



STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

BLIDWORTH PARISH – SITE ASSESSMENTS

2021

Blidworth Parish

The following sites have been submitted within the Parish of Blidworth. Of the eight sites submitted, five are not considered suitable for development.

Site Reference Number: 16_0020 Site Address Land east of Cottage Farm, between Cross Lane and Blidworth Lane	
Housing/Employment/Both: Housing	Area (Ha): 34.41
Parish: Blidworth	Ward: Rainworth South & Blidworth
Suitability Conclusion: Not Suitable – Green Belt Availability Conclusion: Availability Comments: Achievability Conclusions: Achievability Comments:	
OVERALL CONCLUSION:	
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.	

SUITABILITY

Character Land Use Location:	
Location: Separated from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 34.41
Area Character: Agriculture	
Setting : Countryside	
Current Use: Agriculture	
Policy:	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

Access to Services :	
Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No Bus Stop: No	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine /	Further Education: No Hospital: No
Post Office:	
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport mode
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1,679m

Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Land rises from north to south

Contaminated Land?: No

Contamination Category: C – Potentially contaminative usage yet to be identified at the site or surrounding areas

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

Access to Utilities: Water, Electricity, Sewage

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 1

Surface Water Flooding: 0.14% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use: Blidworth FP5 / Blidworth FP6

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 – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land owner submitted revised boundaries for this site July 2019. The residual remains available at this date.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

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Viability Comments:

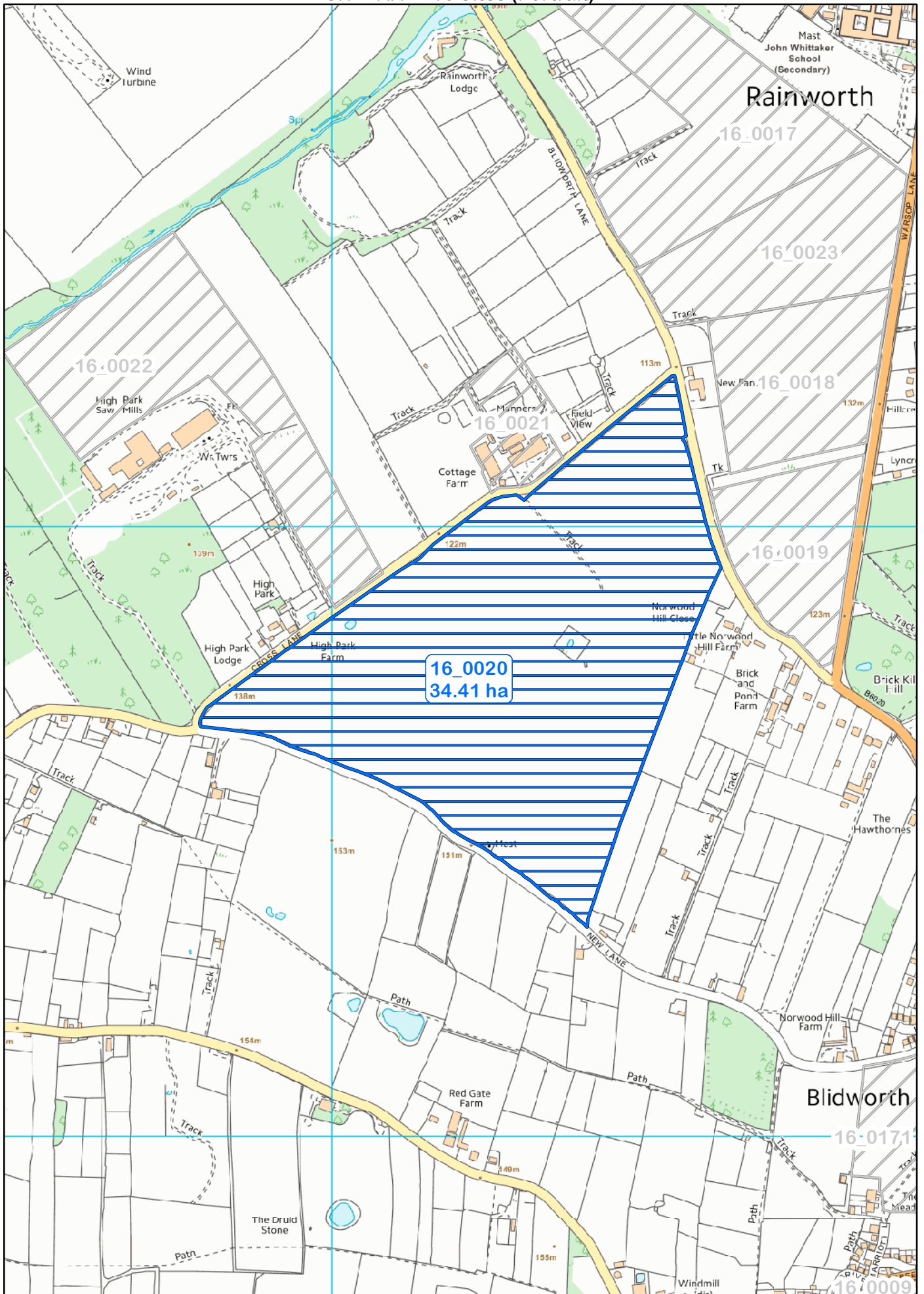
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield:

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0021 Site Address Cottage Farm, Cross Lane	
Housing/Employment/Both: Housing	Area (Ha): 1.90
Parish: Blidworth	Ward: Rainworth South & Blidworth
Suitability Conclusion: Not Suitable - Green Belt Availability Conclusion: Availability Comments: Achievability Conclusions: Achievability Comments:	
OVERALL CONCLUSION:	
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.	

SUITABILITY

Character Land Use Location:	
Location: Separated from Urban Boundary	PDL/Greenfield: PDL
	Area: PDL 1.90 Area: Greenfield
Area Character: Countryside	
Setting : Countryside	
Current Use: Livery Yard	
Policy:	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

Access to Services :	
Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No	Bus Stop: No
GP/Health Centre: No	Cash Machine / Post Office:
Store of Local Importance:	Supermarket:
Proximity to town centre: Over 1km to a town centre	Employment: No
Green Space Standards: Over 400m from publicly accessible green space	Proximity to Transport Node: Over 1km to a major public transport node
	Green Space Strategy Comments: 1,283m

Physical Constraints :

Highway Engineers Comments: Unacceptable. Inadequate access.

Topography Constraints: Land falls sharply to the north

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

Agricultural land quality : 100% Grade 3 (Good – Moderate) Access to Utilities: Water and Electricity

Site Apparatus: None Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: None | Impact on existing recreational use: No

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on Site: None

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

Suitability Conclusion: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Availability Conclusion:

Achievability Conclusion:

Additional Comments

16/91780/FUL – Change of use of 2 farm buildings to equestrian

15/01737/FUL – Retrospective ménage

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

Yield: 42

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0083		Site Address: Land south of Dale Lane (east), Blidworth	
Housing/Employment/Both: Housing		Area (Ha): 2.16	
Parish: Blidworth		Ward: Rainworth South & Blidworth	
Suitability Conclusion:		Not Suitable - Green Belt	
Availability Conclusion:			
Availability Comments:			
Achievability Conclusions:			
Achievability Comments:			
OVERALL CONCLUSION:			
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review. The Plan Review will not make further allocations.			

SUITABILITY

Character Land Use Location:			
Location: Adjacent Village Envelope		PDL/Greenfield: Greenfield	
		Area: PDL	Area: Greenfield 2.16
Area Character: Countryside / Residential			
Setting : Green Belt / Countryside			
Current Use: Grazing Land			
Policy:			
Current Policy Status: Green Belt		Other Policy Constraints:	
Conflicting Issues: Green Belt			

Access to Services :			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post	Further Education:	Hospital:
	Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Land rises to the south

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

Agricultural land quality : 5,15% Grade 3 (Good – Moderate), 94.85% Not Applicable (Non-Agricultural) Access to Utilities: Unknown

Site Apparatus: No Neighbour Issues: No

Flood Zone: 1 Surface Water Flooding: 8% of site at high risk, 19% at medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Tree Preservation Order:
Habitat

Natural Features on site No

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

Suitability Conclusion: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site is available at July 2019.

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

Availability Conclusion:

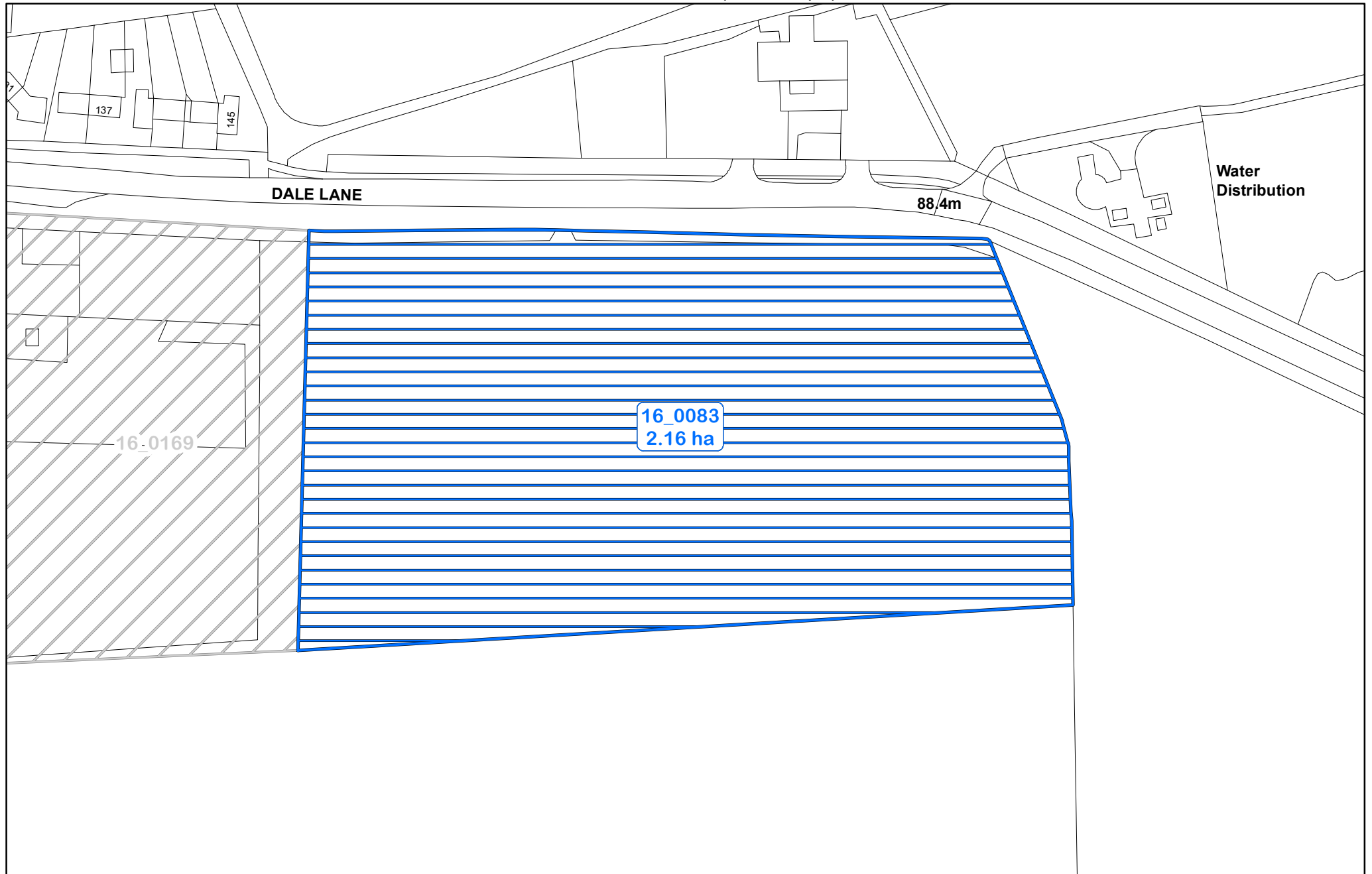
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Achievability Conclusion:

Additional Comments

Yield: 39

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0169 Site Address Land south of Dale Lane (west), Blidworth (BI/Ho/1)

Housing/Employment/Both: Housing

Area (Ha): 2.08

Parish: Blidworth

Ward: Rainworth South & Blidworth

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. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within boundary)

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 2.08ha

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated (BI/Ho/1)

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: Yes

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre

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 a major public transport node

Green Space Strategy Comments: 434m

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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 yet to be identified at the site or surrounding area

Agricultural land quality : 63.7% Grade 3 (Good – Moderate), 36.3% Non-Agricultural

Neighbour Issues:

Surface Water Flooding: 4% of site at high risk, 17% at medium risk, 27% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on existing recreational use: No

Tree Preservation Order: No

Natural Features on site: None

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

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

Achievability Comments: Nothing suggests site would not be achievable.

Ownership Comments:

Legal Comments:

Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was known as 08_0178a

Yield: 55

SHELAA 2016 Sites (Landscape)



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

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available**
 Availability Comments: The site is available 0-5 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 achievable and available. 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 would need to take into account the presence of Public Rights of Way within the site. The presence of trees with Preservation Orders could prevent part of the site being developed.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within Boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 3.12
 Area Character: Agricultural / Residential
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated BI/Ho/3 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: Yes Bus Stop: Yes
 GP/Health Centre: Yes Cash Machine /
 Post Office: Yes
 Store of Local Importance:
 Proximity to town centre: Over 1km from a town centre
 Green Space Standards: Over 400km from a publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes Retail Area: Yes
 Further Education: Yes Hospital: No
 Supermarket: No Employment: Yes
 Proximity to Transport Node: Over 1km from major public transport node
 Green Space Strategy Comments: 1,713km

Physical Constraints : Suitable

Highway Engineers Comments: The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to results of the Transport Assessment. New Lane will need to be improved and the carriageway widened. The New Lane / Mansfield Road junction will need assessing for capacity and safety. Highway design should comply with the Highway Authority's relevant design guide at the time of submission and will need to be accompanied by a Transport Assessment and / or Travel Plan.

Topography Constraints: Undulating

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: None except footpath across site Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 8% of site at high risk, 10% at medium risk, 13% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No Impact on existing recreational use: Footpath (Blidworth FP1)

Protected Species/Habitats : Potential Species Habitat Tree Preservation Order: TPO N87

Natural Features on Site: None

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

Suitability Conclusion: Suitable

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AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed land is available at July 2019

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

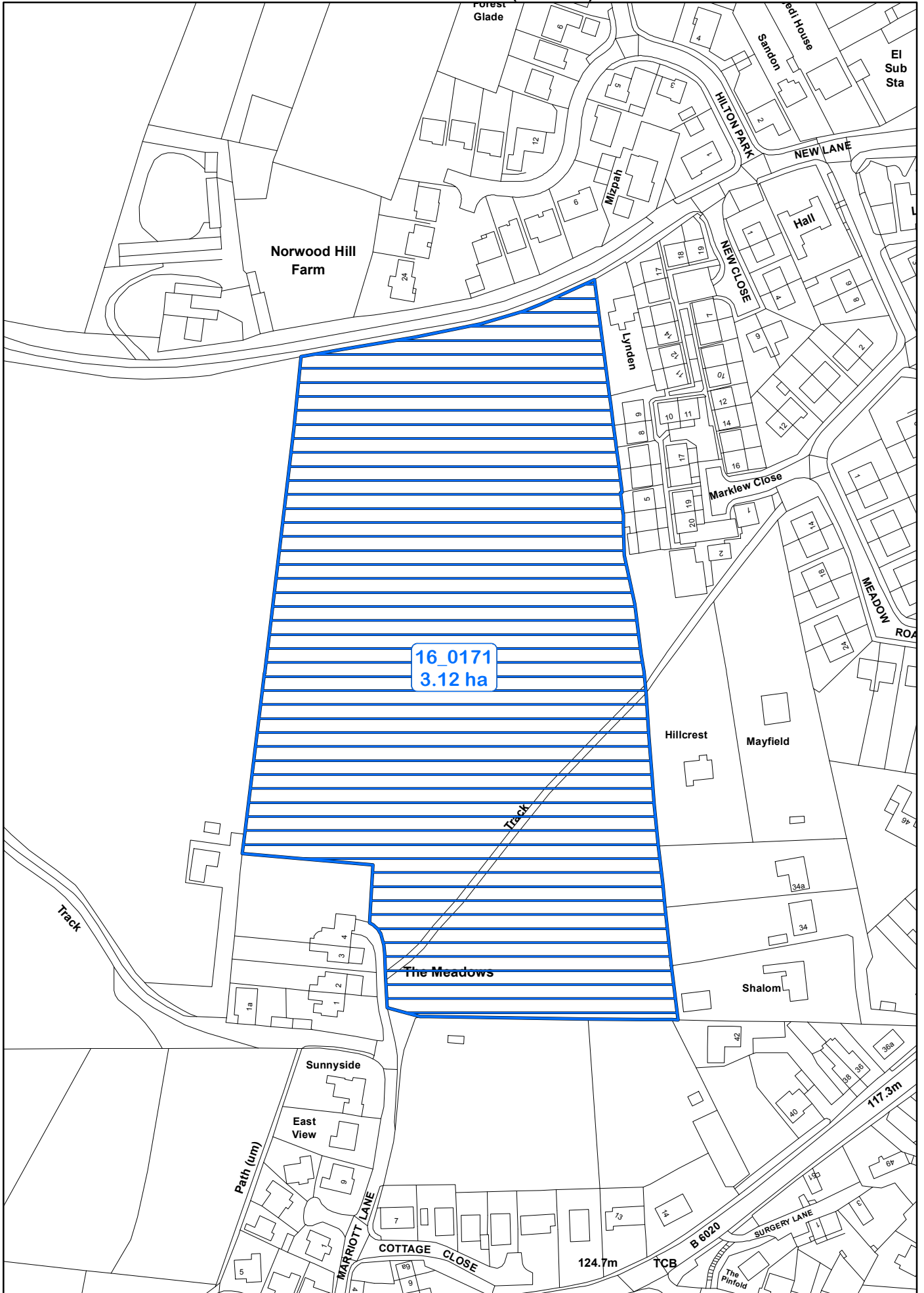
Additional Comments

Site was previously known as 08_0604.

Full planning permission for 81 dwellings.

Yield: 81

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0172 Site Address Land at Gilbert Way, Blidworth (BI/E/1)	
Housing/Employment/Both: Employment	Area (Ha): 0.33
Parish: Blidworth	Ward: Rainworth South & Blidworth
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 employment development and the site is both available and achievable. Any future development would need to address, and if necessary, mitigate against any of the issues identified below.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Village (within Boundary)	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 0.33ha
Area Character: Industrial	
Setting : Edge-of-Settlement	
Current Use: Vacant	
Policy: Suitable	
Current Policy Status: Allocated BI/E/1	Other Policy Constraints:
Conflicting Issues:	

Access to Services : Suitable	
Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: Bus Stop: Yes	Secondary School: Retail Area: No
GP/Health Centre: Cash Machine /	Further Education: Hospital: No
Post Office: Yes	
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km from a town centre	Proximity to Transport Node: Over 1km from a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 240m

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: 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: Materials being stored Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 10% of site at high risk, 20% at medium risk, 26% at low risk.

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : The residual parcel is adjacent a Local Wildlife Site (SINCE 5/46 – Blidworth Colliery Spoil) Tree Preservation Order: No

Natural Features on site No

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The site is allocated and located on existing industrial park

Achievability Comments: Nothing suggests 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

The allocation was previously for 0.80ha, however the western parcel has now been developed under permission 08/02107/FUL.

15/00662/FULM lapsed in July 2018 so this residual of 0.33ha will remain allocated.



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0260		Site Address Land adjacent Haywood Oaks Lane, Blidworth	
Housing/Employment/Both: Housing		Area (Ha): 7.42	
Parish: Blidworth		Ward: Rainworth South & Blidworth	
Suitability Conclusion:		Not Suitable - Green Belt	
Availability Conclusion:			
Availability Comments:			
Achievability Conclusions:			
Achievability Comments:			
OVERALL CONCLUSION:			
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.			

SUITABILITY

Character Land Use Location:			
Location: Village (outside but adjoining boundary)		PDL/Greenfield: Greenfield	
		Area: PDL	Area: Greenfield 7.42
Area Character: Countryside / Village			
Setting : Edge-of-Settlement / Green Belt			
Current Use: Agriculture			
Policy:			
Current Policy Status: Green Belt		Other Policy Constraints:	
Conflicting Issues: Green Belt			

Access to Services :			
Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Yes, steep slope down to north

Contaminated Land?: No

Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas.

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Availability Conclusion:

Achievability Conclusion:

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

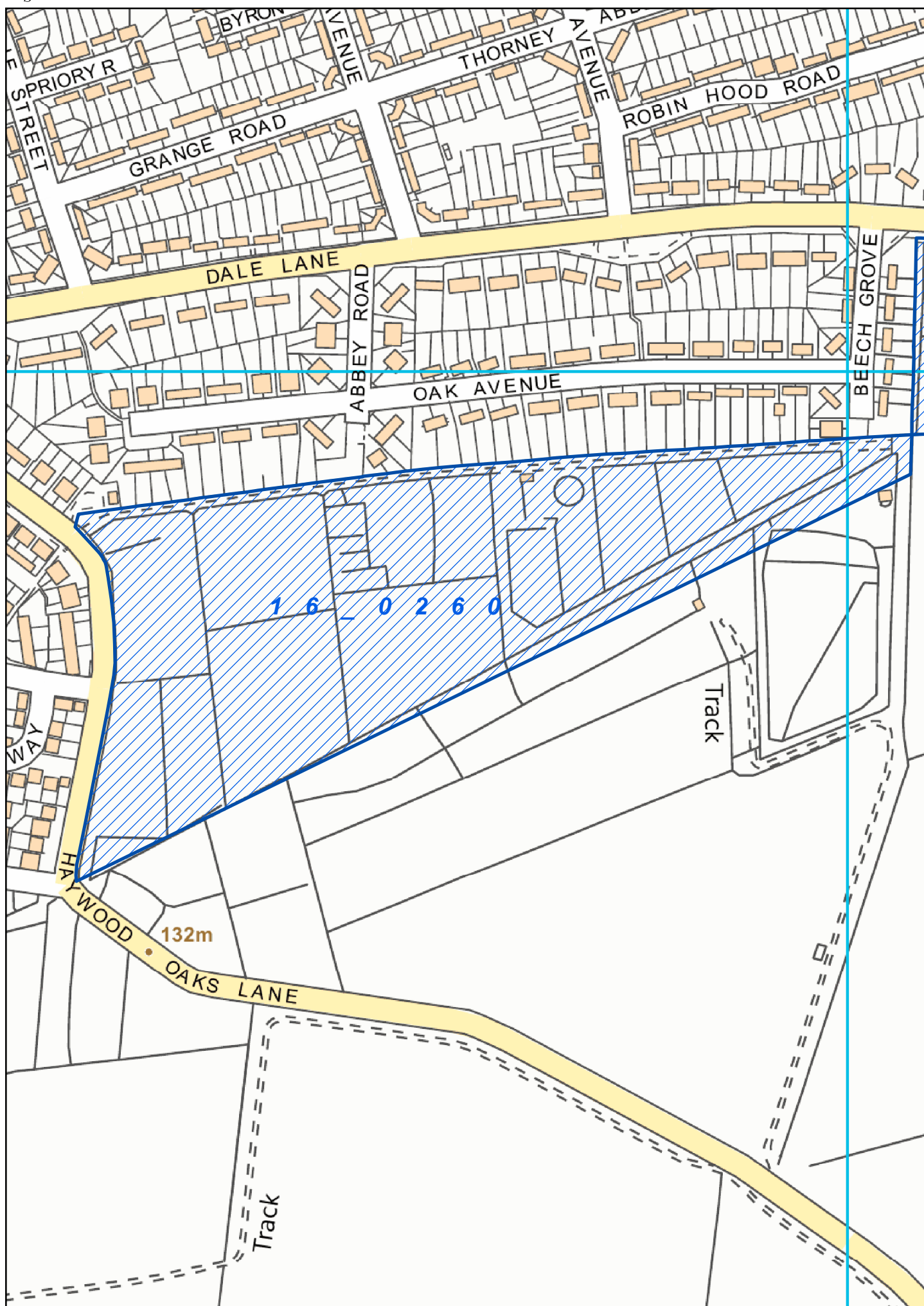
Additional Comments

Site formerly known as 08_0178b

Yield: 134



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0268		Site Address Land north of Dale Lane, Blidworth	
Housing/Employment/Both: Housing		Area (Ha): 2.02	
Parish: Blidworth		Ward: Rainworth South & Blidworth	
Suitability Conclusion:		Not Suitable – Green Belt	
Availability Conclusion:			
Availability Comments:			
Achievability Conclusions:			
Achievability Comments:			
OVERALL CONCLUSION:			
Site is in the Green Belt. Further assessment was not undertaken because the Council does not propose to amend the Green Belt boundary at this time.			

SUITABILITY

Character Land Use Location:			
Location: Separated from village boundary		PDL/Greenfield: Both	
		Area: PDL	Area: Greenfield
Area Character: Countryside			
Setting : Rural			
Current Use: Wasteland / Woodland			
Policy:			
Current Policy Status: Green Belt		Other Policy Constraints:	
Conflicting Issues: Green Belt			

Access to Services :			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post	Further Education:	Hospital:
	Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality :

Access to Utilities: Water, Gas, Electricity and Sewage

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area :

Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Submitted August 2019.

Achievability Comments: No evidence to suggests the site would not be achievable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Availability Conclusion:

Achievability Conclusion:

Additional Comments

Site put forward by the land owner as a potential land swap to replace the allotments Bl/Ho/4. The Issues Paper proposes to deallocate that site since the parish council, as land owner, has decided not to sell.

Even if the parish were minded to do a land swap, any application would have to demonstrate that the provisions of SP8 could be met.

Yield: 0; land would provide allotments in exchange for development within the village.



SHELAA 2016 Sites (Portrait)

