



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

BALDERTON PARISH – SITE ASSESSMENTS

2021

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

Within 800m or 10mins walking		Within 30mins travel by public transport	
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	

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

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

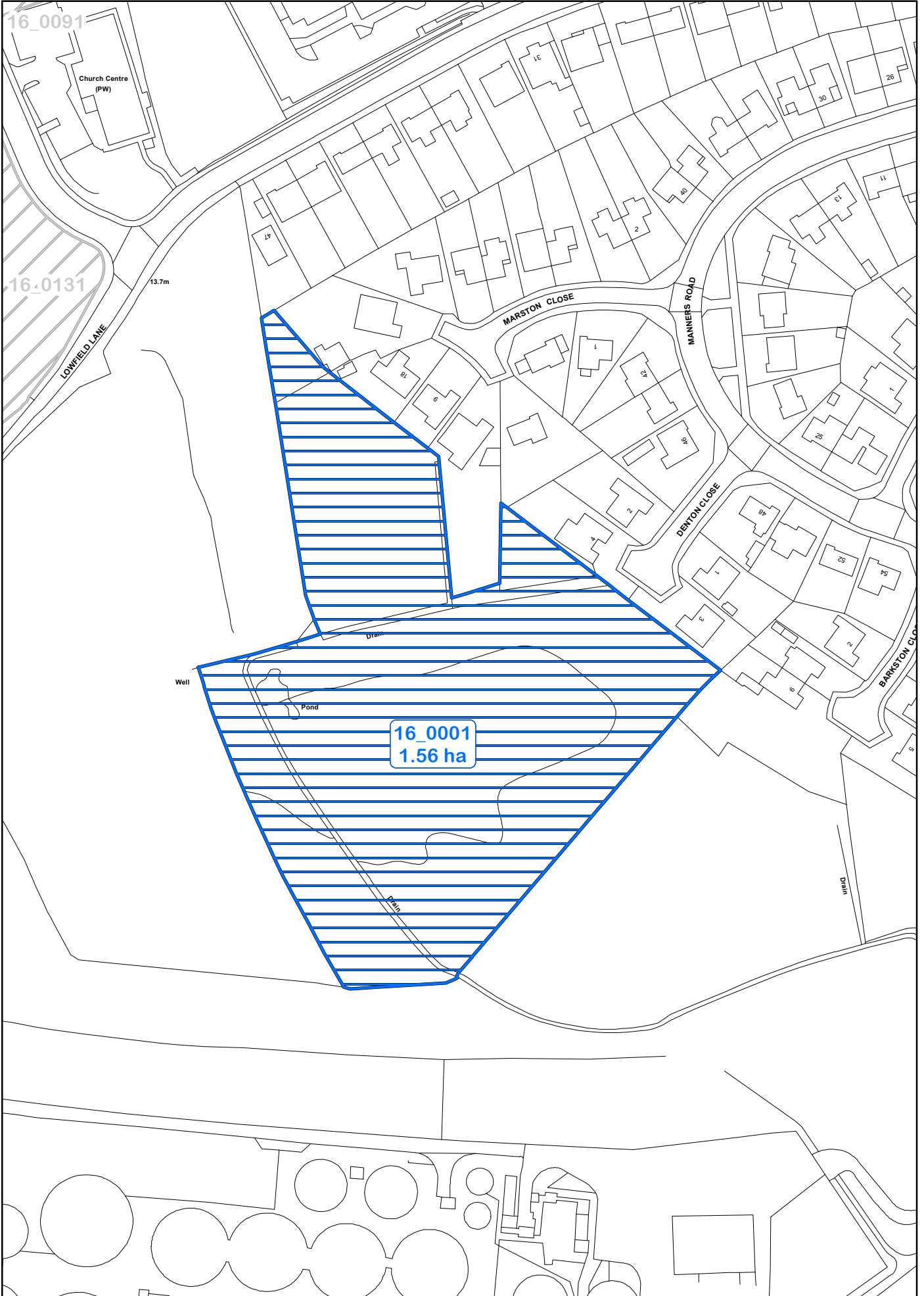
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0102

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

SHELAA 2016 Sites (Portrait)



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		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: 5k from town centre		Proximity to Transport Node: Over 1km to public transport node (c.3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 205m	

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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 Tree Preservation Order: No
Site abuts the site.

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:

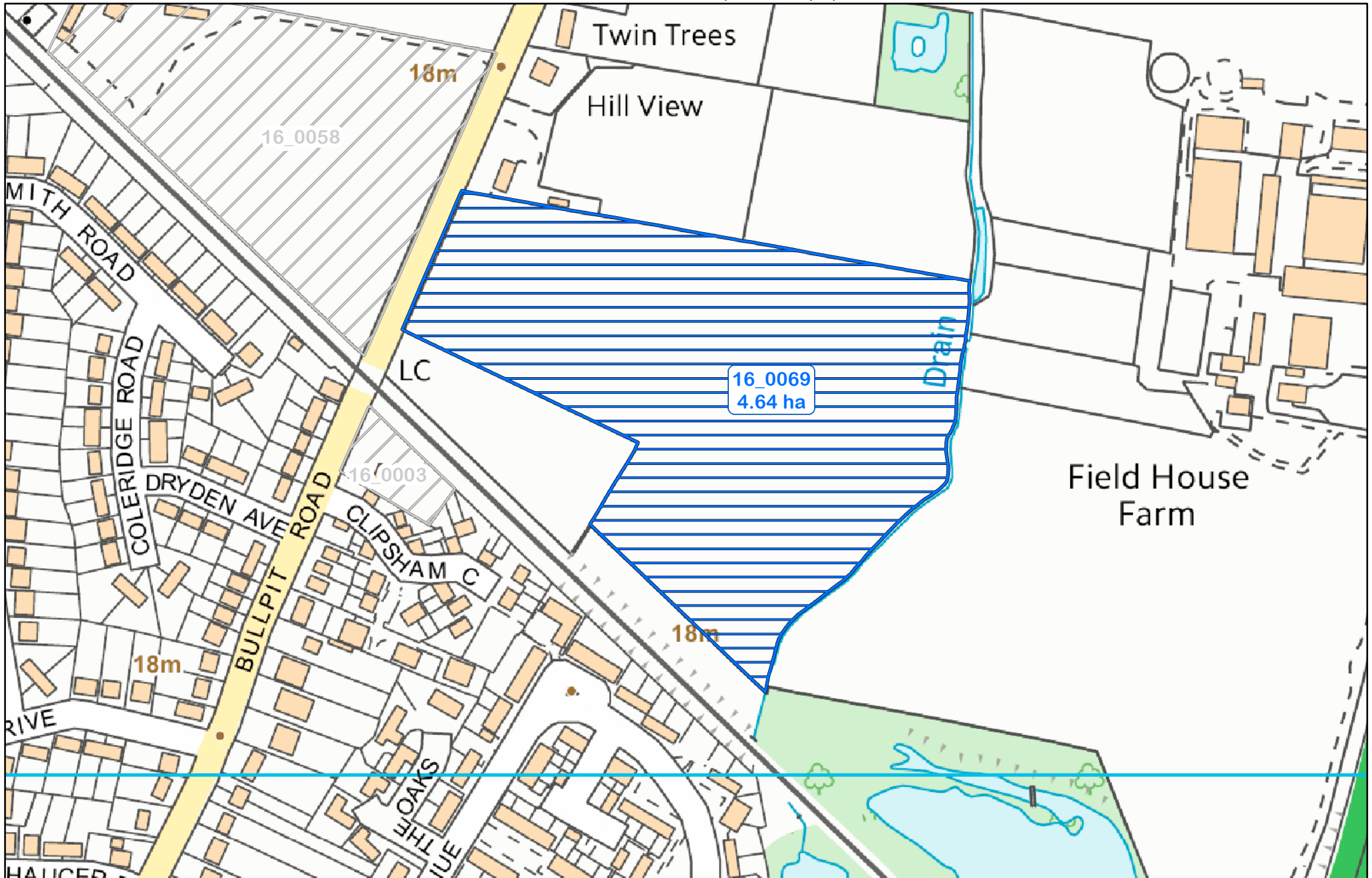
Availability Conclusion: Available

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

Within 800m or 10mins walking		Within 30mins travel by public transport	
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	

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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

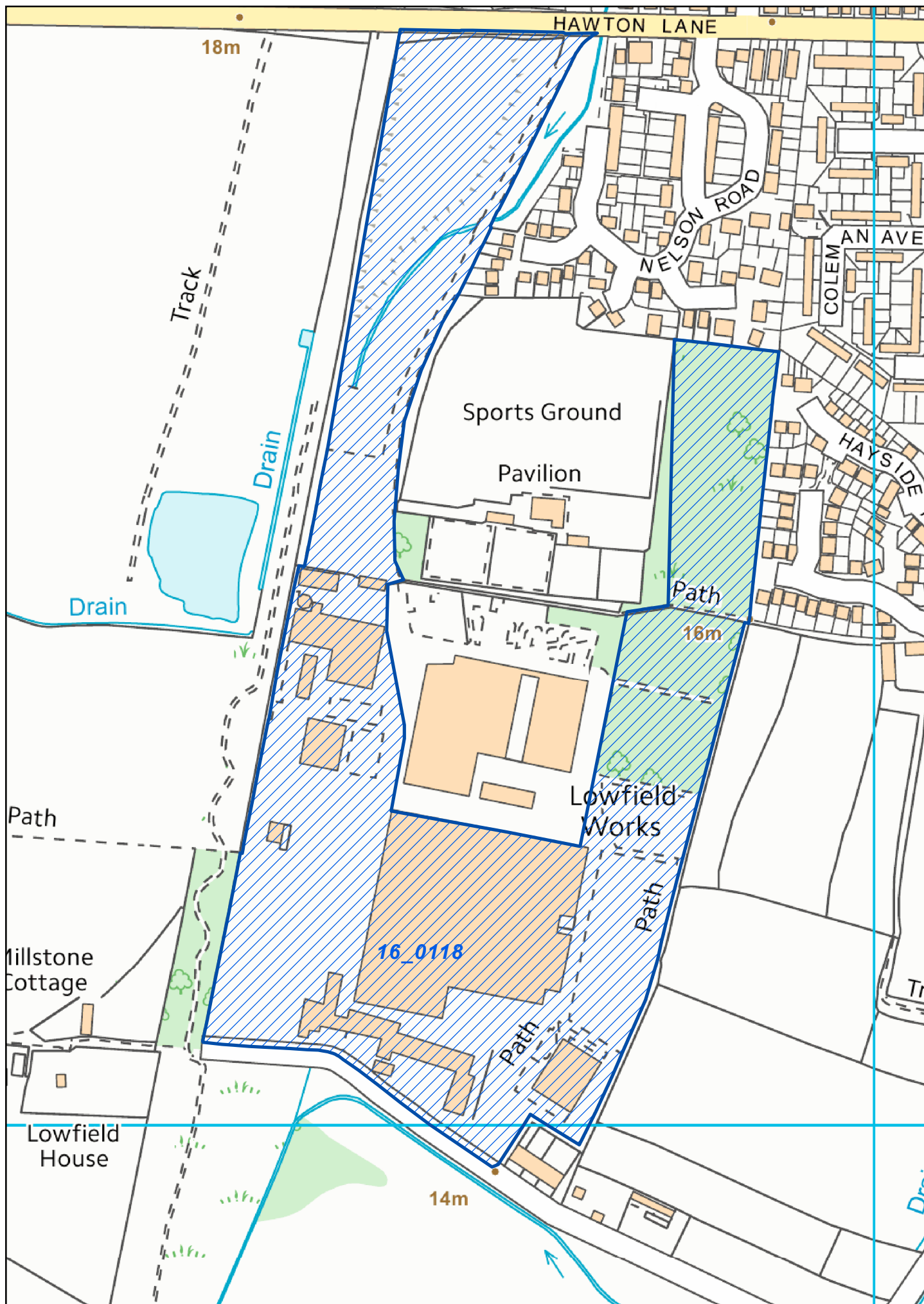
Site was part of 08_0434

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		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
(950m)			
GP/Health Centre: Yes	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre (c.4km)		Proximity to Transport Node: Over 1km from major public transport node (c.4km)	
Green Space Standards: Over 400m from a publicly accessible green space.		Green Space Strategy Comments: 1,616m	

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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

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

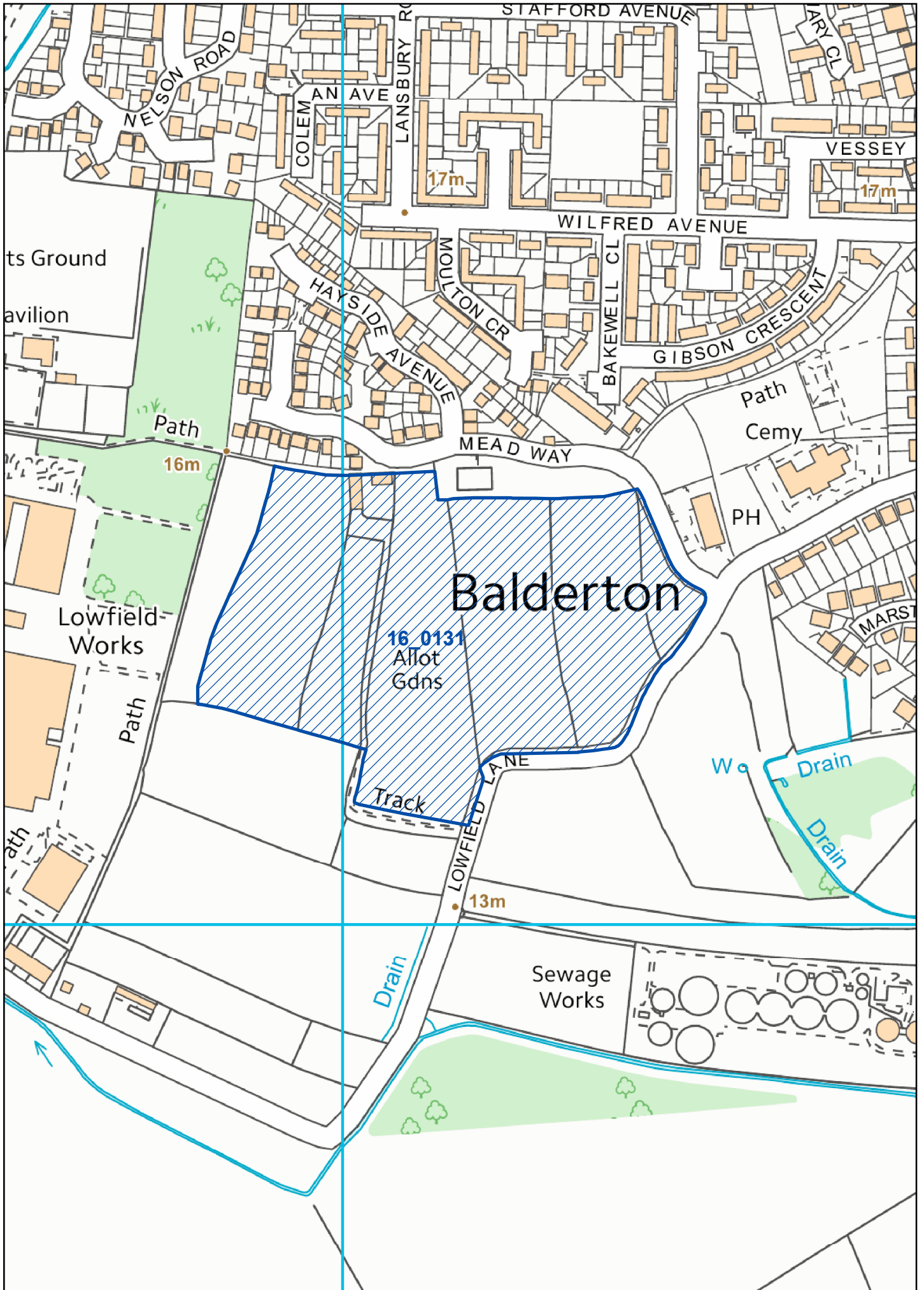
Additional Comments

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	Within 30 mins travel by public transport
Primary School: No	Secondary School: No
Bus Stop: No	Retail Area: No
GP/Health Centre: No	Further Education: No
Cash Machine / Post Office: No	Hospital: No
Store of Local Importance:	Supermarket: No
Proximity to town centre: Over 1km from town centre (c.5km)	Employment: No
Green Space Standards: Within 800m of publicly accessible green space	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)

