/Both**: Housing  
**Parish**: Bilsthorpe  
**Area (Ha)**: 0.18  
**Ward**: Bilsthorpe

| **Suitability Conclusion** | Suitable |
| **Availability Conclusion** | Available within 5 Years |
| **Availability Comments** | The site is economically viable/achievable |
| **Achievability Comments** | Information submitted suggests site should be viable |

**OVERALL CONCLUSION**:
The site has the benefit of Full Permission. 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**

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong>: Within Village Envelope</td>
<td>PDL/Greenfield PDL</td>
</tr>
<tr>
<td><strong>Area Character</strong>: Residential</td>
<td>Area: PDL 0.18 Area: Greenfield</td>
</tr>
<tr>
<td><strong>Setting</strong>: Residential</td>
<td></td>
</tr>
<tr>
<td><strong>Current Use</strong>: Residential under construction</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Policy</strong>: Suitable</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Policy Status</strong>: Within Village Envelope</td>
<td>Other Policy Constraints: Planning permission under construction</td>
</tr>
<tr>
<td><strong>Conflicting Issues</strong>: N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Access to Services</strong></th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within 800m or 10mins walking</strong></td>
<td></td>
</tr>
<tr>
<td>Primary School: Yes</td>
<td>Bus Stop: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
<td>Cash Machine Post Office:</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td></td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 9256m</td>
<td></td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Within 30 mins travel by public transport</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary School: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Further Education: No</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Supermarket:</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
<td></td>
</tr>
<tr>
<td>Green Space Strategy Comments: 414m</td>
<td></td>
</tr>
</tbody>
</table>

**Physical Constraints**: Suitable
### Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

#### 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:
- **Grade**: 3 Good - Moderate

#### Access to Utilities:

#### Site Apparatus:

#### Neighbour Issues:

#### Flood Zone:
- **Surface Water Flooding**: Very Low Risk

#### Identified within the SFRA?:

#### SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints: Suitable

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats:</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td></td>
</tr>
</tbody>
</table>

#### 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: No

#### 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

15/02022/FUL 7 Bungalows under construction
Within coal mining reporting area. 100% in development low risk area
Site Reference Number: 16_0048  Site Address Kirklington Road, Bilsthorpe (Wycar Leys) (Bi/Ho/1)

<table>
<thead>
<tr>
<th>Housing/Employment/Both: Residential</th>
<th>Area (Ha): 0.95</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish: Bilsthorpe</td>
<td></td>
</tr>
<tr>
<td>Ward: Bilsthorpe</td>
<td></td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

**Availability Comments:** Site has permission for 8 dwellings

**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 the benefit of Planning Permission. 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 Location: Suitable**

- **Location:** Within Village Envelope
- **Area Character:** Employment/residential
- **Setting:** Mixed countryside/employment
- **Current Use:** Open space to care home

**Policy: Suitable**

- **Current Policy Status:** Allocated Bi/Ho/1
- **Other Policy Constraints:** N/A permission granted for 8 dwelling units

**Conflicting Issues:** N/A

**Access to Services:** Suitable

- **Within 800m or 10mins walking**
  - Primary School: No
  - GP/Health Centre: No
  - Store of Local Importance: No
  - Proximity to town centre: Over 1km from a town centre. 8475m
  - Green Space Standards: Over 400m from publicly accessible green space

- **Within 30 mins travel by public transport**
  - Secondary School: No
  - Further Education: No
  - Employment: Yes
  - Proximity to Transport Node: Over 1km from major public transport node
  - Supermarket: No
  - Hospital: No

**Physical Constraints:** Suitable
Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:
- Contaminated Land?: Yes
  - Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality: 100% Grade 2 Very Good

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues:

Flood Zone:
- Surface Water Flooding: 1% at Medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

<table>
<thead>
<tr>
<th>Landscape, Biodiversity and Built Heritage Constraints: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact on views:</td>
</tr>
<tr>
<td>Protected Species/Habitats: Potential Species Habitat</td>
</tr>
<tr>
<td>Natural Features on site</td>
</tr>
<tr>
<td>Conservation Area: No</td>
</tr>
<tr>
<td>Heritage asset (designated &amp; non designated): Local Interest Building - Wycar Leys</td>
</tr>
</tbody>
</table>

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has permission for 8 dwellings

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**

| 13/00988/FULM Erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living |
| Within coal mining reporting area. 100% in development low risk area |
### Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Site Reference Number:** 16_0049  **Site Address:** The Cresent, Bilsthorpe  
**Housing/Employment/Both:** Housing  
**Parish:** Bilsthorpe  
**Ward:** Bilsthorpe  

**Area (Ha):** 0.10

<table>
<thead>
<tr>
<th><strong>Suitability Conclusion:</strong></th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong></td>
<td>Available within 10-15 Years</td>
</tr>
<tr>
<td><strong>Availability Comments:</strong></td>
<td>No contact with previous developer</td>
</tr>
<tr>
<td><strong>Achievability Conclusions:</strong></td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td><strong>Achievability Comments:</strong></td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**

Planning permission granted and implemented on part of site. The site is both available and achievable. Any future applications on the remainder of the site will need to address the following issues. 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 PDL  
  - Area: PDL 0.1 Area: Greenfield  
- **Area Character:** Mixed Residential/Commercial
- **Setting:** Mixed Residential/Commercial
- **Current Use:** Part constructed remainder vacant

**Policy:** Suitable

- **Current Policy Status:** Within Village Envelope  
  - Other Policy Constraints: Extant Permission part constructed

**Conflicting Issues:**

### Access to Services: Suitable

- **Within 800m or 10mins walking**  
  - Primary School: Yes  
  - GP/Health Centre: Yes  
  - Store of Local Importance:  
  - Proximity to town centre: Over 1km from a town centre. 9350m  
  - Green Space Standards: Over 400m from publicly accessible green space

- **Within 30 mins travel by public transport**  
  - Bus Stop: Yes  
  - Cash Machine Post Office:  
  - Secondary School: No  
  - Further Education: No  
  - Supermarket:  
  - Proximity to Transport Node: Over 1km from major public transport node  
  - Hospital: No  
  - Employment: Yes  
  - Green Space Strategy Comments: 435m
**Physical Constraints : Suitable**

Highway Engineers Comments: Satisfactory Access identified through planning permission

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: 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats:</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td></td>
</tr>
<tr>
<td>Conservation Area: No</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
</tbody>
</table>

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: No contact with previous developer

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

Ownership Constraints: Ownership Comments: Unknown

Legal Issues: Legal 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**

| 06/00593/FULM Proposed 7 No new build flats and 9 No flat conversion: Conversions completed no start on new builds |
| Within coal mining reporting area. 100% in development low risk area |
**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

Availability Comments: This site has had the benefit of planning permission which has recently lapsed, along with the large adjacent factory site.

**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. Outline permission lapsed in October 2016. Owners have indicated intent to submit an application covering the allocation and the land identified as Ho PP adjacent. 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. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

**Suitability**

**Character Land Use Location:** Suitable

Location: Within Village Envelope

PDL/Greenfield PDL

Area Character: Residential/Employment

Setting: Countryside employment

Current Use: Vacant employment

**Policy:** Suitable

Current Policy Status: Allocated Bi/Ho/2

Other Policy Constraints: Permission granted

Conflicting Issues: N/A

**Access to Services:** Suitable

**Within 800m or 10mins walking**

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 8575m

**Within 30 mins travel by public transport**

Secondary School: No

Retail Area: 

Further Education: No

Hospital: No

Supermarket: 

Employment: Yes

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: 646m

### Physical Constraints: Suitable

- **Highway Engineers Comments:** Satisfactory Access identified through planning permission
- **Topography Constraints:**
  - Contaminated Land?: Yes
  - Contamination Category: A - Potentially contaminative usage has been identified at the site
- **Agricultural land quality:** 100% Grade 2 Very Good
- **Site Apparatus:**
- **Flood Zone:**
  - Surface Water Flooding: 1% 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:** This site has had the benefit of planning permission which has recently lapsed, along with the large adjacent factory site.
- **Achievability Comments:** No evidence to suggest the site is not achievable at this point
- **Ownership Constraints:**
- **Legal Issues:**
  - Legal Comments:
- **Timescale:** 0-5 Years
  - Availability Other Issues:
Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

Additional Comments

12/01557/OUTM Residential Development. Outline permission lapsed in October 2016. Owners have indicated intent to submit an application covering the allocation and the land identified as HoPP adjacent. Within coal mining reporting area. 100% in development low risk area
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Site Reference Number: 16_0051  Site Address Off Eakring Road, Bilsthorpe
Housing/Employment/Both: Employment  Area (Ha):  4.35
Parish: Bilsthorpe  Ward: Farnsfield and Bilsthorpe

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:
Planning permission for development of the Bilsthorpe Energy Centre granted. 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 Location: May be Suitable

Location: Existing Business Park  PDL/Greenfield PDL
Area Character: Industrial/Vacant
Setting : Countryside
Current Use: Vacant

Policy: May be Suitable

Current Policy Status: SP3 DM8  Other Policy Constraints: N/A Permission granted

Conflicting Issues: Business Park away from Existing Settlement

Access to Services : Suitable

Within 800m or 10mins walking
Primary School: No  Bus Stop: No
GP/Health Centre: No  Cash Machine Post Office:
Store of Local Importance: 
Proximity to town centre: Over 1km from a town centre. 8668m
Green Space Standards: Over 400m from publicly accessible green space

Within 30 mins travel by public transport
Secondary School: No  Retail Area:
Further Education: No  Hospital: No
Supermarket:  Employment: Yes
Proximity to Transport Node: Over 1km from major public transport node
Green Space Strategy Comments: 654m

Physical Constraints : May be Suitable
Highway Engineers Comments: Development would trigger major improvements to the A614 /Deerdale Lane junction. 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: No  
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: No  
Neighbour Issues: No  
Flood Zone:  
Surface Water Flooding: 1% of site at high risk, 2% at Medium risk, 5% at low risk  
Identified within the SFRA?:  
SFRA Comments:  

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

<table>
<thead>
<tr>
<th>Impact on views: No</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats: 90% of the site is Sinc 5/2161 - Bilsthorpe Colliery.</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site No</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
<tr>
<td>Conservation Area : No</td>
<td></td>
</tr>
</tbody>
</table>

**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: 0-5 Years  
Availability Other Issues:  
Viability Comments:
### Availability Conclusion
Available within 5 Years

### Achievability Conclusion
The site is economically viable/achievable

### Additional Comments
13/01767/CMW Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure Approved by the Secretary of State in June 2016. Within coal mining reporting area. 100% in development low risk area. Site forms part of 16_0046
**Site Reference Number:** 16_0085  
**Site Address:** West of Old Bridge Way, Bilsthorpe  
**Housing/Employment/Both:** Housing  
**Parish:** Bilsthorpe  
**Area (Ha):** 8.1  
**Ward:** Bilsthorpe

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

**OVERALL CONCLUSION:**  
If the Village Envelope designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Access to be taken from Oldbridge Way, but additional emergency link may be 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: May be Suitable

<table>
<thead>
<tr>
<th>Location: Adjacent settlement</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside / residential</td>
<td></td>
</tr>
<tr>
<td>Setting: Countryside / residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

#### Policy: May be Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: SP3 DM8</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
</table>

### Access to Services: Suitable

<table>
<thead>
<tr>
<th><strong>Within 800m or 10mins walking</strong></th>
<th><strong>Within 30 mins travel by public transport</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: Yes</td>
<td>Secondary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 9076m</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Strategy Comments: 177m</td>
<td></td>
</tr>
</tbody>
</table>

**Physical Constraints: Suitable**

Highway Engineers Comments: Access to be taken from Oldbridge Way, but additional emergency link may be necessary. 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: Site generally slopes from the existing settlement to the agricultural land surrounding it.

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: Pumping facility towards the south of the site.

Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.03% 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: Site abuts a drain

Heritage asset (designated & non designated): No

Conservation Area: No

Ownership Constraints:

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

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

Ownership Constraints:

Legal Issues:

Ownership Comments:

Legal Comments:
### Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Timescale: 0-5 years</th>
<th>Availability Other Issues:</th>
</tr>
</thead>
</table>

| Viability Comments: |

**Availability Conclusion:** Available within 5 Years

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

### Additional Comments
An outline application (16/01618/OUTM) has been received for up to 113 dwellings. Within coal mining reporting area. 100% in development low risk area.
**Site Reference Number:** 16_0092  **Site Address** Land to the north of Maid Marion Avenue, Bilsthorpe

**Housing/Employment/Both:** Housing  
**Parish:** Bilsthorpe  
**Area (Ha):** 3.8  
**Ward:** Bilsthorpe

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 10-15 Years</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**

The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. 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 and address any detrimental impact on any potential protected species habitats. Any possible development would need to address any potential impact on the heritage asset within or nearby 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.

**SUITABILITY**

**Character Land Use Location:** Suitable

<table>
<thead>
<tr>
<th>Location: Within Village Envelope</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside / residential</td>
<td>Area: PDL Area: Greenfield 3.8 ha</td>
</tr>
<tr>
<td>Setting: Countryside / residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Grazing land / agriculture / leisure</td>
<td></td>
</tr>
</tbody>
</table>

**Policy:** Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: Within Village Envelope</th>
<th>Other Policy Constraints: SP8</th>
</tr>
</thead>
</table>

**Conflicting Issues:**

<table>
<thead>
<tr>
<th>Access to Services: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within 800m or 10mins walking</strong></td>
</tr>
<tr>
<td>Primary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
</tr>
<tr>
<td>Bus Stop: Yes</td>
</tr>
<tr>
<td>Further Education: No</td>
</tr>
<tr>
<td>Office:</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Store of Local Importance:</th>
<th>Supermarket:</th>
<th>Employment: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 10011m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
<td></td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Green Space Strategy Comments: 607m</td>
<td></td>
</tr>
</tbody>
</table>

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Direct from unclassified 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:
- 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:

Site Apparatus:

Neighbour Issues:

Flood Zone:
- Surface Water Flooding: 23% of site at high risk, 32% at Medium risk, 52% 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 Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area: No

Heritage asset (designated & non designated): Yes. Grade II Listed House 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
<table>
<thead>
<tr>
<th>Ownership Constraints:</th>
<th>Ownership Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Issues:</td>
<td>Legal Comments:</td>
</tr>
<tr>
<td>Timescale: 10-15 years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 10-15 Years

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

**Additional Comments**
Within coal mining reporting area. 100% in development low risk area
Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments: The site lies adjacent to allocation Bi/Ho/2. Employment use has now ceased and the company intends to bring forward comprehensive development of the two sites
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
Site has previously had full planning permission for 77 dwellings. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. 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 PDL
Area: PDL 3.17 Area: Greenfield
Area Character: Countryside / residential / industrial
Setting: Countryside / residential / employment
Current Use: Industry

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking
Primary School: No Bus Stop: Yes
GP/Health Centre: No Cash Machine Post Office:
Store of Local Importance:
Proximity to town centre: Over 1km from a town centre. 8564m
Green Space Standards: Over 400m from

Within 30 mins travel by public transport
Secondary School: No Retail Area:
Further Education: No Hospital: No
Supermarket: Employment: Yes
Proximity to Transport Node: Over 1km from major public transport node
Green Space Strategy Comments: 448m
### Physical Constraints: Suitable

**Highway Engineers Comments:** Satisfactory access was shown to be achievable through the grant of planning permission.

**Contaminated Land?:** Yes  
**Contamination Category:** A - Potentially contaminative usage has been identified at the site

**Agricultural land quality:** 80.07% Grade 2 Very good, 19.93% Grade 3 Good - Moderate

**Access to Utilities:**

**Site Apparatus:**

**Neighbour Issues:**

**Flood Zone:**

**Surface Water Flooding:** 1% 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 Habitat

**Tree Preservation Order:**

**Natural Features on site**

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

### Suitability Conclusion: Suitable

### Availability and Achievability

**Availability Comments:** The site lies adjacent to allocation Bi/Ho/2. Employment use has now ceased and the company intends to bring forward comprehensive development of the two sites

**Achievability Comments:**

**Ownership Constraints:**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:** 0-5 years  
**Availability Other Issues:**
<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong> Available within 5 Years</td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong> The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within coal mining reporting area. 100% in development low risk area. 08/01746/FULM Demolition of existing factory and associated buildings and erection of 77 houses, associated roads and landscaping expired in Oct. 2013.</td>
</tr>
</tbody>
</table>
**Site Reference Number:** 16_0162  **Site Address:** East of Eakring Road (Bi/MU/1)  
**Parish:** Bilsthorpe  
**Ward:** Bilsthorpe

<table>
<thead>
<tr>
<th>Suitable Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**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. 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**

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Within Village Envelope</td>
</tr>
<tr>
<td>Area Character: Within Principal Village</td>
</tr>
<tr>
<td>Setting: Residential/Countryside</td>
</tr>
<tr>
<td>Current Use: Vacant greenfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Policy Status: Allocated Bi/MU/1</td>
</tr>
<tr>
<td>Conflicting Issues: N/A</td>
</tr>
</tbody>
</table>

**Access to Services: Suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: No</td>
</tr>
<tr>
<td>Bus Stop: No</td>
<td>Retail Area: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 7229m</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td></td>
<td>Green Space Strategy Comments: 480m</td>
</tr>
</tbody>
</table>
**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?**: Yes  
  - Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality: 100% Grade 3 Good - Moderate

Site Apparatus:
- Neighbour Issues:

Flood Zone:
- **Surface Water Flooding**:
  - 1% of site at high risk,
  - 5% at medium risk,
  - 25% 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 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:**

<table>
<thead>
<tr>
<th>Availability Conclusion</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area
Site Reference Number: 16_0163  Site Address South of Brailwood Road (Bi/E/1)

Housing/Employment/Both: Employment  Area (Ha): 2.69
Parish: Bilsthorpe  Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years

Achievability Conclusion: 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. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. 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. 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: Open Space/Employment/Residential
Setting: Open Space/Employment/Residential
Current Use: Vacant Greenfield

Policy: Suitable
Current Policy Status: Allocated Bi/E/1
Other Policy Constraints: N/A

Access to Services: Suitable
Within 800m or 10mins walking
Primary School: Yes  Bus Stop: Yes
GP/Health Centre: Yes  Cash Machine Post Office:
Store of Local Importance: Supermarket:
Proximity to town centre: Over 1km from a town centre. 6267m

Within 30 mins travel by public transport
Secondary School: No  Retail Area: Employment: Yes
Further Education: No  Hospital: No
Proximity to Transport Node: Over 1km from major public transport node
**Green Space Standards**: Within 400m of publicly accessible green space

**Green Space Strategy Comments**: 240m

### 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**: 73.71% Grade 2 Very Good, 26.29% Grade 3 Good - Moderate

**Access to Utilities**:

**Site Apparatus**:

**Flood Zone**:
- **Surface Water Flooding**: 34% of site at high risk, 48% at medium risk, 82% at low risk

**Identified within the SFRA?**:

**SFRA Comments**: 

### Landscape, Biodiversity and Built Heritage Constraints: Suitable

**Impact on views**: No

**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**: 

**Ownership Constraints**:

**Ownership Comments**: 

**Legal Issues**:

**Legal Comments**: 

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

<table>
<thead>
<tr>
<th>Timescale: 0-5 years</th>
<th>Availability Other Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Achievability Conclusion:</th>
<th>The site is economically viable/achievable</th>
</tr>
</thead>
</table>

### Additional Comments
- Within coal mining reporting area. 0.96% in development high risk area
- 99.04% in development low risk area
Eakring
Site Reference Number: 16_0063  Site Address Land South of Bilsthorpe Road
Housing/Employment/Both: Housing  Area (Ha): 4.25
Parish: Eakring  Ward: Rainworth North & Rufford

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
Availability Comments: 
Achievability Conclusions: N/A
Achievability Comments: Site not suitable

OVERALL CONCLUSION:
Any development of the site would need to take account of the presence of Public Rights of Way 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. However, the site lies outside of the main built up area of the village within open countryside and is therefore contrary to Policy SP3.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from village  PDL/Greenfield Greenfield

Area Character: Agricultural

Setting : Countryside

Current Use: Agricultural

Policy: Not Suitable

Current Policy Status: SP3 DM8  Other Policy Constraints:

Conflicting Issues: Countryside

Access to Services : May be Suitable

Within 800m or 10mins walking
Primary School: No  Bus Stop: No
GP/Health Centre: No  Cash Machine Post Office:
Store of Local Importance: 

Proximity to town centre: Over 1km from a town centre. 6882m 
Green Space Standards: Over 400m from publicly accessible green space

Within 30 mins travel by public transport
Secondary School: No  Retail Area: 
Further Education: No  Hospital: No
Supermarket: 
Proximity to Transport Node: Over 1km from major public transport node 
Green Space Strategy Comments: 678m

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: Land slopes up 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 2 Very Good
Access to Utilities:

Site Apparatus: Close to one of the wind turbines. Telephone poles and lines run parallel to southern boundary.
Neighbour Issues: Agricultural buildings close to eastern boundary

Flood Zone: Surface Water Flooding: Very Low Risk
Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints :

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: EakringFP2 / EakringFP4 / EakringFP4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats :</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td>No</td>
</tr>
<tr>
<td>Conservation Area : 0.09% is in a CA</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Not Suitable

### AVAILABILITY AND ACHIEVABILITY

| Availability Comments: Yes | Achievability Comments: Site not suitable |
| Ownership Constraints: No | Ownership Comments: |
| Legal Issues: | Legal Comments: |
| Timescale: | Availability Other Issues: |
Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:**

**Additional Comments**
16/00819/FULM for 9 environmentally sustainable eco homes Refused.

Within coal mining reporting area. 100% in development low risk area
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

**Site Reference Number:** 16_0086  
**Site Address:** Triumph Road, Eakring  
**Housing/Employment/Both:** Housing  
**Area (Ha):** 0.23  
**Parish:** Eakring  
**Ward:** Rainworth North & Rufford

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Not Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td></td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>N/A</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>Not Suitable</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**
Site does not have frontage to public highway. 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. 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. As the site has no access to the public highway it is not suitable.

**SUITABILITY**

**Character Land Use Location: May be Suitable**

<table>
<thead>
<tr>
<th>Location: Adjacent settlement</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: PDL</td>
<td>Area: Greenfield 0.23</td>
</tr>
<tr>
<td>Area Character: Residential / leisure / agricultural</td>
<td></td>
</tr>
<tr>
<td>Setting: Countryside / residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Grazing land</td>
<td></td>
</tr>
</tbody>
</table>

**Policy: May be Suitable**

<table>
<thead>
<tr>
<th>Current Policy Status: SP3 DM8</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conflicting Issues: Adjacent main built up area</td>
<td></td>
</tr>
</tbody>
</table>

**Access to Services: May be Suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 7381m</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
<td>Green Space Strategy Comments: 371m</td>
</tr>
</tbody>
</table>
### Physical Constraints: Not Suitable

- **Highway Engineers Comments:** Site does not have frontage to public highway.

- **Topography Constraints:** Land slopes steeply down to stream on northern boundary.

- **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 2 Very Good

- **Site Apparatus:** Substation in south eastern corner.

- **Flood Zone:**
  - **Surface Water Flooding:** 0.2% at Medium risk, 4.4% at low risk

- **Identified within the SFRA?**:

- **SFRA Comments:**

### Landscape, Biodiversity and Built Heritage Constraints: May be Suitable

- **Impact on views:**

- **Protected Species/Habitats:** Potential Species Habitat

- **Natural Features on site:** Abuts a stream on northern side

- **Conservation Area:** Yes  
  **Heritage asset (designated & non designated):** No

### Suitability Conclusion: Not Suitable

### Availability and Achievability

- **Availability Comments:**

- **Achievability Comments:** Not Suitable

- **Ownership Constraints:**

- **Legal Issues:**

- **Timescale:**

- **Ownership Comments:**

- **Legal Comments:**

- **Availability Other Issues:**
<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong></td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
</tr>
</tbody>
</table>

**Additional Comments**
Within coal mining reporting area. 100% in development low risk area
**Suitability**

**Character Land Use Location:** Suitable

- Location: Adjacent settlement
- Area Character: Residential / agricultural
- Setting: Countryside / residential
- Current Use: Residential / agriculture

**Policy:** May be suitable

- Current Policy Status: SP3 DM8
- Other Policy Constraints:

**Access to Services:** May be suitable

- Within 800m or 10mins walking
  - Primary School: No
  - GP/Health Centre: No
  - Store of Local Importance: 
  - Proximity to town centre: Over 1km from a town centre. 7333m
  - Green Space Standards: Within 400m of publicly accessible green space

- Within 30 mins travel by public transport
  - Secondary School: No
  - Further Education: No
  - Supermarket: 
  - Proximity to Transport Node: Over 1km from major public transport node
  - Green Space Strategy Comments: 307m

**Physical Constraints:** Suitable

- Highway Engineers Comments:
## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### 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**: 100% Grade 2 Very Good
- **Access to Utilities**:
- **Site Apparatus**: Neighbour Issues:
- **Flood Zone**: Surface Water Flooding: 0.2% 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 Habitat
- **Natural Features on site**
- **Conservation Area**: 87
- **Heritage asset (designated & non-designated)**: Yes. Grade II Listed Farmhouse within and adjacent to site.

### Suitability Conclusion: Suitable

### Availability and Achievability

#### Availability Comments:
- Information submitted suggests site should be viable
- **Ownership Constraints**: Ownership Comments:
- **Legal Issues**: Legal Comments:
- **Timescale**: 0-5 years
- **Availability Other Issues**:  

### Availability Conclusion: Available within 5 Years

#### Achievability Conclusion: The site is economically viable/achievable
Permission has been granted (15/01413/FUL) for the conversion of former agricultural buildings to 4 dwellings and the erection of 4 new dwellings.

Within coal mining reporting area. 100% in development low risk area
Edwinstowe
Site Reference Number: 16_0059  Site Address Former Thoresby Colliery

Housing/Employment/Both: Mixed use  Area (Ha): 197.5

development comprising housing, leisure, employment, community uses and public open space.

Parish: Edwinstowe  Ward: Edwinstowe & Clipstone Ward

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 years

Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: Information submitted suggests the site should be viable

OVERALL CONCLUSION:
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Improvements to the A614/A6075 Ollerton Roundabout are imperative to making this site acceptable. Any possible development would need to mitigate against any detrimental impact to the adjacent protected species habitat. Development of this site has the potential to have a substantial impact on landscape character. Any development would need to suitably address this. 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. If the Village Envelope designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation. The site is both available and achievable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Village Envelope  PDL/Greenfield Greenfield

Area: PDL  Area: Greenfield 197.5

Area Character: Former colliery, mixed woodland, heathland, agricultural

Setting: Countryside

Current Use: Former colliery and spoil tip

Policy: May be suitable

Current Policy Status: SP3 DM8  Other Policy Constraints: CP12, DM7

Conflicting Issues: Countryside

Access to Services: May be suitable

Within 800m or 10mins walking
Primary School: No  Bus Stop: Yes

Within 30 mins travel by public transport
Secondary School: Yes  Retail Area: Yes
<table>
<thead>
<tr>
<th>GP/Health Centre: Yes</th>
<th>Cash Machine Post Office: No</th>
<th>Further Education: No</th>
<th>Hospital: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Store of Local Importance: No</td>
<td>Proximity to town centre: Over 1km from a town centre. 2864m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
</tr>
<tr>
<td>Supermarket: No</td>
<td>Employment: Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Physical Constraints: May be suitable**

Highway Engineers Comments: Improvements to the A614/A6075 Ollerton Roundabout are imperative to making this site acceptable. Other improvements may be required subject to Transport Assessment conclusions. 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: Spoil tips provide hill features in an otherwise fairly flat undulating topography.

Contaminated Land?: Yes  
Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality: 13.87% Grade 3 Good - Moderate, 86.13% Not Applicable - Non Agricultural

Access to Utilities: Yes - the site has gas, water and high electrical supply, and sewerage connections.

Site Apparatus: Numerous buildings associated with the colliery, many of which have been demolished.

Neighbour Issues:

Flood Zone:  
Surface Water Flooding: 1% of site at high risk, 2% at Medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints: May be suitable**

Impact on views: The proposal would result in a substantial change to existing landscape character and landscape character anticipated from the completion of the consented restoration scheme. The development mixed use development will result in a substantial impact on landscape character and is likely to be visually intrusive, particularly to users of Ollerton Road and recreational users of the

Impact on existing recreational use:
EdwinstoweBW16 / EdwinstoweBW16 / EdwinstoweBW16 / Perlethorpe cum BudbyBW16 / Perlethorpe cum BudbyBW16
restored tip site. It would be possible to mitigate against the magnitude of this impact by a substantial reduction in density and extent of built elements of development so that the development would be set within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes. The relocation of the proposed employment use from the field immediately south of Cockglade Wood to elsewhere in the proposed allocation and omission of this area from the allocation would reduce the effect of development creep east along Ollerton Road. Although a solar farm development has been consented to the south of Ollerton Road immediately opposite the proposed employment use, this is a temporary development only lasting some 30 years, after which the land will return to agricultural use. If the allocation were to be reduced to omit land south of Cockglade Wood, and if subject to substantial reduction in density and extent proposed development within the allocation to allow for more substantial mitigation, the site may be suitable for development.

Protected Species/Habitats: Potential Species Habitat. 10% of the site is Sinc 1/91 - Birklands and Bilhaugh.

Natural Features on site Various lagoons. Adjacent to Sherwood Forest Country Park.

Suitability Conclusion: May be 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 years Availability Other Issues: Small south western
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

Additional Comments

Within coal mining reporting area. 0.41% in development high risk area  99.59% in development low risk area
Site Reference Number: 16_0065  Site Address: Ollerton Road, Edwinstowe

<table>
<thead>
<tr>
<th>Housing/Employment/Both: Housing</th>
<th>Area (Ha): 1.43</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish: Edwinstowe</td>
<td>Ward: Edwinstowe &amp; Clipstone</td>
</tr>
</tbody>
</table>

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
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 has the benefit of Outline Planning Permission. 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 Location: May be suitable
Location: Approximately 10% of the site is within the Village Envelope
Area Character: Part residential/part former railway/part agricultural
Setting: Countryside / residential
Current Use: Vacant

Policy: May be suitable
Current Policy Status: Within Village Envelope / edge of settlement
Other Policy Constraints:

Conflicting Issues:

Access to Services: May be suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Bus Stop: Yes</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 3490m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Green Space Strategy Comments: 488m</td>
</tr>
</tbody>
</table>

Physical Constraints: May be suitable
Highway Engineers Comments: Direct from unclassified. 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: Generally flat; evidence of tipping on parts of site.

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: No Neighbour Issues: No

Flood Zone: Surface Water Flooding: 2% of site at high risk, 7% at Medium risk, 15% 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 Tree Preservation Order:

Natural Features on site: No

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

---

**Suitability Conclusion:** May be 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: 0-5 years Availability Other Issues:
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong> Available within 5 Years</td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong> The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

Additional Comments
An outline application (16/00313/OUTM) has been granted permission submitted for up to 35 dwellings (30% affordable).
Within coal mining reporting area. 100% in development low risk area
### Site Reference Number: 16_0066  Site Address: High Street (The Olde Jug and Glass) Edwinstowe

**Housing/Employment/Both:** Housing  
**Area (Ha):** 0.09  
**Parish:** Edwinstowe  
**Ward:** Edwinstowe & Clipstone

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>Information submitted suggests site should be viable</td>
</tr>
</tbody>
</table>

### OVERALL CONCLUSION:

The site has the benefit of Full Permission. 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 Location: Suitable

<table>
<thead>
<tr>
<th>Location: Within village</th>
<th>PDL/Greenfield PDL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Commercial and residential</td>
<td>Area: PDL 0.09 Area: Greenfield</td>
</tr>
<tr>
<td>Setting: High street / residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Vacant public house</td>
<td></td>
</tr>
</tbody>
</table>

#### Policy: Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: Within Village Envelope</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
</table>

#### Conflicting Issues:

<table>
<thead>
<tr>
<th>Access to Services: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within 800m or 10mins walking</strong></td>
</tr>
<tr>
<td>Primary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
</tr>
<tr>
<td>Store of Local Importance: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 4252m</td>
</tr>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
</tr>
<tr>
<td><strong>Within 30 mins travel by public transport</strong></td>
</tr>
<tr>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Cash Machine Post Office: Yes</td>
</tr>
<tr>
<td>Further Education: No</td>
</tr>
<tr>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Hospital: No</td>
</tr>
<tr>
<td>Green Space Strategy Comments: 394m</td>
</tr>
</tbody>
</table>

#### Physical Constraints: Suitable

| Highway Engineers Comments: Agreed as part of planning permission |
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:
Contaminated Land?: Maybe  
Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats:</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td></td>
</tr>
<tr>
<td>Conservation Area: Yes</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
</tbody>
</table>

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 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments
Planning permission (15/01915/FULM) has been granted for the conversion of the redundant public house to form 11 No. studio apartments and 5 No. 1 bedroom flats.
Within coal mining reporting area. 100% in development low risk area
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0067</th>
<th>Site Address: Rufford Road, Edwinstowe (Ed/Ho/1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both: Housing</td>
<td>Area (Ha): 2.8</td>
</tr>
<tr>
<td>Parish: Edwinstowe</td>
<td>Ward: Edwinstowe &amp; Clipstone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 years</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td>Site has Outline Permission and a Reserved Matters application pending</td>
</tr>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**
The site is allocated and has the benefit of Outline Permission with a Reserved Matters application pending consideration. 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**

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Within Village Envelope</td>
</tr>
<tr>
<td>Area Character: Agricultural/Residential</td>
</tr>
<tr>
<td>Setting: Countryside/Residential</td>
</tr>
<tr>
<td>Current Use: Agricultural</td>
</tr>
</tbody>
</table>

**Policy: Suitable**

<table>
<thead>
<tr>
<th>Current Policy Status: Allocated - Ed/Ho/1</th>
<th>Other Policy Constraints: Planning Permission Granted</th>
</tr>
</thead>
</table>

**Access to Services: Suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Bus Stop: Yes</td>
<td>Retail Area: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 4275m</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Strategy Comments: 566m</td>
<td></td>
</tr>
</tbody>
</table>
Physical Constraints : Suitable

Highway Engineers Comments: Access agreed as part of planning permission

Topography Constraints: No
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: High voltage power line crosses the site from south-west to north-east
Neighbour Issues:

Flood Zone: Surface Water Flooding: Very 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:

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has Outline Permission and a Reserved Matters application pending

Achievability Comments:

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**

Outline permission has been granted (14/01596/OUTM) for the erection of up to 72 dwellings, with associated public open space and infrastructure. A Reserved Matters application (16/01436/RMAM) for the erection of 67 dwellings was pending consideration at the time of writing.

Within coal mining reporting area. 100% in development low risk area
Site Reference Number: 16_0160  Site Address North of Mansfield Road (Ed/Ho/2)  
Housing/Employment/Both: Housing  Area (Ha): 1.71  
Parish: Edwinstowe  Ward: Edwinstowe & Clipstone

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5-10 Years</td>
</tr>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**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 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

<table>
<thead>
<tr>
<th>Location: Within Principal Village</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside/Residential</td>
<td>Area: PDL Area: Greenfield 1.71</td>
</tr>
<tr>
<td>Setting: Countryside/Residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Agricultural</td>
<td></td>
</tr>
</tbody>
</table>

**Policy: Suitable**

<table>
<thead>
<tr>
<th>Current Policy Status: Allocated Ed/Ho/2</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conflicting Issues: N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Access to Services: Suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 8942m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Green Space Strategy Comments: 553m</td>
</tr>
</tbody>
</table>

**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 : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:
Neighbour Issues:

Flood Zone:
Surface Water Flooding: 1% 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
Heritage asset (designated & non designated):
Conservation Area : No

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% in development low risk area
Ollerton & Boughton
<table>
<thead>
<tr>
<th>Site Reference Number: 16_0038</th>
<th>Site Address Sherwood Energy Village, (Land adjacent Darwin Drive)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both: Housing</td>
<td>Area (Ha): 0.1</td>
</tr>
<tr>
<td>Parish: Ollerton &amp; Boughton</td>
<td>Ward: Ollerton Ward</td>
</tr>
</tbody>
</table>

**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:**

The site has the benefit of Full Permission. 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 Location:** Suitable

- Location: Within Urban Boundary
- PDL/Greenfield
- Area Character: Mixed residential/employment
- Setting: Urban
- Current Use: Vacant

**Policy:** Suitable

- Current Policy Status: Within Urban Boundary
- Other Policy Constraints: N/A permission granted
- Conflicting Issues: N/A

## Access to Services: Suitable

**Within 800m or 10mins walking**

- Primary School: No
- GP/Health Centre: No
- Store of Local Importance: 
- Proximity to town centre: Over 1km from a town centre. 1016m
- Green Space Standards: Within 400m of publicly accessible green space

**Within 30 mins travel by public transport**

- Secondary School: Yes
- Further Education: No
- Supermarket: Employment: Yes
- Proximity to Transport Node: Over 1km from major public transport node
- Green Space Strategy Comments: 316m

**Physical Constraints:** Suitable
Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:
Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality: 100% Not Applicable Urban

Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

<table>
<thead>
<tr>
<th>Landscape, Biodiversity and Built Heritage Constraints: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact on views:</td>
</tr>
<tr>
<td>Protected Species/Habitats: Potential Species Habitat Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
</tr>
<tr>
<td>Conservation Area: No Heritage asset (designated &amp; non designated): No</td>
</tr>
</tbody>
</table>

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 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years
**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

<table>
<thead>
<tr>
<th>15/00984/FUL 7 1 bed bungalows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within coal mining reporting area. 100% in development low risk area</td>
</tr>
</tbody>
</table>
**Site Reference Number:** 16_0039  **Site Address:** Forest Road, Sherwood Energy Village

**Housing/Employment/Both:** Housing  
**Area (Ha):** 5.64  
**Parish:** Ollerton & Boughton  
**Ward:** Ollerton

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. 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 and address any detrimental impact on any potential protected species habitats. 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

<table>
<thead>
<tr>
<th>Location: Within Urban Boundary</th>
<th>PDL/Greenfield PDL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Residential/Employment</td>
<td>Area: PDL 5.64 Area: Greenfield</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setting: Urban</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Current Use: Part built part vacant</th>
</tr>
</thead>
</table>

**Policy:** Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: Within Urban Boundary</th>
<th>Other Policy Constraints: N/A planning permission granted</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Conflicting Issues: N/A</th>
</tr>
</thead>
</table>

### Access to Services : Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Proximity to town centre:</td>
<td>Supermarket:</td>
</tr>
<tr>
<td></td>
<td>Employment: Yes</td>
</tr>
<tr>
<td></td>
<td>Proximity to Transport Node: Over 1km from major</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proximity to Transport Node: Over 1km from major</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket:</td>
</tr>
<tr>
<td>Employment: Yes</td>
</tr>
</tbody>
</table>
## Newmark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Town centre 616m</th>
<th>Public transport node</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
<td>Green Space Strategy Comments: 301m</td>
</tr>
</tbody>
</table>

### Physical Constraints: Suitable

- **Highway Engineers Comments:** Satisfactory Access identified through planning permission
- **Topography Constraints:**
  - Contaminated Land?: Yes
  - Contamination Category: A - Potentially contaminative usage has been identified at the site
- **Agricultural land quality:** 100% Not Applicable - Urban
- **Site Apparatus:**
- **Flood Zone:**
  - Surface Water Flooding: 2.5% of site at high risk, 3.5% at Medium risk, 7.2% at low risk
- **Identified within the SFRA?:**
- **SFRA Comments:**

### Landscape, Biodiversity and Built Heritage Constraints: Suitable

- **Impact on views:**
- **Protected Species/Habitats : Potential Species Habitat**
- **Natural Features on site**
- **Conservation Area : No**
- **Tree Preservation Order:**
- **Heritage asset (designated & non designated):** No

**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:** 0-5 Years

**Availability Other Issues:**
<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong></td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/02273/FULM Extant permission for 134 dwellings</td>
</tr>
<tr>
<td>Within coal mining reporting area. 100% in development low risk area</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0040</th>
<th>Site Address: Kirk Drive (Units 1-4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both:</td>
<td>Housing Area (Ha): 0.16</td>
</tr>
<tr>
<td>Parish: Ollerton &amp; Boughton</td>
<td>Ward: Boughton</td>
</tr>
</tbody>
</table>

### Suitability Conclusion:
- Suitable

### Availability Conclusion:
- Available within 5 Years

### Achievability Conclusions:
- The site is economically viable/achievable

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

### OVERALL CONCLUSION:
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. 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

<table>
<thead>
<tr>
<th>Location: Within Urban Area</th>
<th>PDL/Greenfield 0.16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Residential</td>
<td></td>
</tr>
<tr>
<td>Setting: Urban</td>
<td></td>
</tr>
<tr>
<td>Current Use: Part housing part vacant</td>
<td></td>
</tr>
</tbody>
</table>

**Policy:** Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: Within Urban Boundary</th>
<th>Other Policy Constraints: N/A planning permission granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conflicting Issues: N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Access to Services: Suitable

**Within 800m or 10mins walking**
- Primary School: Yes
- GP/Health Centre: No
- Store of Local Importance: Supermarket
- Proximity to town centre: Over 1km from a town centre. 1331m
- Green Space Standards: Over 400m from publicly accessible green space

**Within 30 mins travel by public transport**
- Bus Stop: Yes
- Cash Machine Post Office: No
- Secondary School: Yes
- Further Education: No
- Supermarket: Yes
- Proximity to Transport Node: Over 1km from major public transport node
- Retail Area: No
- Hospital: No
- Employment: Yes
- Green Space Strategy Comments: 406m

**Physical Constraints:** Suitable
Highway Engineers Comments: Satisfactory Access identified through planning permission

<table>
<thead>
<tr>
<th>Topography Constraints:</th>
<th>Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contaminated Land?: No</td>
<td>Access to Utilities:</td>
</tr>
<tr>
<td>Contamination Category: C</td>
<td>Neighbour Issues:</td>
</tr>
<tr>
<td>Agricultural land quality: 100% Grade 3 Good - Moderate</td>
<td>Site Apparatus:</td>
</tr>
<tr>
<td>Flood Zone:</td>
<td>Neighbour Issues:</td>
</tr>
<tr>
<td>Identified within the SFRA?:</td>
<td>Surface Water Flooding: Very Low Risk</td>
</tr>
</tbody>
</table>

**Landscape, Biodiversity and Built Heritage Constraints:** Suitable

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats:</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
<tr>
<td>Conservation Area: No</td>
<td></td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

### AVAILABILITY AND ACHIEVABILITY

**Availability Comments:**

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

<table>
<thead>
<tr>
<th>Ownership Constraints:</th>
<th>Ownership Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Issues:</td>
<td>Legal Comments:</td>
</tr>
<tr>
<td>Timescale: 0-5 years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable
<table>
<thead>
<tr>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/00635/RMA Extant permission for 9 dwellings</td>
</tr>
<tr>
<td>Within coal mining reporting area. 100% in development low risk area</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

| Site Reference Number: 16_0041 Site Address Wellow Road (Majeka) |
| Housing/Employment/Both: Housing | Area (Ha): 0.55 |
| Parish: Ollerton & Boughton | Ward: Ollerton Ward |

**Suitability Conclusion:** Suitable  
**Availability Conclusion:** Available within 5 Years  
**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 Outline Permission for 5 dwellings with Reserved Matters Approval for one. 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 Location:** Suitable  
**Location:** Within Urban Boundary  
**Area Character:** Countryside/residential  
**Setting:** Countryside/residential  
**Current Use:** Paddock

**Policy:** Suitable  
**Current Policy Status:** Within Urban Boundary  
**Other Policy Constraints:** N/A planning permission granted  
**Conflicting Issues:** N/A

### Access to Services : Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 1998m</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Supermarket:</td>
</tr>
<tr>
<td></td>
<td>Employment: Yes</td>
</tr>
<tr>
<td></td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td></td>
<td>Green Space Strategy Comments: 968m</td>
</tr>
</tbody>
</table>

**Physical Constraints : Suitable**
**Highway Engineers Comments:** Satisfactory Access identified through planning permission

**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:**
- 39.54% Grade 3 Good - Moderate, 60.46% Not Applicable - Urban

**Access to Utilities:**

**Site Apparatus:**

**Flood Zone:**
- Surface Water Flooding: Very Low Risk

**Identified within the SFRA?:**

**SFRA Comments:**

**Landscaping, Biodiversity and Built Heritage Constraints:** Suitable

- **Impact on views:**
- **Impact on existing recreational use:** No
- **Protected Species/Habitats:** PotentialSpeciesHabitat
- **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 years
- **Availability Other Issues:**

**Viability Comments:**

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable
<table>
<thead>
<tr>
<th>Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/00704/OUT Permission for 5 dwellings; 16/00815/RMA Reserved Matters for plot 1 granted Within coal mining reporting area. 100% in development low risk area</td>
</tr>
</tbody>
</table>
Site Reference Number: 16_0042  Site Address: Land east of Harrow Lane Boughton
Housing/Employment/Both: Housing / both  Area (Ha): 14.8
Parish: Ollerton and Boughton  Ward: Boughton

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
Achievability Conclusion: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. 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 mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). Any possible development would need to address any potential impact on the heritage asset within or nearby 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.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Urban Boundary  PDL/Greenfield Greenfield

Area Character: Mixture of industrial and commercial

Setting: Residential/countryside/employment

Current Use: Agricultural

Policy: May be suitable

Current Policy Status: SP3 DM8  Other Policy Constraints:

Conflicting Issues: Outside Urban Boundary

Access to Services: Suitable
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Proximity to town centre:</td>
<td>Proximity to Transport Node: Over 1km</td>
</tr>
<tr>
<td>Green Space Standards:</td>
<td>from major public transport node</td>
</tr>
<tr>
<td></td>
<td>Green Space Strategy Comments: 556m</td>
</tr>
</tbody>
</table>

Physical Constraints: May be Suitable

Highway Engineers Comments: Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. 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 up to South.

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: Major pylon line along southern boundary, telegraph poles and line on western boundary

Neighbour Issues: Sewage works abuts southern boundary

Flood Zone: 4% Flood Zone 3, 1.5% Flood Zone 2

Surface Water Flooding: 1.23% of site at high risk, 2.53% at Medium risk, 16% 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 2/773 -Boughton Scrub (North and South). Indirect impacts might occur. The site is very close to Sinc 5/312 - Boughton Railway Banks. Indirect impacts might

Tree Preservation Order:
occur.

Natural Features on site Eastern boundary follows Boughton Dyke Conservation Area: No

Heritage asset (designated & non designated):
Local Interest Buildings - Harrow Inn, West View Farm and Swing Clear Cottage adjacent to site.

Suitability Conclusion: May be 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:

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0064</th>
<th>Site Address: Cinder Lane, Ollerton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both:</td>
<td>Area (Ha): 3.43</td>
</tr>
<tr>
<td>Housing</td>
<td>Ward: Ollerton</td>
</tr>
<tr>
<td>Parish: Ollerton and Boughton</td>
<td></td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Not suitable  
**Availability Conclusion:** Available  
**Availability Comments:**  
**Achievability Conclusions:** N/A  
**Achievability Comments:** Site not suitable  

**OVERALL CONCLUSION:**
If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. 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 development of the site would need to take account of the presence of Public Rights of Way within the site. Any potential development 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. However, due to existing poor junction visibility, the site is not suitable.

**SUITABILITY**

<table>
<thead>
<tr>
<th>Character Land Use Location: May be suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Adjacent Urban Boundary</td>
</tr>
<tr>
<td>Area: PDL 3.43 Ha Area: Greenfield</td>
</tr>
<tr>
<td>Area Character: Mostly farmland, residential to north.</td>
</tr>
<tr>
<td>Setting: Countryside</td>
</tr>
<tr>
<td>Current Use: Vacant</td>
</tr>
</tbody>
</table>

**Policy: May be suitable**

<table>
<thead>
<tr>
<th>Current Policy Status: SP3 DM8</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conflicting Issues: Countryside</td>
<td></td>
</tr>
</tbody>
</table>

**Access to Services : May be suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Bus Stop: No</td>
<td>Retail Area: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket: yes</td>
</tr>
<tr>
<td></td>
<td>Employment: Yes</td>
</tr>
</tbody>
</table>
Proximity to town centre: Over 1km from a town centre. 1868m
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: 1028m

Physical Constraints: Not suitable

Highway Engineers Comments: Due to existing poor junction visibility, development should be resisted. 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: Most of site is fairly flat, but southern part slopes down.

Contaminated Land?: Yes           Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality: 87.92% Grade 3 Good - Moderate, 12.08% Not Applicable - Urban
Access to Utilities: Yes
Site Apparatus: Small breezeblock structure near northern boundary. Poultry houses have been removed but mounds of material still remain. Telegraph line and poles cross site near northern boundary.
Neighbour Issues: No
Flood Zone: Surface Water Flooding: 1% at Medium risk, 4% 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: Ollerton & BoughtonFP2
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: Not suitable
# Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

## AVAILABILITY AND ACHIEVABILITY

<table>
<thead>
<tr>
<th>Availability Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Comments: Site not suitable</td>
<td></td>
</tr>
<tr>
<td>Ownership Comments:</td>
<td></td>
</tr>
<tr>
<td>Ownership Constraints:</td>
<td></td>
</tr>
<tr>
<td>Legal Comments:</td>
<td></td>
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<tr>
<td>Legal Issues:</td>
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<tr>
<td>Availability Other Issues:</td>
<td></td>
</tr>
<tr>
<td>Timescale:</td>
<td></td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

### Availability Conclusion: Available

### Achievability Conclusion: N/A

## Additional Comments

An outline application (16/01102/OUTM) has been submitted for 25 dwellings with primary access off Cinder Lane. At the time of writing this application was pending consideration within coal mining reporting area. 100% in development low risk area.
**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

**Availability Comments:** The site owner has already entered into an agreement with a Developer who has invested in design and survey work

**Achievability Conclusions:** The site is economically viable/achievable

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

**Overall Conclusion:**
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 17% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the Pumping Station. 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. Account should also be taken of the Listed Buildings, Conservation Area and Local Wildlife site adjacent. 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 site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable.

### Suitability

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> Within Urban Boundary</td>
</tr>
<tr>
<td><strong>Area Character:</strong> Agricultural and residential</td>
</tr>
<tr>
<td><strong>Setting:</strong> Countryside / residential</td>
</tr>
<tr>
<td><strong>Current Use:</strong> Partly agricultural, partly vacant</td>
</tr>
</tbody>
</table>

### Policy: Suitable

| Current Policy Status: Allocated - OB/MU/1 | Other Policy Constraints: CP12 DM7 |

### Conflicting Issues:

### Access to Services : Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: Yes</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Bus Stop: Yes</td>
<td>Retail Area: Yes</td>
</tr>
</tbody>
</table>
GP/Health Centre: No  Cash Machine Post Office: Further Education: No  Hospital: No
Store of Local Importance:  Proximity to town centre: Over 1km from a town centre. 1074m
Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Within 400m of publicly accessible green space
Green Space Strategy Comments: 394m

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Development will require 2 points of access which may require third party land. 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: Generally slopes down from the settlement edge.

Contaminated Land?: Yes  Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 97.13% Grade 3 Good - Moderate, 2.87% Not Applicable - Urban

Access to Utilities: Yes

Site Apparatus: Telegraph poles and line cross the southern part of the site. Pumping Station

Neighbour Issues: No

Flood Zone: 17% Flood Zone 3, 20% Flood Zone 2

Surface Water Flooding: 1% of site at high risk, 6% at Medium risk, 23% 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 : Within the 5km buffer zone for the possible Sherwood potential Special Protection Area (pSPA)

Tree Preservation Order:

Natural Features on site No

Conservation Area : Adjacent Site  Heritage asset (designated & non designated):

Adjacent to site

**Suitability Conclusion: Suitable**
### AVAILABILITY AND ACHIEVABILITY

<table>
<thead>
<tr>
<th>Availability Comments</th>
<th>Achievability Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site owner has already entered into an agreement with a Developer who has invested in design and survey work.</td>
<td>No evidence to suggest the site is not achievable at this point.</td>
</tr>
</tbody>
</table>

#### 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

A request for a Screening Opinion (16/SCR/00010) for residential development has been submitted and an Environmental Impact Assessment is not required. Within coal mining reporting area. 0.08% in development high risk area 99.92% in development low risk area.
Suitability Conclusion: Not Suitable
Availability Conclusion: Available
Availability Comments:
Achievability Conclusions: N/A
Achievability Comments: Not Suitable

OVERALL CONCLUSION:
Inadequate access available. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 23% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. 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. Potential development on the whole site would have a detrimental impact on landscape character although development of a portion of the site may be possible to allow for sufficient buffering. 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. The site lies outside of the Urban Boundary, and this along with the access, flood zone and landscape issues make this site not suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable
Location: Adjacent Village Envelope
PDL/Greenfield Greenfield
Area: PDL
Area: Greenfield 14.38
Area Character: Surrounded by former railway lines, abuts industrial estate to west.
Setting: Countryside
Current Use: Farmland

Policy: May be Suitable
Current Policy Status: SP3 DM8
Other Policy Constraints:
Conflicting Issues:

Access to Services: May be Suitable
Within 800m or 10mins walking
Within 30 mins travel by public transport
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Primary School: No</th>
<th>Bus Stop: No</th>
<th>Secondary School: Yes</th>
<th>Retail Area: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>GP/Health Centre: No</td>
<td>Cash Machine Post Office:</td>
<td>Further Education: No</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td></td>
<td>Supermarket:</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 1660m</td>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
<td>Green Space Strategy Comments: 776m</td>
</tr>
</tbody>
</table>

**Physical Constraints: Not Suitable**

- **Highway Engineers Comments:** Unacceptable. Inadequate access available.
- **Topography Constraints:** Generally falls from west to east.
- **Contaminated Land?: Yes**
  - **Contamination Category:** A - Potentially contaminative usage has been identified at the site
- **Agricultural land quality:** 91.39% Grade 3 Good - Moderate, 8.61% Not Applicable - Urban
- **Access to Utilities:** Yes
- **Site Apparatus:** No
- **Neighbour Issues:** Site would require its own access through the depot land to the Newark Road.
- **Flood Zone:** 23% Flood Zone 3, 3% Flood Zone 2
  - **Surface Water Flooding:** 21% of site at high risk, 27% at Medium risk, 43% at low risk
- **Identified within the SFRA?:**
  - **SFRA Comments:**

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

- **Impact on views:** Whilst the site is largely hidden from view, to all but nearby recreational users, and direct loss of landscape elements would be minor, allocation of the whole site would result in developed land jutting into an area of semi natural woodland and agricultural land and have a detrimental impact on landscape character. As such, the site would not be suitable for development. It might be possible to allocate the portion of the site however. This would provide opportunity for suitable buffering and mitigation to reduce impact on Wellow Park wood.
- **Protected Species/Habitats:** Potential Species
- **Impact on existing recreational use:** No
- **Tree Preservation Order:**

---

- **Protected Species/Habitats:** Potential Species
- **Tree Preservation Order:**
Habitat. 10% of the site is Sinc 5/312 - Boughton Railway Banks. the site abuts Sinc 5/313 - Wellow Dam and Grassland. Indirect impacts might occur.

Natural Features on site Drain within site. Former railway embankments on all 3 sides.

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>Heritage asset (designated &amp; non designated)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

**Availability Comments:**

**Achievability Comments:** Not Suitable

**Ownership Constraints:**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

**Availability Other Issues:**

**Viability Comments:**

**Availability Conclusion:** Available

**Achievability Conclusion:** N/A

**Additional Comments**

Within coal mining reporting area. 0.07% in development high risk area 99.93% in development low risk area
## Site Assessment Form

**Site Reference Number:** 16_0110  **Site Address** Land adjacent Maltkiln House/Maltkin Close

**Housing/Employment/Both:** Housing  **Area (Ha):** 0.8

**Parish:** Ollerton and Boughton  **Ward:** Ollerton

### Suitability Conclusion:
Suitable

### Availability Conclusion:
Available within 5 Years

### 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 within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. 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:** Residential / countryside

- **Setting:** Countryside

- **Current Use:** Paddock

### Policy: Suitable

- **Current Policy Status:** Within Urban Boundary

### Conflicting Issues:

- **Access to Services:** May be Suitable
  
  - **Within 800m or 10mins walking**
    - Primary School: No  
    - GP/Health Centre: No  
    - Store of Local Importance: 
    - Proximity to town centre: Over 1km from a town centre. 1861m  
    - Green Space Standards: Over 400m from publicly accessible green space

  - **Within 30 mins travel by public transport**
    - Secondary School: Yes  
    - Further Education: No  
    - Supermarket:  
    - Proximity to Transport Node: Over 1km from major public transport node  
    - Employment: Yes  
    - Retail Area:  
    - Hospital: No  
    - Green Space Strategy Comments: 1020m
**Physical Constraints: Suitable**

Highway Engineers Comments: Direct from unclassified. 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?: 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: Very Low Risk
- Identified within the SFRA?: SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats: Potential Species Habitat</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
<td></td>
</tr>
<tr>
<td>Conservation Area: No</td>
<td>Heritage asset (designated &amp; non designated): No</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

<table>
<thead>
<tr>
<th>Availability Comments:</th>
<th>Achievability Comments: No evidence to suggest the site is not achievable at this point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership Constraints:</td>
<td>Ownership Comments:</td>
</tr>
<tr>
<td>Legal Issues:</td>
<td>Legal Comments:</td>
</tr>
</tbody>
</table>
### Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Timescale: 0-5 years</th>
<th>Availability Other Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 5 Years

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

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area
Site Reference Number: 16_0111  Site Address Maid Marion Way
Housing/Employment/Both: Housing  Area (Ha): 0.28
Parish: Ollerton and Boughton  Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
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 within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. 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 Urban Boundary  PDL/Greenfield PDL
Area Character: Residential
Setting: Urban
Current Use: Residential

Policy: Suitable
Current Policy Status: Within Urban Boundary  Other Policy Constraints:

Access to Services: Suitable
Within 800m or 10mins walking
Primary School: No  Bus Stop: Yes
GP/Health Centre: No  Cash Machine Post Office:
Store of Local Importance:  Proximity to town centre: Over 1km from a town centre. 1567m
Green Space Standards: Over 400m from publicly accessible green space

Within 30 mins travel by public transport
Secondary School: Yes  Retail Area:
Further Education: No  Hospital: No
Supermarket:  Employment: Yes
Proximity to Transport Node: Over 1km from major public transport node
Green Space Strategy Comments: 514m
Physical Constraints: May be Suitable

Highway Engineers Comments: Direct from unclassified. 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: 100% Not Applicable - Urban

Site Apparatus: 

Flood Zone: Surface Water Flooding: 16% of site at high risk, 26% at medium risk, 50% 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: 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:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

Additional Comments

Within coal mining reporting area. 100% in development low risk area
Site Reference Number: 16_0152  Site Address Adjacent Hollies Close (OB/Ho/2)
Housing/Employment/Both: Housing  Area (Ha): 0.8
Parish: Ollerton and Boughton  Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments: Within the Council's 5 year development programme
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. 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.

SUITABILITY

Character Land Use Location: Suitable
Location: Within Urban Boundary  PDL/Greenfield Greenfield
Area Character: Open Space/Residential/Education
Setting : Urban
Current Use: Open Space

Policy: Suitable
Current Policy Status: Allocated OB/Ho/2
Other Policy Constraints:
Conflicting Issues: N/A

Access to Services : Suitable
Within 800m or 10mins walking
Primary School: Yes  Bus Stop: Yes
GP/Health Centre: No  Cash Machine Post Office:
Store of Local Importance:
Proximity to town centre: Over 1km from a

Within 30 mins travel by public transport
Secondary School: Yes  Retail Area: Yes
Further Education: No  Hospital: No
Supermarket: Yes  Employment: Yes
Proximity to Transport Node: Over 1km from major
Green Space Standards: Within 400m of<br>publicly accessible green space<br><br>Green Space Strategy Comments: 131m<br><br>Environmental and Physical Consequences: Suitable<br><br>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).<br><br>Topography Constraints:<br>Contaminated Land?: Yes<br>Contamination Category: A - Potentially contaminative usage has been identified at the site<br><br>Agricultural land quality: 92.58% Grade 3 Good - Moderate, 7.42% Not Applicable - Urban<br><br>Access to Utilities:<br>Site Apparatus:<br>Neighbour Issues:<br>Flood Zone: Surface Water Flooding: 11% of site at high risk, 18% at medium risk, 42% at low risk<br>Identified within the SFRA?:<br>SFRA Comments:<br><br>Landscape, Biodiversity and Built Heritage Constraints: Suitable<br><br>Impact on views: Impact on existing recreational use: No<br>Protected Species/Habitats: Potential Species Habitat<br>Tree Preservation Order:<br>Natural Features on site<br>Conservation Area: No<br>Heritage asset (designated & non-designated):<br><br>Suitability Conclusion: Suitable<br><br>Availability and Achievability: Suitable<br><br>Availability Comments: Within the Council’s 5 year development programme<br>Achievability Comments: No evidence to suggest the site is not achievable at this point<br>Ownership Constraints: Ownership Comments: NSDC owned
<table>
<thead>
<tr>
<th>Legal Issues:</th>
<th>Legal Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timescale: 0 - 5 Years</td>
<td>Availability Other Issues:</td>
</tr>
</tbody>
</table>

Viability Comments:

**Availability Conclusion:** Available within 5 Years

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

**Additional Comments**
Within coal mining reporting area. 100% in development low risk area
Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
Availability Comments: Neighbourhood study commenced which will include a Masterplan for this area
Achievability Conclusions: No evidence to suggest the site is not achievable at this point
Achievability Comments: Neighbourhood study commenced which will include a Masterplan for this area

OVERALL CONCLUSION:
The site is allocated for residential and open space 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. 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: Open Space/Residential
Setting: Open Space/Residential
Current Use: Open Space

Policy: Suitable
Current Policy Status: Allocated OB/MU/2
Other Policy Constraints:
Conflicting Issues: N/A

Access to Services: Suitable
Within 800m or 10mins walking
Primary School: Yes Bus Stop: Yes
GP/Health Centre: Yes Cash Machine Post Office:
Store of Local Importance:

Within 30 mins travel by public transport
Secondary School: Yes Retail Area: Yes
Further Education: No Hospital: No
Supermarket: Yes Employment: Yes
Proximity to town centre: Within 1km of a town centre. 413m
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: 320m

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

Agricultural land quality: 85.02% Grade 3 Good - Moderate, 14.98% Not Applicable - Urban
Access to Utilities:

Site Apparatus:
Neighbour Issues:

Flood Zone:
Surface Water Flooding: 0.5% of site at high risk, 1.4% at medium risk, 6.6% 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: Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

Availability and Achievability

Availability Comments: Neighbourhood study commenced which will include a Masterplan for this area
Achievability Comments: Neighbourhood study commenced which will include a Masterplan for this area
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

<table>
<thead>
<tr>
<th>Ownership Constraints:</th>
<th>Ownership Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Issues:</td>
<td>Legal Comments:</td>
</tr>
<tr>
<td>Timescale: 10 - 15 Years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 10-15 Years

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

**Additional Comments**
Within coal mining reporting area. 1.55% in development high risk area 98.45% in development low risk area
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0157</th>
<th>Site Address</th>
<th>South of Boughton Industrial Estate (OB/E/3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both:</td>
<td>Employment</td>
<td>Area (Ha): 3.86</td>
</tr>
<tr>
<td>Parish:</td>
<td>Ollerton and Boughton</td>
<td>Ward: Ollerton</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

**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. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. 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.

**SUITABILITY**

**Character Land Use Location:** Suitable

**Location:** Within Urban Boundary

**Area Character:** Employment/Countryside

**Setting:** Employment/Countryside

**Current Use:** Agricultural

**Policy:** Suitable

**Current Policy Status:** Allocated OB/E/3

**Other Policy Constraints:**

**Conflicting Issues:** N/A

**Access to Services:** Suitable

**Within 800m or 10mins walking**

- Primary School: Yes
- GP/Health Centre: No
- Cash Machine Post: No

**Within 30 mins travel by public transport**

- Secondary School: Yes
- Further Education: No
- Retail Area: Yes
- Hospital: No
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Office: Store of Local Importance: Supermarket: Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5017m 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: 703m

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

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:
Site Apparatus:
Neighbour Issues:
Flood Zone: 4% Flood Zone 3, 1% Flood Zone 2 Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 15% 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. The site abuts Sinc 5/312 - Boughton Railway Banks and Sinc 2/773 - Boughton Scrub (North and South). 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:
Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Comments:

Legal Comments:

Availability Other Issues:

Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

Additional Comments

Within coal mining reporting area. 100% in development low risk area
Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments: A previous permission for retail development lapsed in Nov 2014
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 retail 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. Any possible development would need to take account of the site’s 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 within 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: Residential/Commercial
Setting: Urban
Current Use: Vacant

Policy: Suitable
Current Policy Status: Allocated OB/Re/1
Conflicting Issues: N/A

Access to Services: Suitable
Within 800m or 10mins walking
Primary School: No
GP/Health Centre: No
Store of Local Importance: Supermarket:
Proximity to town centre: Over 1km from a town centre. 8463m

Within 30 mins travel by public transport
Bus Stop: Yes
Cash Machine Post Office:
Further Education: No
Hospital: No
Supermarket: Employment: Yes
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: 460m

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

Agricultural land quality: 100% Not Applicable - Urban

Site Apparatus:
- Access to Utilities:
- Neighbour Issues:

Flood Zone:
- Surface Water Flooding: 1% at medium risk, 2% 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 Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area: No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

Availability and Achievability

Availability Comments: A previous permission for retail development lapsed in Nov 2014

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:
<table>
<thead>
<tr>
<th>Timescale: 0-5 years</th>
<th>Availability Other Issues:</th>
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