



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

# **STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT**

## **BALDERTON PARISH – SITE ASSESSMENTS**

**2021**

Updated - Refer to 2022 SHELAA Addendum

**Balderton Parish**

Within Balderton Parish, 5 sites have been through the full assessment process. Of these, three are not considered suitable for development.

**Site Reference Number: 16\_0001 Site Address: Land at Denton Close**  
**Housing/Employment/Both: Housing Area (Ha): 1.56**  
**Parish: Balderton Ward: Balderton South**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The site lies almost entirely within flood zone 3 where residential development should be resisted. There are also potential highways issues which may limit the number of houses the site could deliver. The site is also outside the urban boundary and therefore development in this location would be contrary to policy. There are also potential highways issues which may limit the number of houses the site could deliver.**

**SUITABILITY**

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

Location: Urban Fringe (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.56  
 Area Character: Residential / Countryside  
 Setting : Countryside  
 Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Outside but adjacent the urban area - SP3 & DM8 Other Policy Constraints:  
 Conflicting Issues: Outside urban boundary

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance: Yes		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre (c.3km)		Proximity to Transport Node: Over 1km from major public transport node (c.3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 464m	

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments: Site does not have frontage to public highway. If connection were to be made, housing numbers may be limited due to local access limitations. A Transport Assessment may be necessary.

Topography Constraints: No

Contaminated Land?: Maybe

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

Agricultural land quality :

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues: No

Flood Zone: Almost all in FZ3

Surface Water Flooding: 57% of site at low risk of surface flooding. 3% at high risk and 8% at medium risk.

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Adjacent to Local Wildlife Site (SINC 2/803 Lowfield Lane Grasslands)

Tree Preservation Order: 40% of site protected by TPO (TPO N101)

Natural Features on site: Drainage Ditches

Conservation Area : No

Heritage asset (designated & non designated): Potential Archaeological Interest

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owners confirmed interest in development August 2019.

Achievability Comments: No evidence shows site is not achievable.

Ownership Constraints: none known

Ownership Comments:

Legal Issues: none known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

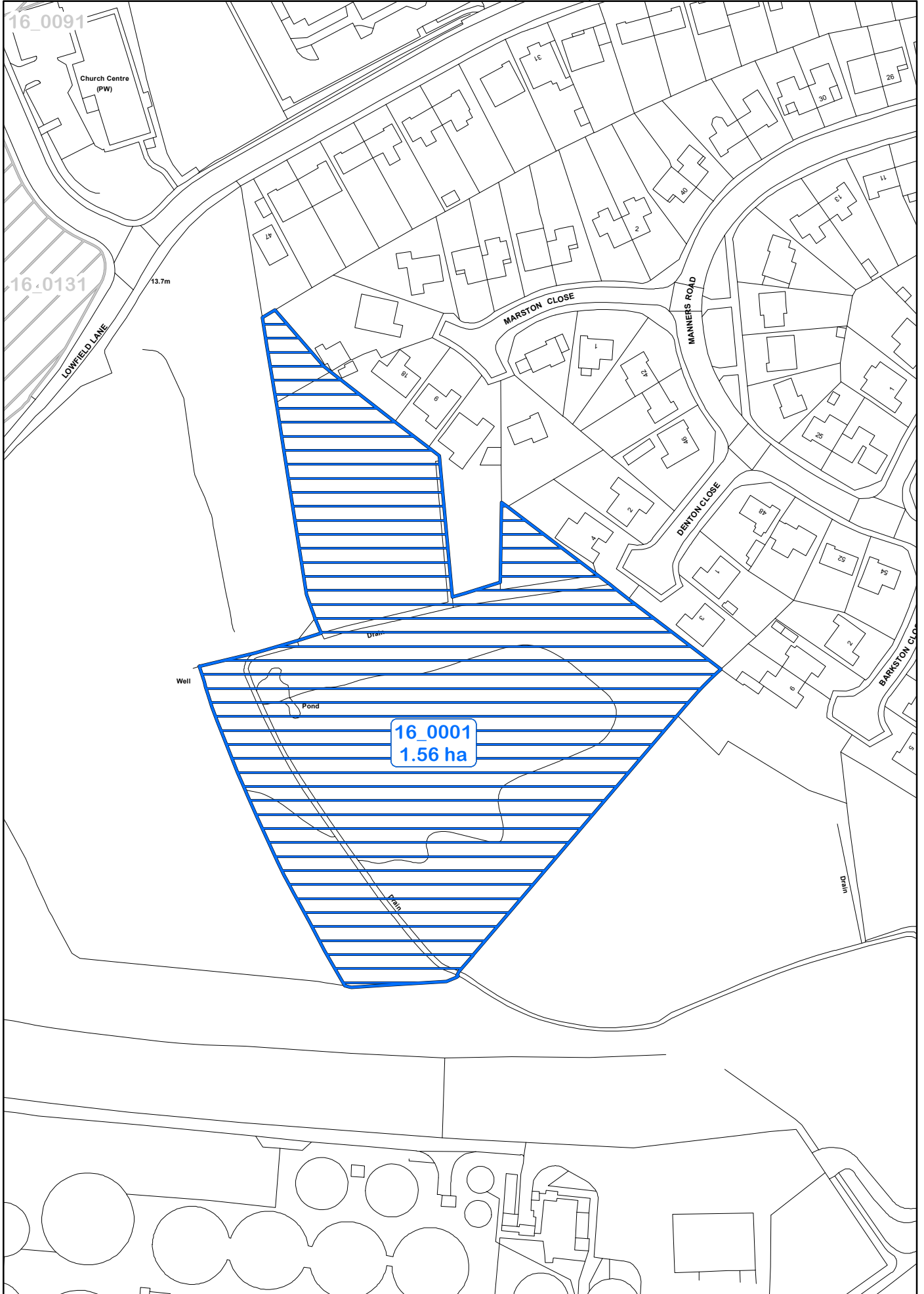
**Achievability Conclusion:** Achievable

**Additional Comments**

Formerly 08\_0102

Yield: taking into account site constraints, fewer than 10.

SHELAA 2016 Sites (Portrait)



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

~~Site Reference Number: 16\_0069 Site Address: Land east of Bullpit Lane, Balderton  
Housing/Employment/Both: Housing Area (Ha): 4.64  
Parish: Balderton Ward: Balderton North & Coddington~~

~~Suitability Conclusion: Not Suitable  
Availability Conclusion: Available  
Availability Comments: The site is available within 5-10 years  
Achievability Conclusions: Achievable  
Achievability Comments: There is nothing to suggest the site would not be achievable~~

**~~OVERALL CONCLUSION:~~**

~~Direct access is possible to the local road, but beyond that the network is under a capacity strain and the site should be resisted. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact of the adjacent Local Wildlife Site (SINC). The site also lies outside of the main built-up area, within countryside and is therefore contrary to Policy.~~

**SUITABILITY**

**~~Character Land Use Location: Not Suitable~~**

~~Location: Separated from Urban Boundary PDL/Greenfield: Greenfield  
Area: PDL Area: Greenfield 4.64ha~~

~~Area Character: Rural / Agricultural with Newark  
Urban Area immediately to the south.~~

~~Setting: Countryside~~

~~Current Use: Agricultural~~

**~~Policy: Not Suitable~~**

~~Current Policy Status: SP3 & DM8 Other Policy Constraints:~~

~~Conflicting Issues: Outside the main built-up area and within open countryside~~

**~~Access to Services : Suitable~~**

**~~Within 800m or 10mins walking~~**

~~Primary School: Yes Bus Stop: Yes  
GP/Health Centre: No Cash Machine/  
Post Office: No~~

~~Store of Local Importance:  
Proximity to town centre: 5k from town  
centre~~

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

**~~Within 30mins travel by public transport~~**

~~Secondary School: Yes Retail Area: Yes  
Further Education: Yes Hospital: Yes~~

~~Supermarket: Yes Employment: Yes  
Proximity to Transport Node: Over 1km to public  
transport node (c.3km)~~

~~Green Space Strategy Comments: 205m~~

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

~~Physical Constraints: Not Suitable~~

~~Highway Engineers Comments:~~

~~Direct access is possible to the local road, but beyond that the network is under a capacity strain. Therefore site should be resisted.~~

~~Topography Constraints: None~~

~~Contaminated Land?: Maybe~~

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

~~Agricultural land quality : 100% Grade 3 (Good-Moderate)~~

~~Access to Utilities: Unknown~~

~~Site Apparatus: None~~

~~Neighbour Issues: Adjacent East Coast Mainline~~

~~Flood Zone: FZ1~~

~~Surface Water Flooding: 1% at Medium risk, 3% at low risk~~

~~Identified within the SFRA?:~~

~~SFRA Comments:~~

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

~~Impact on views: No~~

~~Impact on existing recreational use: No~~

~~Protected Species/Habitats: 5/333 Local Wildlife Site abuts the site.~~

~~Tree Preservation Order: No~~

~~Natural Features on site trees~~

~~Conservation Area : No~~

~~Heritage asset (designated & non designated): Potential archaeological interest~~

~~Suitability Conclusion: Not Suitable~~



~~AVAILABILITY AND ACHIEVABILITY~~

~~Availability Comments: Agent confirmed site available in August 2019.~~

~~Achievability Comments: No evidence shows site would not be achievable~~

~~Ownership Constraints: None known~~

~~Ownership Comments:~~

~~Legal Issues: None known~~

~~Legal Comments:~~

~~Timescale: 5-10 years~~

~~Availability Other Issues:~~

~~Viability Comments:~~

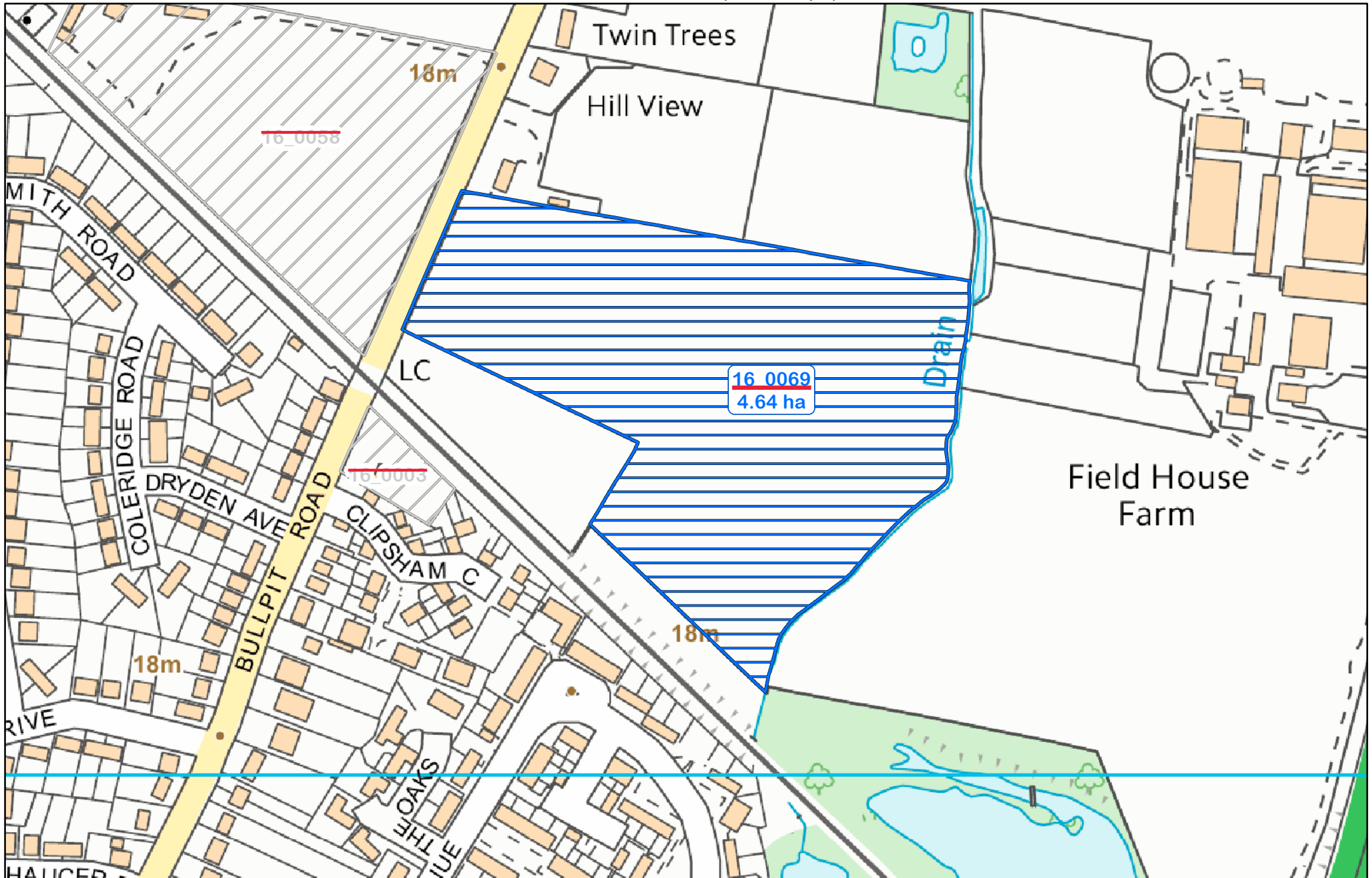
~~Availability Conclusion: Available~~

~~Achievability Conclusion: Achievable~~

~~Additional Comments~~

~~Yield: 111~~

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0118 Site Address Flowserve, Hawton Lane, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 15.57**  
**Parish: Balderton Ward: Balderton South**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years.  
**Achievability Conclusions: Achievability**  
 Achievability Comments: The site is economically viable/achievable.

**OVERALL CONCLUSION:**  
 The site has the benefit of outline planning permission was granted in 2021 for 322 dwellings. Planning permission for the demolition of existing buildings, remediation of the site, formation of drainage pond, de-culverting and formation of new watercourse and raising of ground levels to create a new development site was granted in March 2019 (18/01235/FULM). Contamination issues at the site would need to be investigated and mitigated if necessary. 5% of the site lies within Flood Zone 3. Any development will need to take account of, and address, any detrimental impact on any potential protected species habitats. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Urban (within boundary) PDL/Greenfield: PDL  
 Area: PDL 15.57 Area: Greenfield

Area Character: Industrial, Residential and Countryside

Setting : Urban

Current Use: Industrial

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

**Access to Services: Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre (c.5km)		Proximity to Transport Node: Over 1km from major public transport node (c. 3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 163m	

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

**Physical Constraints: Suitable**

Highway Engineers Comments: Access agreed as part of lapsed planning permission.

Topography Constraints: No

Contaminated Land?: Yes                      Contamination Category: A – A potentially contaminative use has been identified at the site

Agricultural land quality : 99.30% Grade 3 (Good – Moderate), 0.70% Not applicable (urban)      Access to Utilities: Yes

Site Apparatus: Buildings on site related to the industrial use.                      Neighbour Issues: No

Flood Zone: 5% FZ3, 30% FZ2                      Surface Water Flooding: 1% of site at high risk, 3% at medium risk and 12% 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: three footpaths on the site (FP11, FP11, FP13)

Protected Species/Habitats: Potential Species Habitat. 8% of the site is Sinc 5/332 -Balderton Scrubby Grassland. The site abuts Sinc 5/208 - Balderton Dismantled Railway South and Sinc 2/804 -Balderton Works Meadow (I) . The site is very close to Sinc 5/2129 -Balderton Works Meadow (II). Indirect impacts may occur.                      Tree Preservation Order: TPO N337 on frontage

Natural Features on site No

Conservation Area : No                      Heritage asset (designated & non designated): archaeological interest at Lowfield Works, Grade II Listed Gypsum Mill to southwest.

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability as at July 2019

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments: None

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

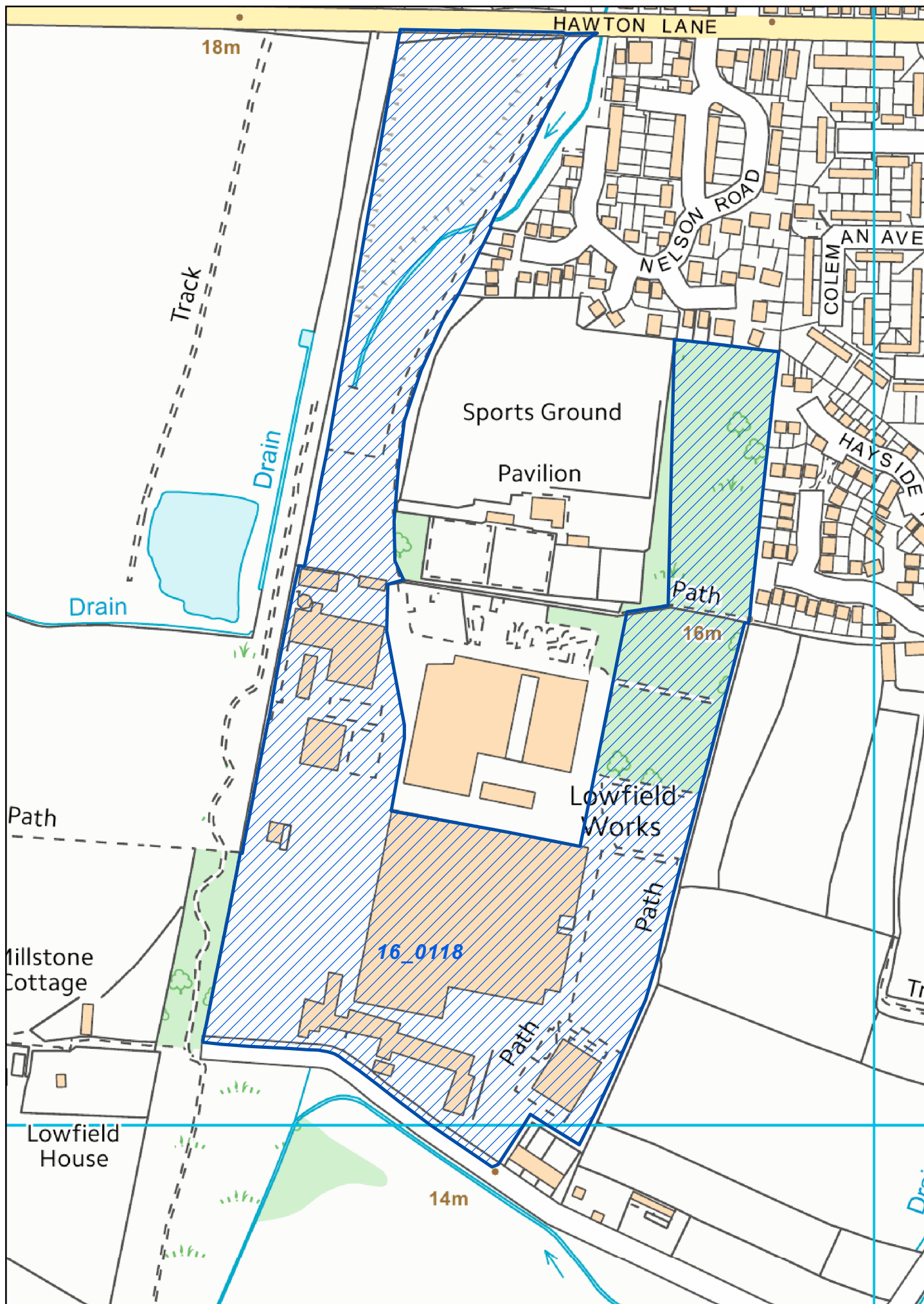
Site was part of 08\_0434

Site has a lapsed planning permission (12/00561/OUTM). 18/01235/FULM has agreed remediation works and site preparation. Planning application allowed on appeal in 2021 allowed 322 dwellings.

Yield: 322



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0131 Site Address Land north of Lowfield Lane, Balderton (NUA/Ho/10)**

**Housing/Employment/Both: Housing**

**Area (Ha): 5.65**

**Parish: Balderton**

**Ward: Balderton South**

**Suitability Conclusion: Suitable**

**Availability Conclusion: Available**

Availability Comments: The site is available within 5-10 years

**Achievability Conclusions: Achievable**

Achievability Comments: There is nothing to suggest the site is not achievable.

**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. A small portion of the site lies within flood zone 2. The site is adjacent to a local wildlife site and consideration should be given to the impact any proposal may have on this.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Urban (Within Boundary)

PDL/Greenfield: Greenfield

Area: PDL Area: Greenfield 5.65

Area Character: Countryside / Residential

Setting : Edge-of-Settlement

Current Use: Paddock

**Policy: Suitable**

Current Policy Status: Allocated NUA/Ho/10

Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: Yes  
(950m)

GP/Health Centre: Yes Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km from  
town centre (c.4km)  
Green Space Standards: Over 400m from a  
publicly accessible green space.

**Within 30mins travel by public transport**

Secondary School: Yes Retail Area: Yes

Further Education: Yes Hospital: No

Supermarket: Yes Employment: Yes  
Proximity to Transport Node: Over 1km from major  
public transport node (c.4km)  
Green Space Strategy Comments: 1,616m

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide 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.

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 : 48.15% Grade 3 (Good – Moderate), 51.85% Not Applicable (Urban)      Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1% Flood Zone 2

Surface Water Flooding: 1% of site at high risk, 4% at medium risk, 19% 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 : Adjacent to a local wildlife site (5/2129 Balderton Works Meadow (II)

Tree Preservation Order: No

Natural Features on site: hedges etc

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Council owns the land and has acquired additional land beside it

Achievability Comments: Nothing suggests the site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

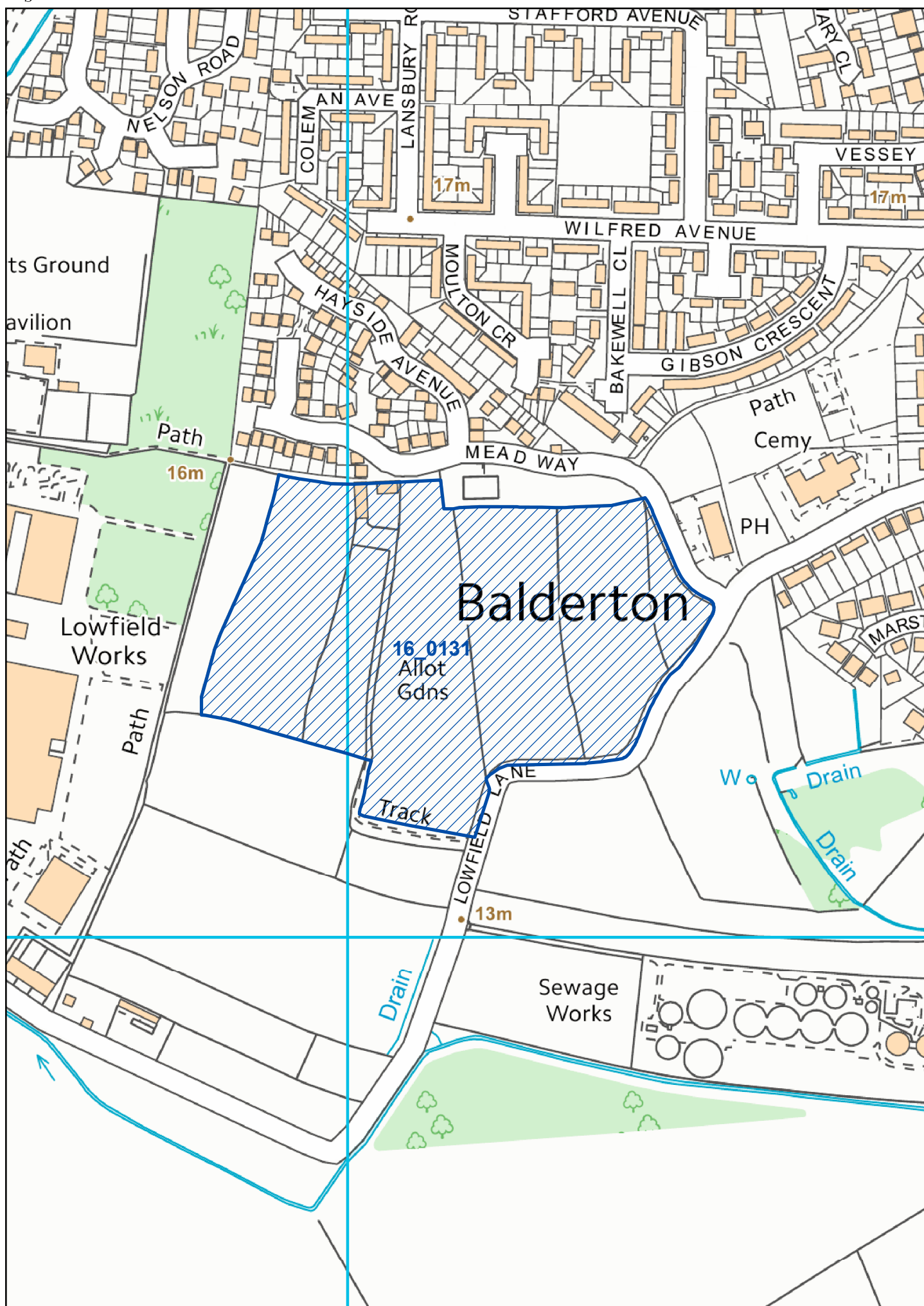
**Additional Comments**

One additional field to the west is now under the same ownership and has been added to the allocation.

Yield: 170



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0199 Site Address The Homestead, Barnby Road, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 0.45ha**  
**Parish: Balderton Ward: Balderton North & Coddington**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site is in open countryside and development in this location would be contrary to Policy. The site is also unsustainable; there are no pedestrian links to/from the site which prohibits safe access to public transport / services / facilities.**

**SUITABILITY**

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

Location: Urban Fringe (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.45ha  
 Area Character: Rural / Agricultural  
 Setting : Open Countryside  
 Current Use: Paddock Land

**Policy: Not Suitable**

Current Policy Status: Site is in open countryside but also adjacent to the Land East of Newark allocation (NAP2B). Cannot be considered until NAP2B has been delivered  
 Other Policy Constraints:

Conflicting Issues: SP3 / DM8

**Access to Services : Not Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: No  
 GP/Health Centre: No Cash Machine /  
 Post Office: No

Store of Local Importance:  
 Proximity to town centre: Over 1km from town centre (c.5km)  
 Green Space Standards: Within 800m of publicly accessible green space

**Within 30 mins travel by public transport**

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

Supermarket: No Employment: No  
 Proximity to Transport Node: Over 1km from major public transport node (c.5km)  
 Green Space Strategy Comments: 673m

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Although adequate vehicular access could be achieved the site is remote from other facilities and has no convenient footway, cycle and/or bus provision. In terms of transport sustainability, development of this site should be resisted.

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C – Potentially contaminative use 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: None

Flood Zone: Flood Zone 1

Surface Water Flooding:

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 : Potentially

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed land remains available at July 2019.

Achievability Comments: No evidence submitted to dispute achievability

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site has been known as 08\_0088

Yield: 13 dwellings.



# SHELAA 2016 Sites (Portrait)

