



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

**EDWINSTOWE PARISH – SITE
ASSESSMENTS**

2021

Edwinstowe Parish

The following sites have been submitted within the Parish of Edwinstowe.

Site Reference Number: 16_0059 Site Address: Former Thoresby Colliery
Housing/Employment/Both: Mixed use SUE Area (Ha): 197.5
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 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 development (ShAP4) and benefits from outline planning permission with reserved matters granted on part of the site and is currently under construction.

SUITABILITY

Character Land Use Location: Suitable

Location: Inside village envelope PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 197.5
 Area Character: Rural / Former Industrial / Residential
 Setting : Sherwood Forest/ Rural
 Current Use: Former Colliery / Coal Mine

Policy: Suitable

Current Policy Status: Site is allocated for development by Policy ShAP 4. Outline plans show extent of development (inside village envelope) and green space/suitable alternative natural green space (outside) 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: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m from publicly accessible green space		Green Space Strategy Comments:	

Physical Constraints : Suitable

Highway Engineers Comments: Planning permission

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% Non-agricultural Access to Utilities: Yes

Site Apparatus: Numerous former colliery buildings, many of which have been demolished Neighbour Issues:

Flood Zone: 1 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: No | Impact on existing recreational use: No

Protected Species/Habitats: Sherwood Forest ancient woodlands is adjacent to site although not proposed development area. Tree Preservation Order: No

Natural Features on site: Trees

Conservation Area : Adjacent to CA Heritage asset (designated & non designated): Edwinstowe Hall is within 100m

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site remains available.

Achievability Comments: No evidence suggests site is not achievable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site benefits from 16/02173/OUTM for up to 800 dwellings and 19/01016/RMAM for Phase 1 for 143 dwellings.

Yield: 800

Site Reference Number: 16_0065 Site Address: Land north of Ollerton Road, Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 1.43
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 0-5 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site would not be achievable

OVERALL CONCLUSION:

The site has the benefit of reserved matters permission for 28 dwellings. The site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within village boundary) PDL/Greenfield: Both
 Area: PDL Area: Greenfield

Area Character: Residential

Setting : Sherwood Forest

Current Use: Vacant Scrubland

Policy: Suitable

Current Policy Status: Site benefits from planning permission Other Policy Constraints:

Conflicting Issues:

Access to Services : May be 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: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from a publicly accessible green space		Green Space Strategy Comments:	

Physical Constraints : Suitable

Highway Engineers Comments:

Reserved matters permission for 28 dwellings already granted.

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 to Moderate)

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone: 1

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 : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : None known

Tree Preservation Order: No

Natural Features on Site: Trees

Conservation Area : No

Heritage asset (designated & non designated):
No further comments

Suitability Conclusion: Suitable

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Availability Comments: Agent confirmed site available in June 2019.

Achievability Comments: Site has benefit of planning permission

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

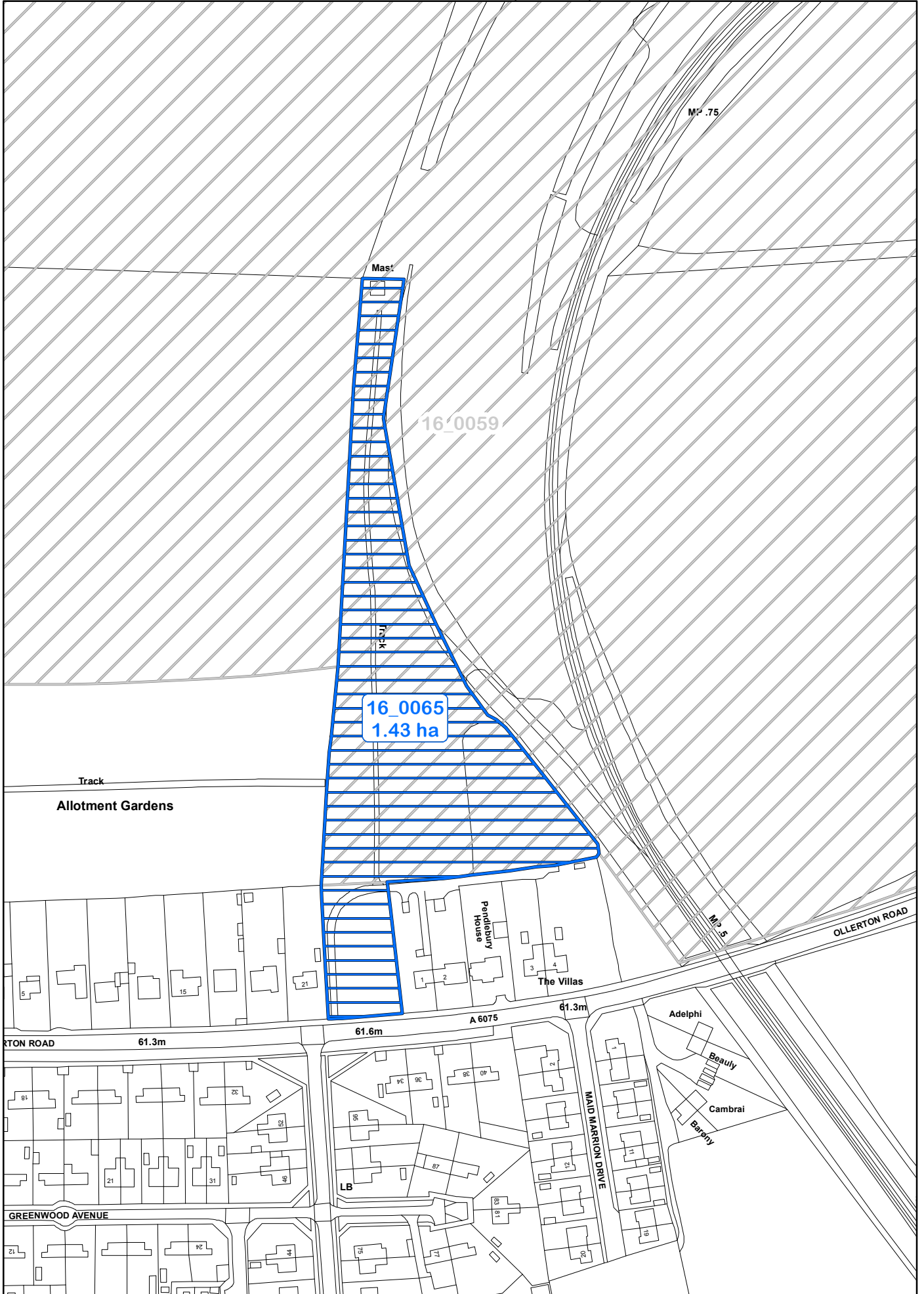
Additional Comments

Formerly 08_0116

Site benefits from approval 18/00822/RMAM (16/00313/OUTM) for 28 dwellings.

Yield: 28 (via permission)

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0160 Site Address Land north of Mansfield Road, Edwinstowe (Ed/Ho/2)
Housing/Employment/Both: Housing **Area (Ha): 1.71ha**
Parish: Edwinstowe **Ward: Edwinstowe & Clipstone**

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. The site lies within an area of former coal mining activity. Any development in this 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: Village (within boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.71ha

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Agricultural

Policy: Suitable

Current Policy Status: Allocated Ed/Ho/2 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

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

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 : 100% Grade 3 (Good – Moderate) Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats : None

Tree Preservation Order: No

Natural Features on Site: Hedge Boundary

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

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

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

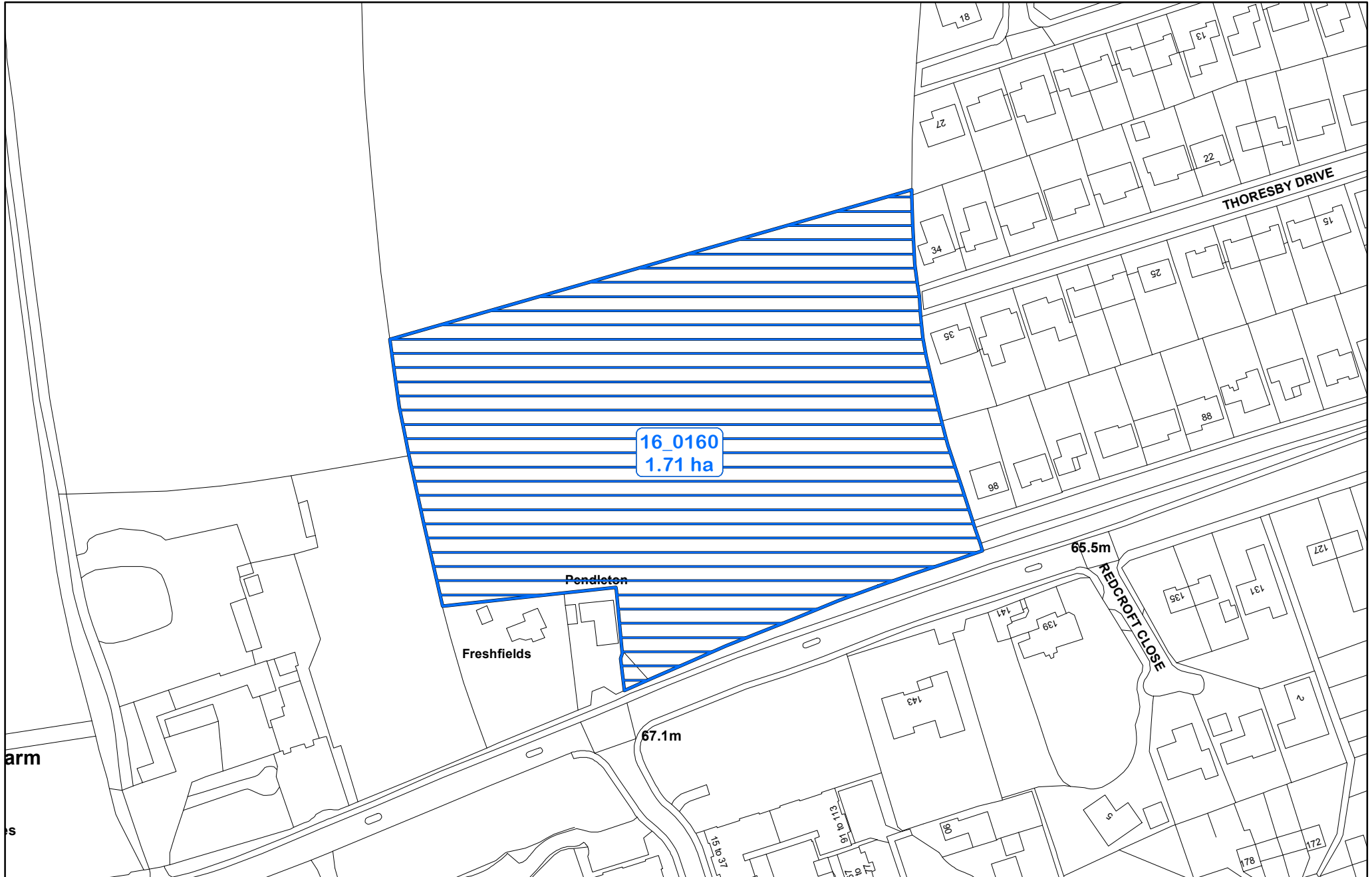
Achievability Conclusion: Achievable

Additional Comments

Site consists of part of the former 08_0138.

Yield: 50

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0219 Site Address Land south of Lansbury Road, Edwinstowe	
Housing/Employment/Both: Housing	Area (Ha): 8.32
Parish: Edwinstowe	Ward: Edwinstowe and Clipstone
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 has no connection to the public highway and is therefore not suitable for development.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Village (outside but adjacent to village boundary)	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 8.32ha
Area Character: Residential / Countryside	
Setting : Edge-of-Settlement	
Current Use: Agricultural	
Policy: May be Suitable	
Current Policy Status: Outside (but adjacent to village boundary)	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

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

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Physical Constraints : Not Suitable

Highway Engineers Comments:

The site has no connection to the public highway and is therefore unsatisfactory

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1, but adjacent zones 2 & 3

Surface Water Flooding:

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 : No

Tree Preservation Order: No

Natural Features on site: No

Conservation Area: adjacent, review 2019 unlikely to include site.

Heritage asset (designated & non designated): Grounds of Edwinstowe House, setting of CA

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing suggests land is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

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

Availability Conclusion: Available

Achievability Conclusion: Achievable

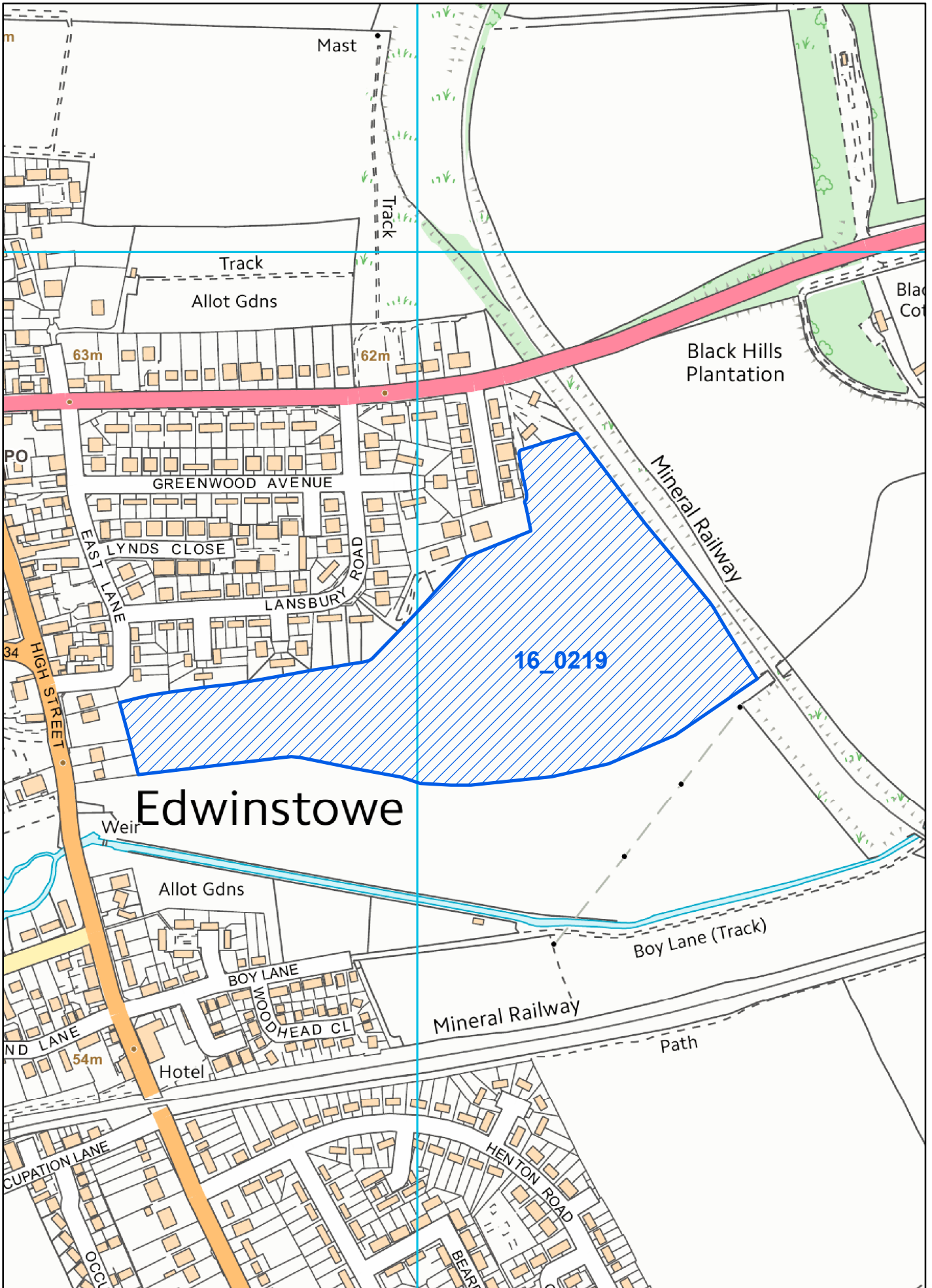
Additional Comments

Site was formerly 08_0139a

Yield: 150



SHELAA 2016 Sites (Portrait)



A

Site Reference Number: 16_0220 Site Address Land west of Mill Lane, Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 3.22
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

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 separated from the village boundary and is therefore not suitable for development. It is doubtful if a safe access can be achieved to / from the site. The site is also adjacent to a Local Wildlife Site and has potential flooding issues.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from village boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 3.22

Area Character: Riparian Countryside

Setting : Countryside

Current Use: Agriculture

Policy: Not Suitable

Current Policy Status: Separate from village, Other Policy Constraints:
 open countryside

Conflicting Issues: SP3 / DM8

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: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

The adjacent railway bridge abutments would likely obstruct visibility from this site. It is doubtful if an acceptable access could be achieved. It is suggested that a full TA would be required to establish the suitability of the site for residential development and improved footway connections would have to be made.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1, 2 & 3

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Bridleway along river bank

Protected Species/Habitats : Adjacent a Local Wildlife site and near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site: River

Conservation Area : No, may be adjacent subject to CA boundary review 2019

Heritage asset (designated & non designated): non-designated mill and former colliery village may be impacted.

Suitability Conclusion: Not Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing to suggest the 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

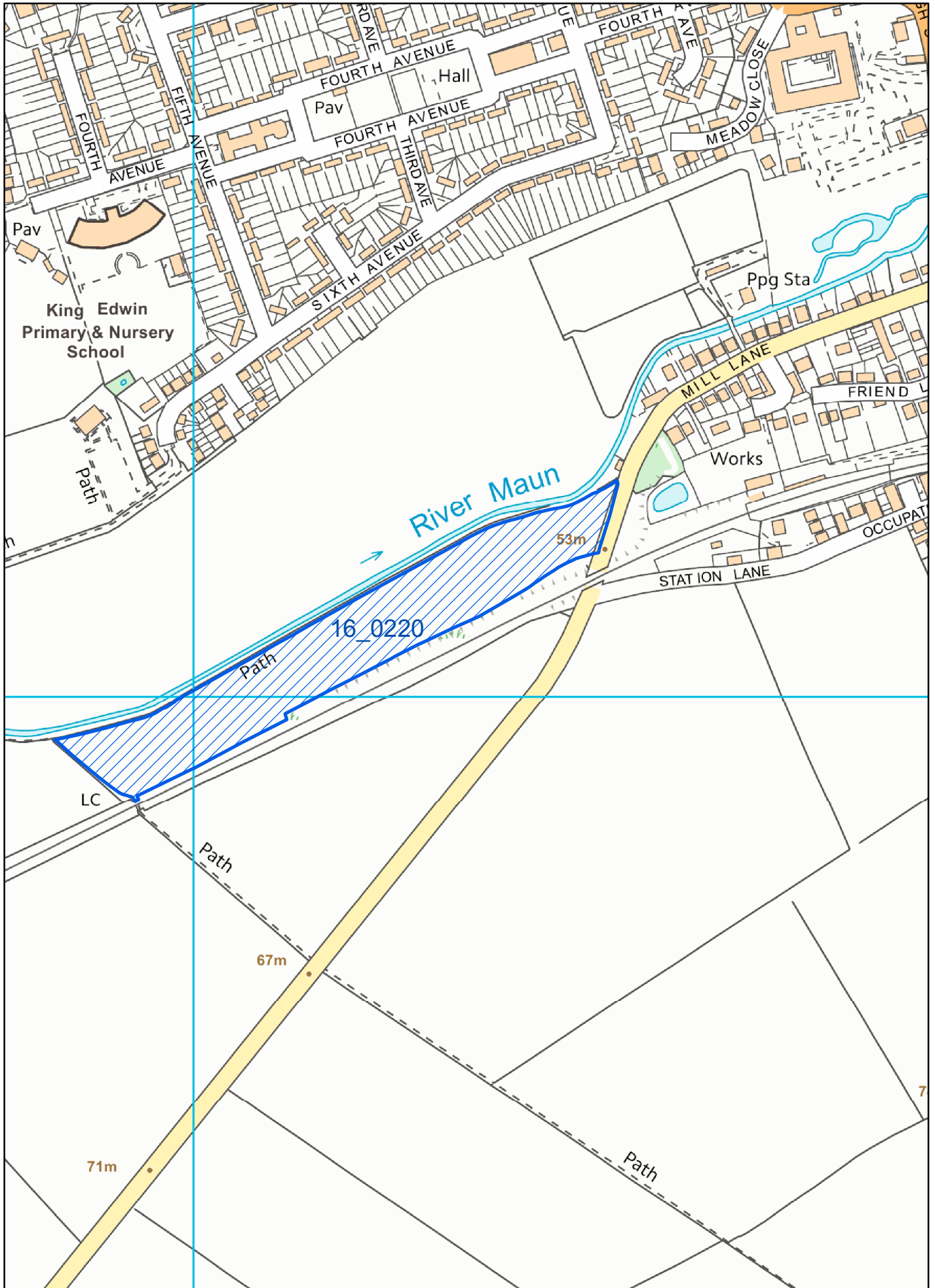
Additional Comments

Site was formerly 08_0139b

Yield: 58



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0221 Site Address Land between railway and Mill Lane (west), Edwinstowe
Housing/Employment/Both: Housing **Area (Ha): 4.38**
Parish: Edwinstowe **Ward: Edwinstowe and Clipstone**

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 separated from the village boundary and is therefore not suitable for development. Possible highways constraints in this location.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from village boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 4.38
 Area Character: Countryside
 Setting : Countryside
 Current Use: Agriculture

Policy: Not Suitable

Current Policy Status: Outside village envelope / Other Policy Constraints:
 open countryside
 Conflicting Issues: SP3 / DM8

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: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

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

Physical Constraints : May be Suitable

Highway Engineers Comments:

Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. However, there would be no safe pedestrian route back into the village due to the restrictive width of highway between the bridge abutments to the north. The proposal may be contrary to Spatial Policy 7 of the NSDC's Core Strategy. Support for development could not be given unless the sustainable transport issues were addressed.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: Adjacent to railway line

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Footpath forms western boundary to site

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

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

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing to suggest 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

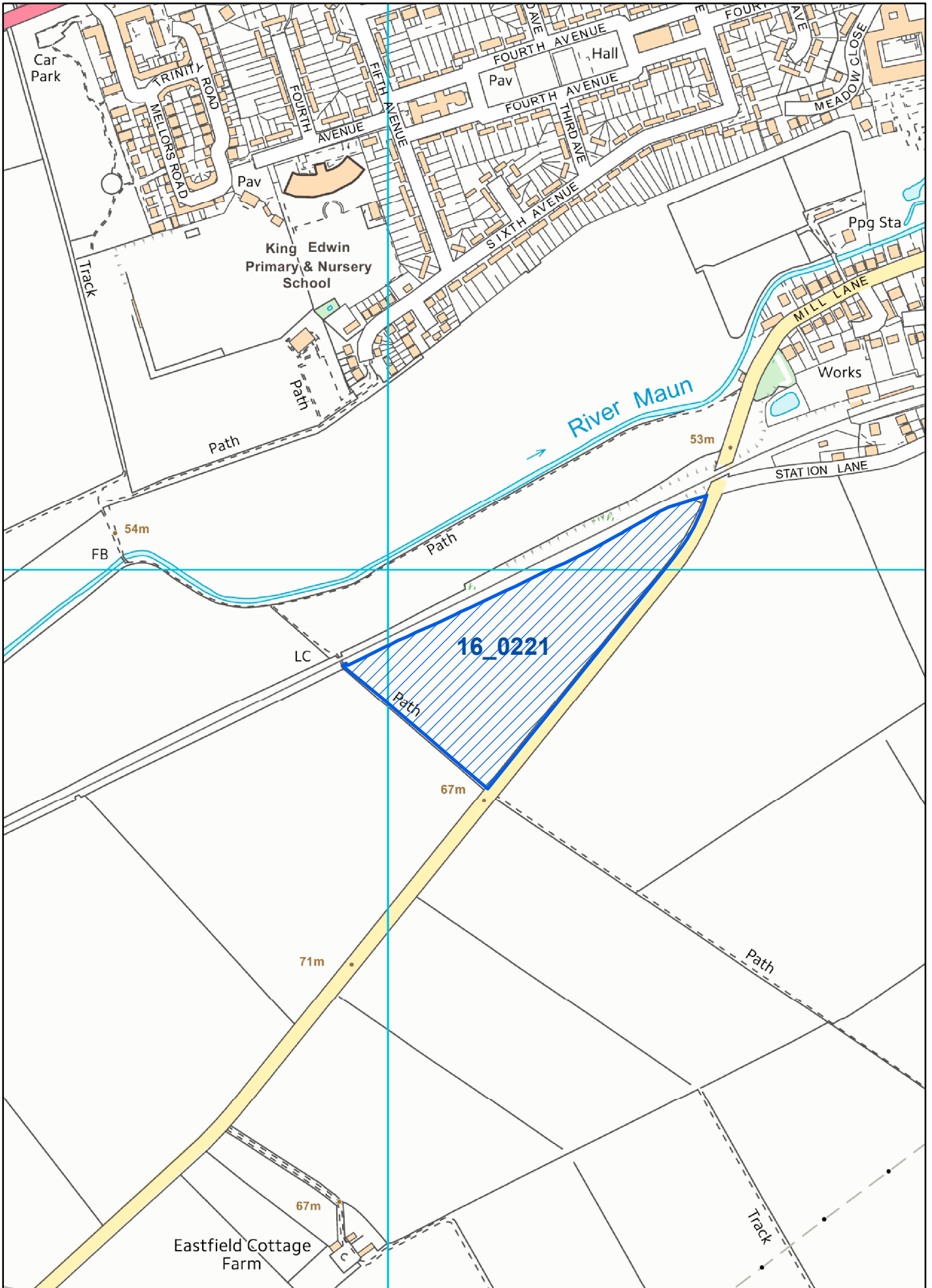
Additional Comments

Site was formerly 08_0139c

Yield: 84



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0222 Site Address Land south of Station Street, Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 27.71
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent to the village boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 27.71
 Area Character: Residential / Countryside
 Setting : Edge-of-Settlement
 Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: Open Countryside Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

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: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. Support for development could only be given if sustainable transport links were provided.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues: Close to Overhead Power Lines

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: footpath forms western boundary

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area: May be adjacent, subject to boundary review 2019.

Heritage asset (designated & non designated): potential archaeological interest

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

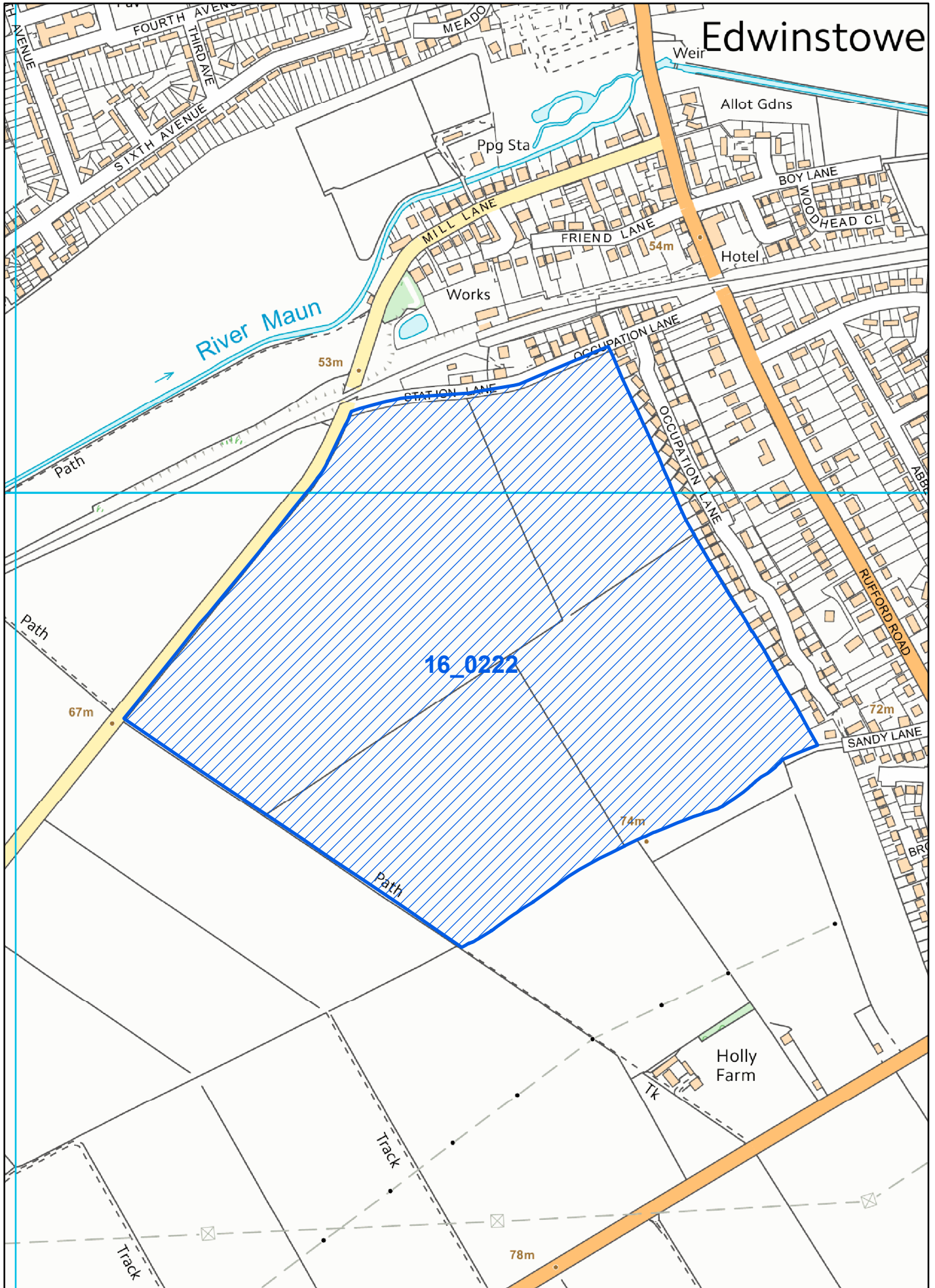
Additional Comments

Site was previously 08_0139d

Yield: 499



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0223 Site Address Land south of Sandy Lane
Housing/Employment/Both: Housing Area (Ha): 2.31
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

Suitability Conclusion: May be 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:

Any development in proximity to Birklands and Bilhaugh Special Area of Character (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent to boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 2.31
 Area Character: Residential / Countryside
 Setting :Edge-of-Settlement
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside but adjacent to village envelope Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

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: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

Visibility and On Site Highway Layout to be provided to NCC standards. Traffic Assessment required. Any access to this linear site would need to provide the appropriate standard of access for the speed of vehicles on the adjacent road.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus: Pylons run east to west through the site

Neighbour Issues: Overhead powerlines

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: B6030 is also a bridle way

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: May be Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence to show 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

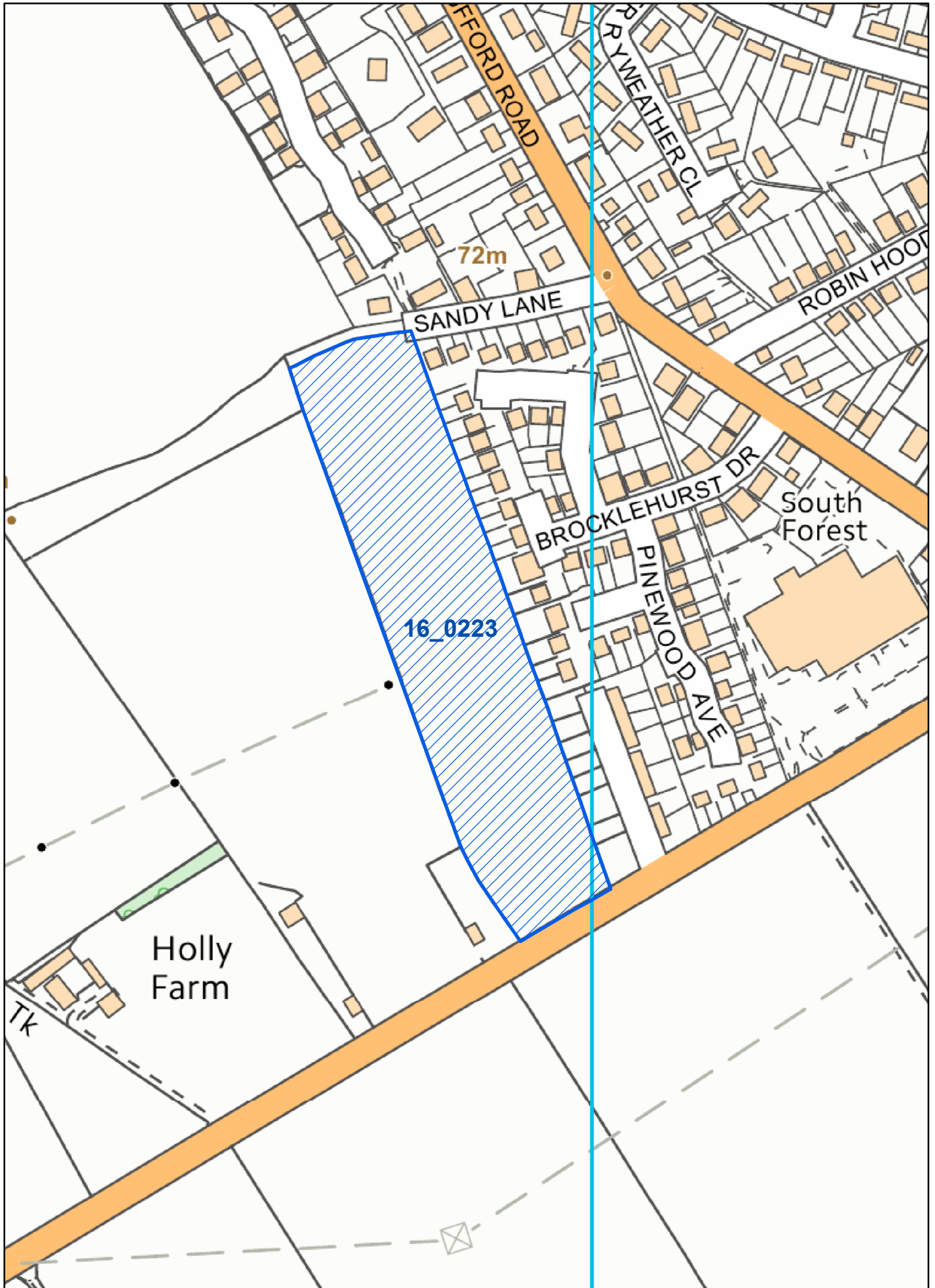
Additional Comments

Site was formerly 08_0139e

Yield: 42



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0224 Site Address Land adjoining Maythorne Gardens
Housing/Employment/Both: Housing Area (Ha): 1.48
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

OVERALL CONCLUSION:

It is possible that future access could be explored via Thoresby Colliery site to the east. However at the present time, the site is not directly connected to the public highway and is therefore not suitable for development. The site is also in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) which will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent to boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.48ha
 Area Character: Rural / Residential
 Setting : Edge-of-Settlement
 Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: Outside village envelope Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

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: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

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

Physical Constraints : Not Suitable

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development. Potential access could be explored via the Thoresby Colliery site to the east.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good to Moderate)

Access to Utilities:

Site Apparatus: None

Neighbour Issues: Former colliery site to the east with mineral railway line

Flood Zone: 1

Surface Water Flooding:

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 : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : Adjacent (pending CA review 2019) Would still be setting of CA.

Heritage asset (designated & non designated): may be within the setting of listed Edwinstowe Hall and St Mary's Church

Suitability Conclusion: Not Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence to suggest 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

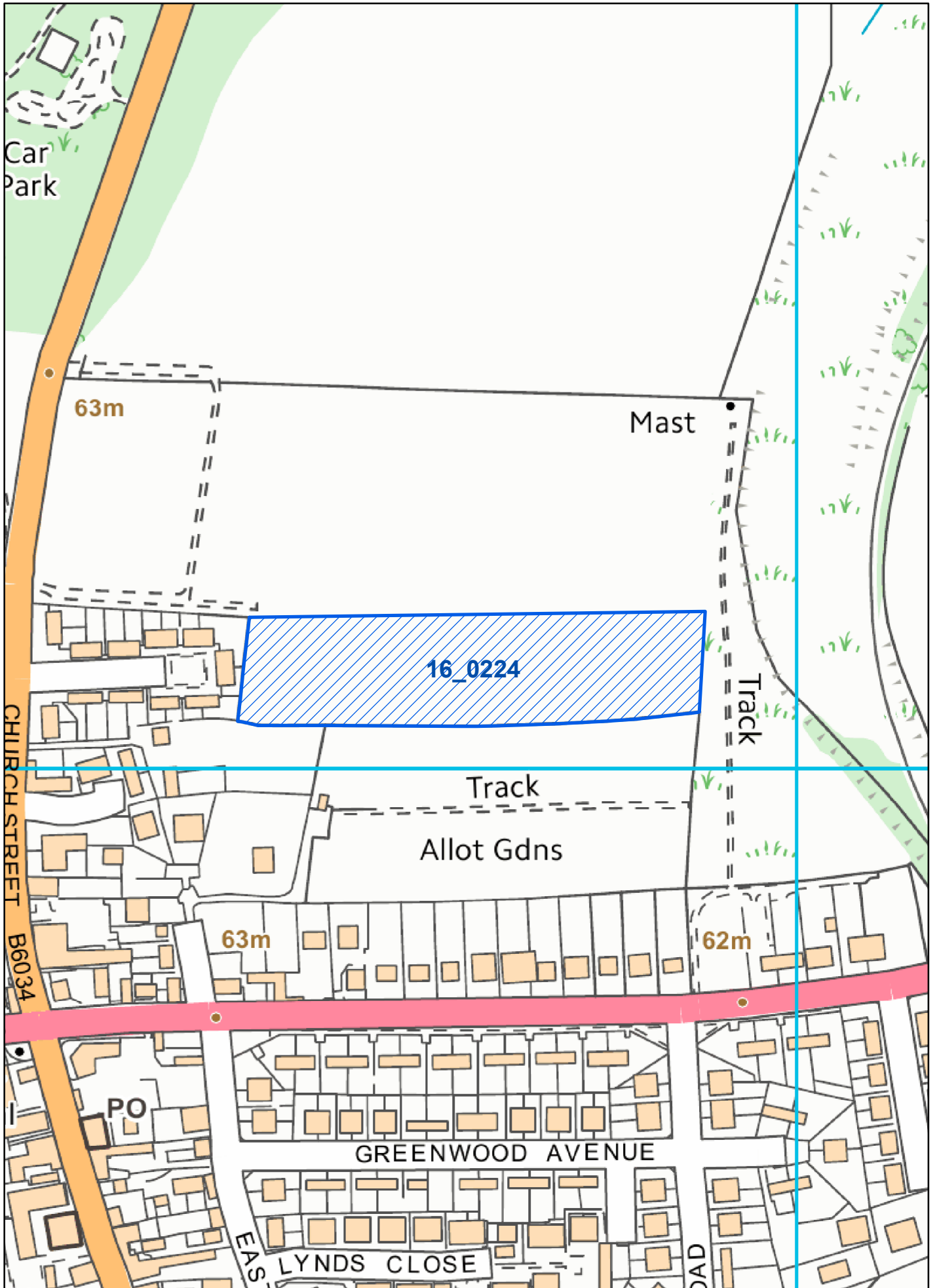
Additional Comments

Site was formerly 08_0141 (Please note former address “Haythorne Gardens” incorrect)

Yield: 31



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0225 Site Address Allotments off Ollerton Road, Edwinstowe
Housing/Employment/Both: Housing Area (Ha): 1.98
Parish: Edwinstowe Ward: Edwinstowe & Clipstone

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

OVERALL CONCLUSION:

The site is not suitable for development as it is not directly connected to the public highway. Future potential development could consider access through Thoresby Colliery site. The site is currently used as allotment land, appropriate alternative provision would need to be provided. Any development in proximity to Birklands and Bilhaugh Special Area of Character (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. The site is not appropriate for development in isolation.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.98ha
 Area Character: Allotments / Residential / Countryside
 Setting : Edge-of-Settlement
 Current Use: Allotments

Policy: May be Suitable

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints: Allotment use
 Conflicting Issues: SP3 / SP8 / DM8

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: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore not suitable for development. Potential access could be explored via the Thoresby Colliery site to the east.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good to Moderate)

Access to Utilities: Yes

Site Apparatus: Sheds and structures associated with allotment use

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: SP8/allotments

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : adjacent

Heritage asset (designated & non designated): Setting of CA, listed Church and listed Hall.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing to suggest site is unachievable

Ownership Constraints: None known

Ownership Comments:

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

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

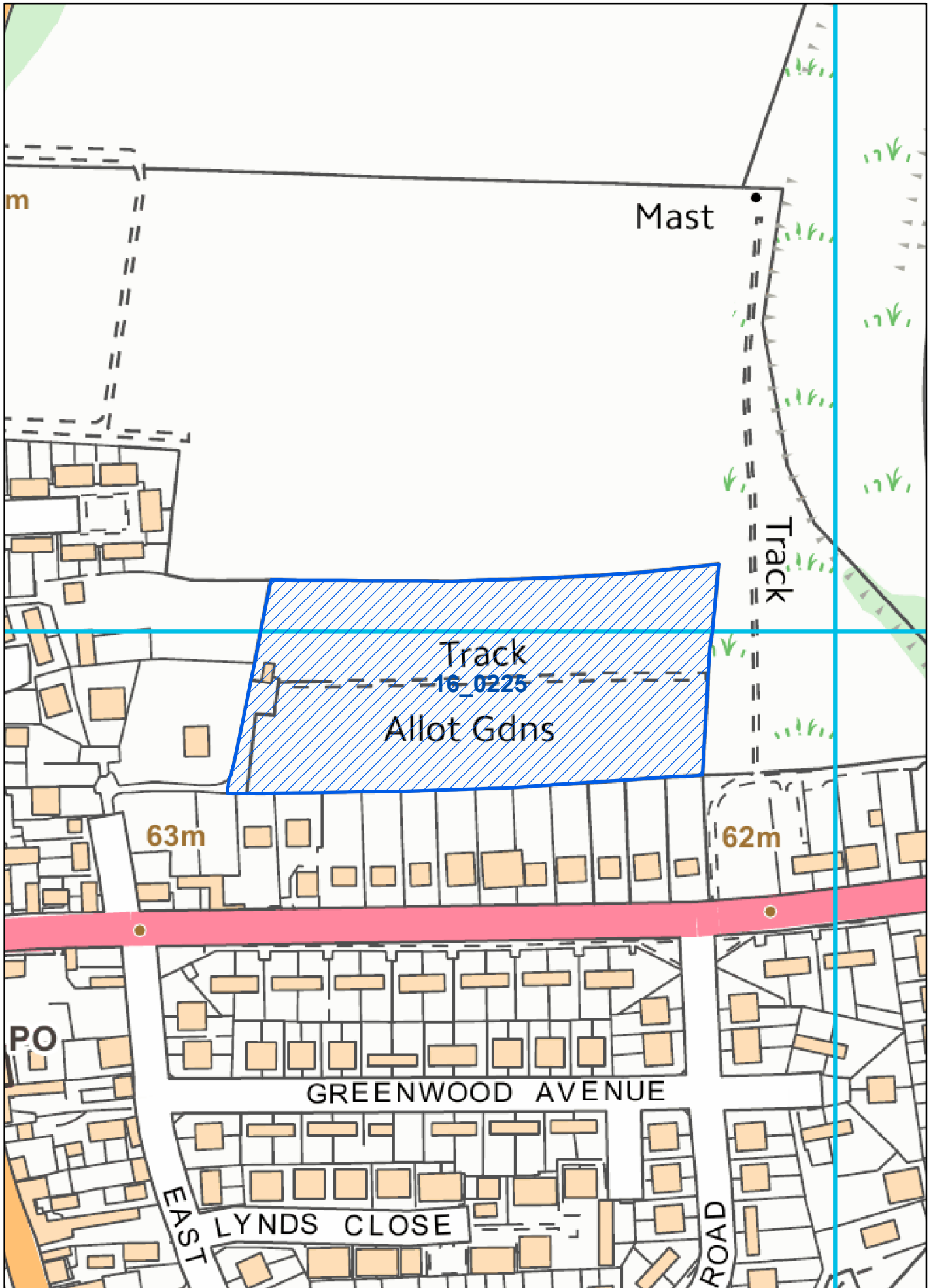
Additional Comments

Site was formerly 08_0142

Yield: 42



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0226 Site Address Land south of Boy Lane
Housing/Employment/Both: Housing Area (Ha): 1.44
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

OVERALL CONCLUSION:

The site is currently considered not suitable for development as the site is not directly connected to the highway. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. The site is not appropriate for development in isolation due to highways constraints.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.44ha
 Area Character: Riparian Countryside / Residential
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

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: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate) Access to Utilities: Yes

Site Apparatus: None Neighbour Issues: Mineral railway line to south

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No Impact on existing recreational use: Bridleway to the north

Protected Species/Habitats : Near Birklands and Bilhaugh SAC Tree Preservation Order: No

Natural Features on site River

Conservation Area : No Heritage asset (designated & non designated): Possibly within setting of listed church.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

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

Achievability Comments: No evidence against 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

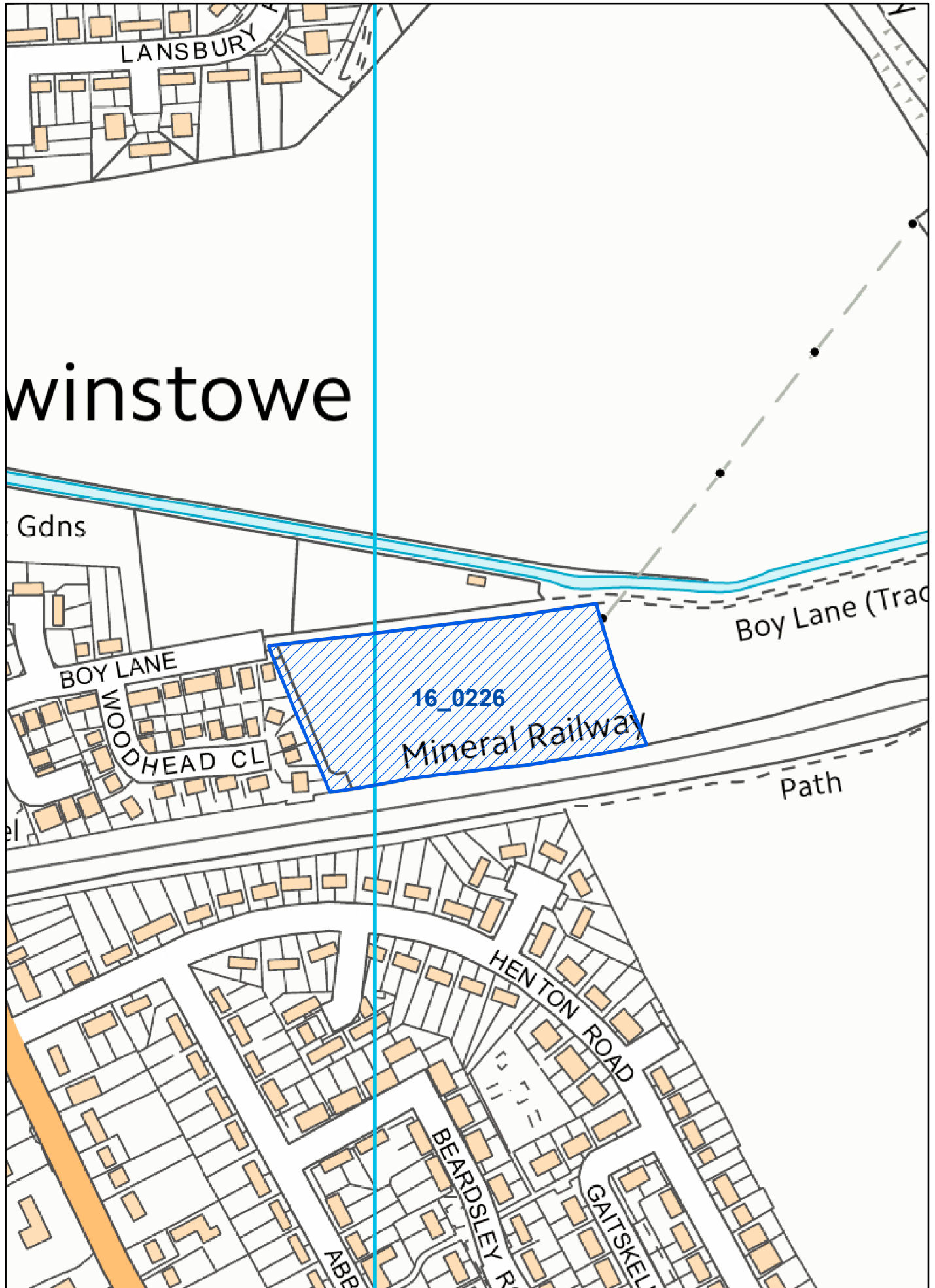
Additional Comments

Site was formerly 08_0143

Yield: 30



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0227 Site Address: Land north of Boy Lane
Housing/Employment/Both: Housing Area (Ha): 1.62
Parish: Edwinstowe Ward: Edwinstowe and Clipstone

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:

The may be considered suitable for development and is both available and achievable. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Part of the site lies within flood zones 2 and 3 where development should be resisted from the latter flood zone. Part of the site is allotment land and appropriate alternative land would need to be provided. A small portion of the site lies within a Main Open Area (to the north)

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.62
 Area Character: Residential / Riparian Countryside
 Setting : Edge-of-Settlement
 Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints:
 Conflicting Issues: SP3 / DM8 / Small part of site within MOA

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: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

Highway design should comply with the Highway Authority'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.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus: Some allotment buildings

Neighbour Issues:

Flood Zone: 1, 2 & 3

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Bridleway to the south

Protected Species/Habitats : Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area: Not at present, subject to possible inclusion in CA review 2019.

Heritage asset (designated & non designated): No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing suggests the 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

Site was formerly 08_0492

Yield: 34



SHELAA 2016 Sites (Portrait)

