



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

**RAINWORTH PARISH – SITE
ASSESSMENTS**

2021

Rainworth Parish

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

Site Reference Number: 16_0017 Site Address Land west of Joseph Whittaker School, Blidworth Lane/Warsop Lane	
Housing/Employment/Both: Housing	Area (Ha): 11.01
Parish: Rainworth	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: Separate from Urban Boundary	PDL/Greenfield: Greenfield
Area Character: Residential / Agriculture / Countryside	Area: PDL Area: Greenfield
Setting : 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 30mins travel by public transport
Primary School: No Bus Stop: Yes	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine Post Office:	Further Education: Yes Hospital: No
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 node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 644m

Physical Constraints :

Highway Engineers Comments: Unacceptable access available and sustainability issues

Topography Constraints: Site slopes down from east to west

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

Agricultural land quality: 100% Grade 3 (Good-Moderate) Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.5% at high risk, 0.6% at medium risk, 2.5% 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: TPO 44 and TPO 47
Habitat. Abuts SINC 1/37 – Rainworth Lakes

Natural Features on site

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

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

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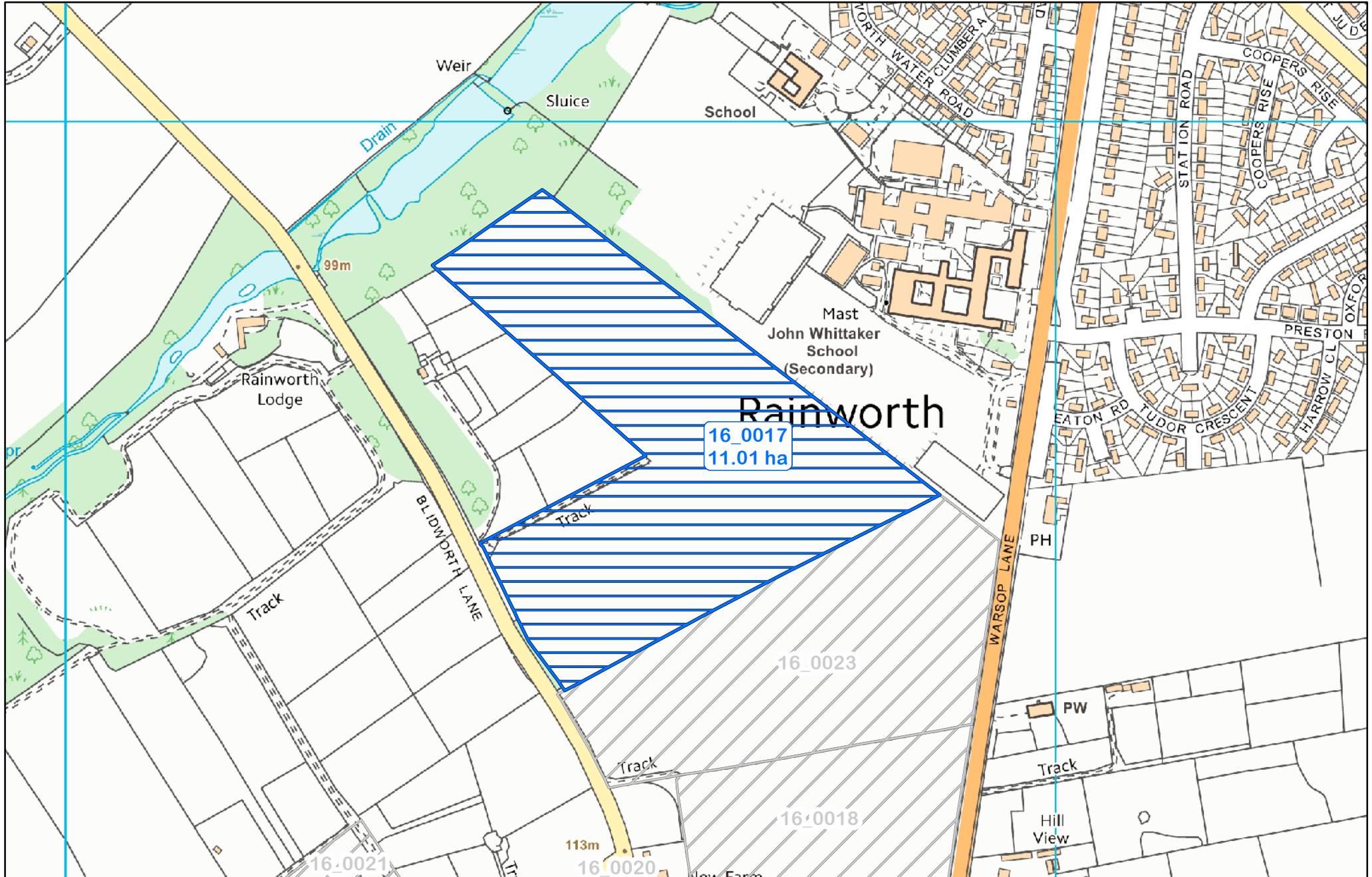
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield: 198

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0018 Site Address Land east of New Farm between Blidworth Lane and Warsop Lane	
Housing/Employment/Both: Housing	Area (Ha): 6.59
Parish: Rainworth	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: Separate from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield
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: Yes	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine / Post Office:	Further Education: Yes Hospital: No
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 node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 958m

Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Slopes down to west

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

Agricultural land quality : 100% Grade 3 (Good-Moderate) Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: No

Flood Zone: Surface Water Flooding:

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: TPO44 and TPO47
Habitat

Natural Features on Site: No

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

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirmed availability July 2019

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

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

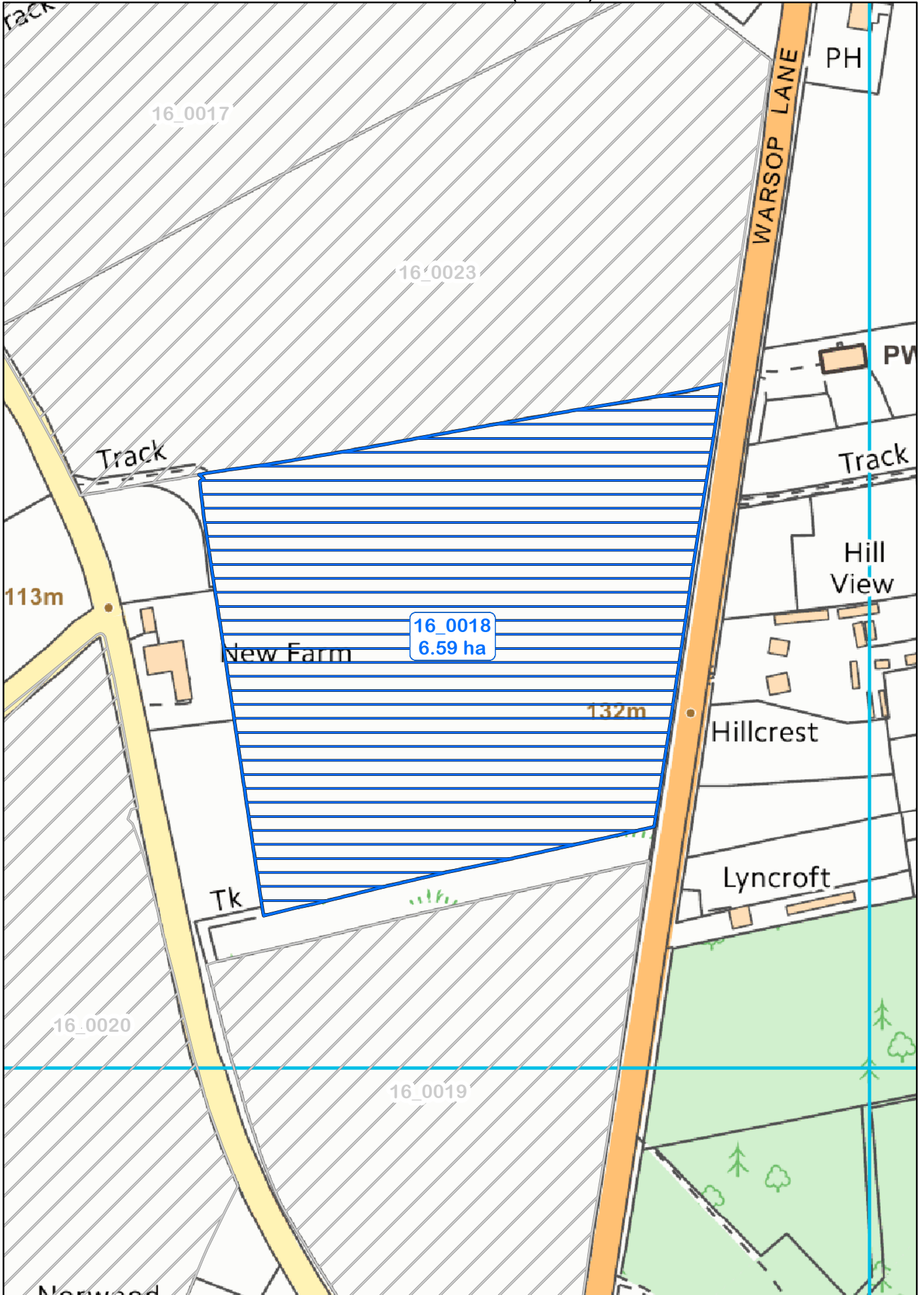
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield: 119

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0019 Site Address Land south east of New Farm between Blidworth Lane and Warsop Lane
Housing/Employment/Both: Housing **Area (Ha): 5.32**
Parish: Rainworth **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: Separate from Urban Boundary PDL/Greenfield: Greenfield
 Area Character: Agriculture / Woodland Area: PDL Area: Greenfield 5.32ha
 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: Yes	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine / Post Office:	Further Education: Yes Hospital: No
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 node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 642m

Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Site slopes down from east to west

Contaminated Land?: No

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

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

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order: TPO44 and TPO47

Natural Features on Site: No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

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

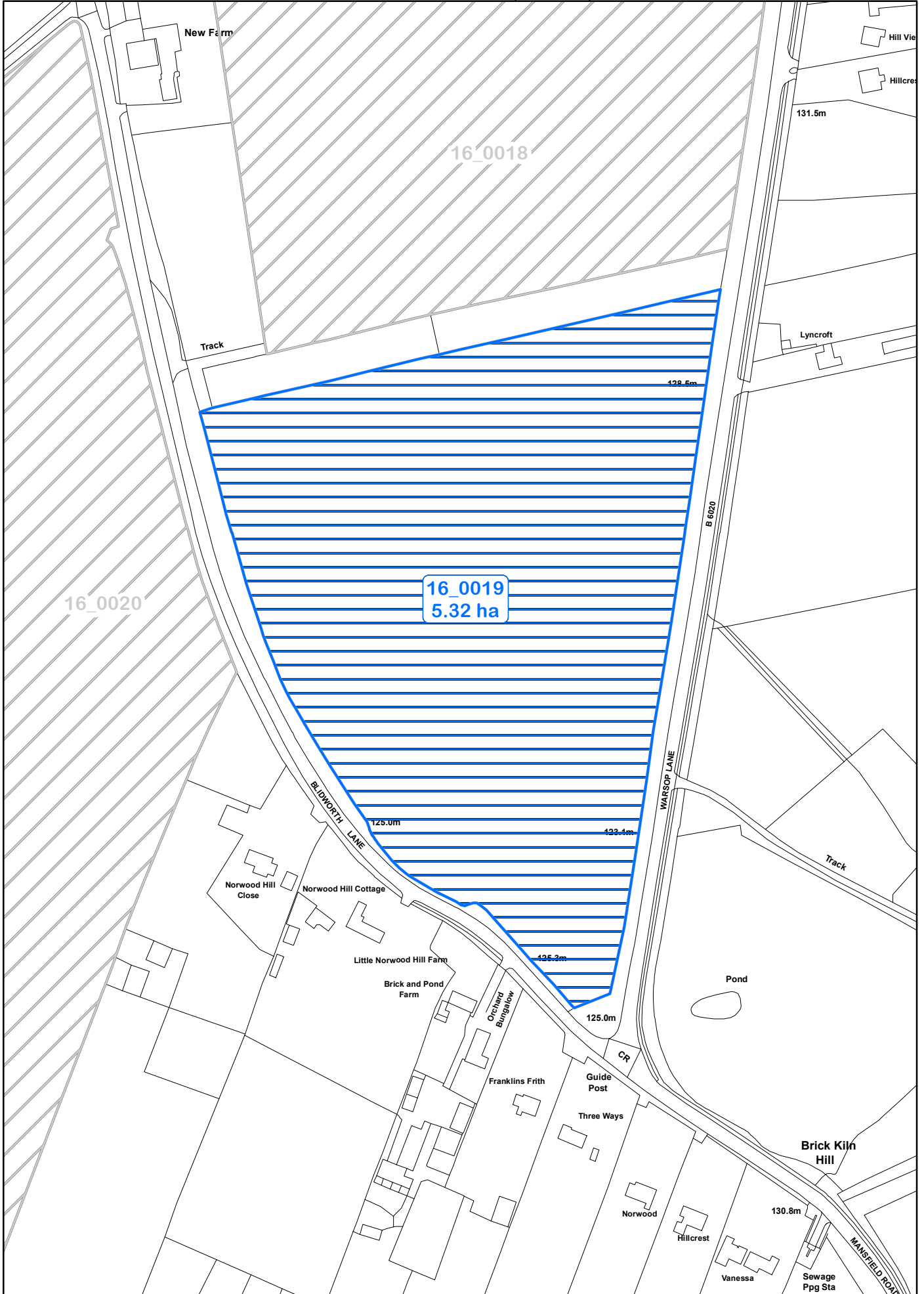
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield: 96

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0023 Site Address Land off Warsop Lane
Housing/Employment/Both: Housing Area (Ha): 7.38 (2.50 proposed)
Parish: Rainworth 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 7.38ha
 Area Character: Countryside
 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: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine / Post Office:	Further Education: Yes	Hospital: No
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 node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 793m	

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Physical Constraints :

Highway Engineers Comments:
Topography Constraints: Eastern part of site on top of ridge, western part of site on falling ground

Contaminated Land?: No Contamination Category: C – Potentially contaminative usage has yet to be identified

Agricultural land quality : 100% Grade 3 (Good-Moderate) Access to Utilities: Yes

Site Apparatus: Telegraph poles and line adjacent to southern boundary Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.1% 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 : 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 confirmed availability July 2019.

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

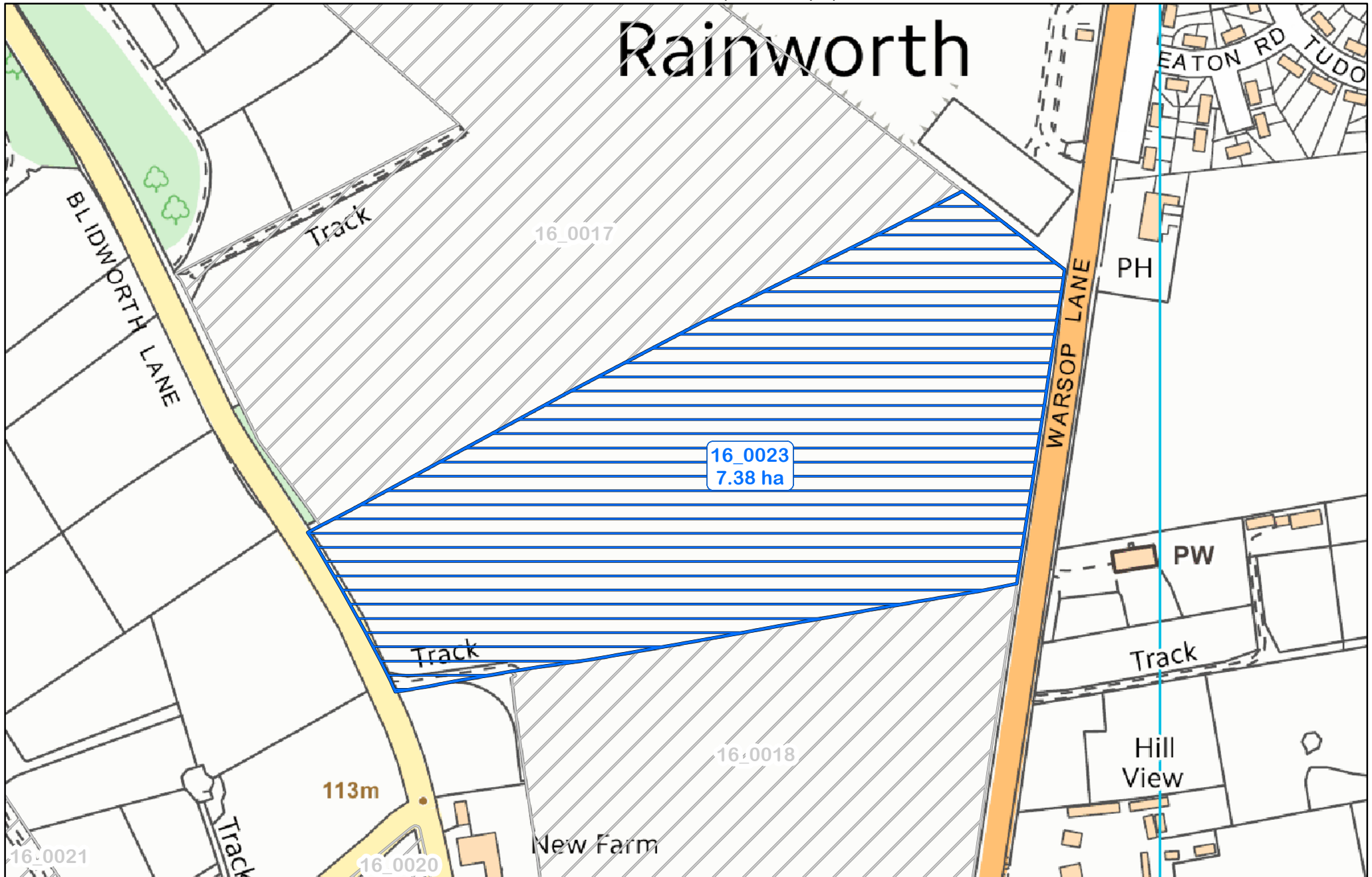
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Conclusion:

Additional Comments

Yield: 133

Rainworth



Site Reference Number: 16_0036 Site Address: Mansfield Road, opposite Lurcher PH
Housing/Employment/Both: Housing Area (Ha): 5.54
Parish: Rainworth Ward: Rainworth

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: Adjacent Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 5.54ha
 Area Character: Agriculture / Woodland / Residential
 Setting : Countryside / Residential
 Current Use: Agricultural

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: Yes	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine / Post Office:	Further Education: Yes Hospital: Yes
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 node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 436m

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Physical Constraints :

Highway Engineers Comments:

Topography Constraints: Slopes steep down to Mansfield Road, drainage ditch by road

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: Overhead cables across the site Neighbour Issues: No

Flood Zone: Surface Water Flooding: 0.8% at high risk, 1.4% at medium risk, 5.4% 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 : Abuts SINC 5/46 Tree Preservation Order:
(Blidworth Colliery Spoil)

Natural Features on Site: Railway embankments along site boundary

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

Suitability Conclusion: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability June 2019.

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

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

Availability Conclusion:

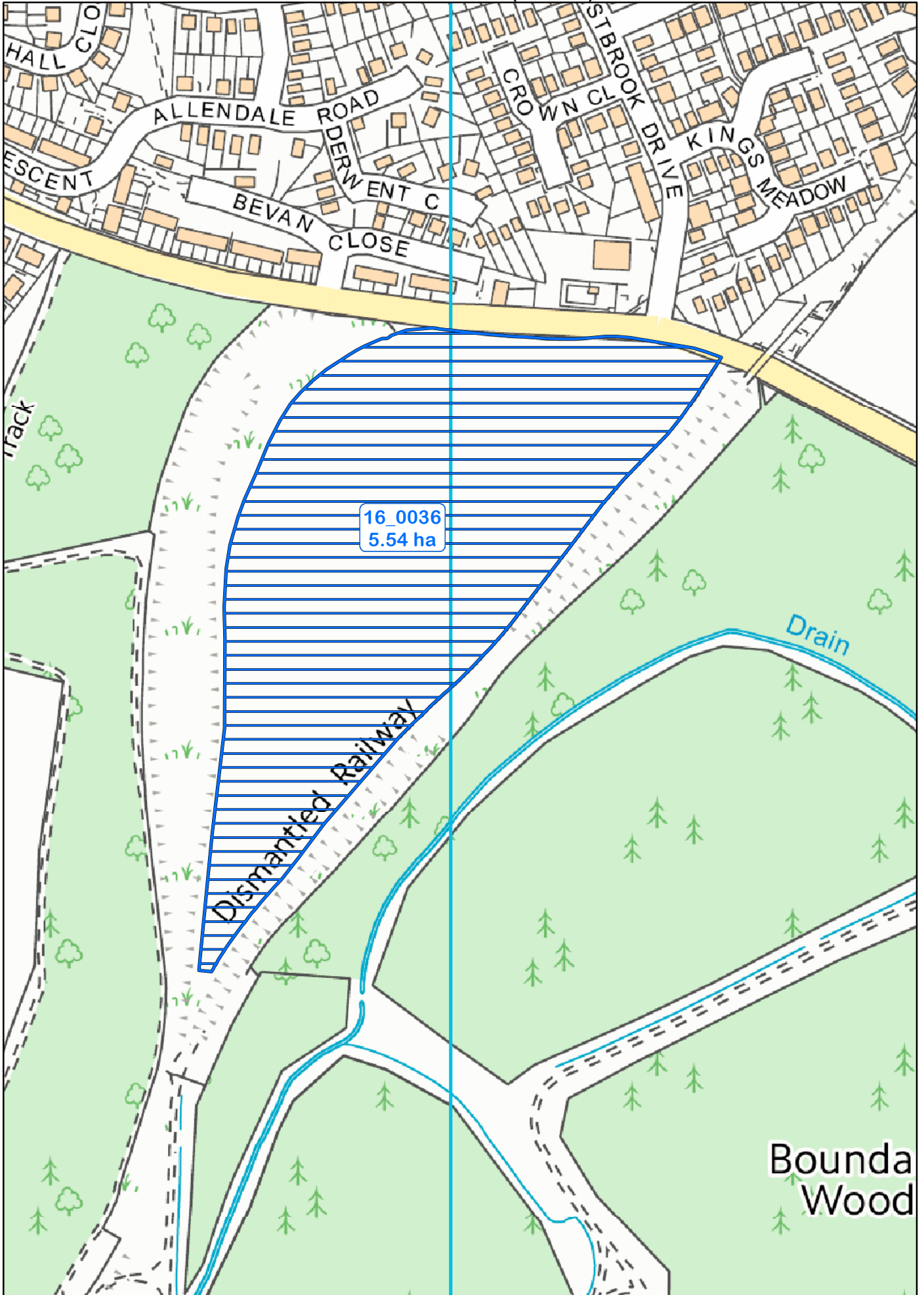
Achievability Conclusion:

Additional Comments

Formerly 08_0043

Yield: 100

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0159 Site Address Land east of Warsop Lane (Ra/Ho/2)
Housing/Employment/Both: Housing Area (Ha):
Parish: Rainworth Ward: Rainworth South and 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 part of the site is now complete. This assessment relates to the remaining balance of the site with no extant permission. An outline planning application for 95 dwellings was withdrawn in 2017 for the undeveloped portion of the site. The undeveloped element of the site is considered suitable for development and is available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity and any development in this defined area need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 11.24ha
 Area Character: Countryside / Residential
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated Ra/Ho/2 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: Yes
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 a publicly accessible green space	Green Space Strategy Comments:

Physical Constraints : Suitable

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

Topography Constraints: Sloping

Contaminated Land?: Possibly 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: Yes

Site Apparatus: Half site is now developed Neighbour Issues: None

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 : No Tree Preservation Order: No

Natural Features on Site: Hedges and trees

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Some interest from developers

Achievability Comments: Nothing to suggest development 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

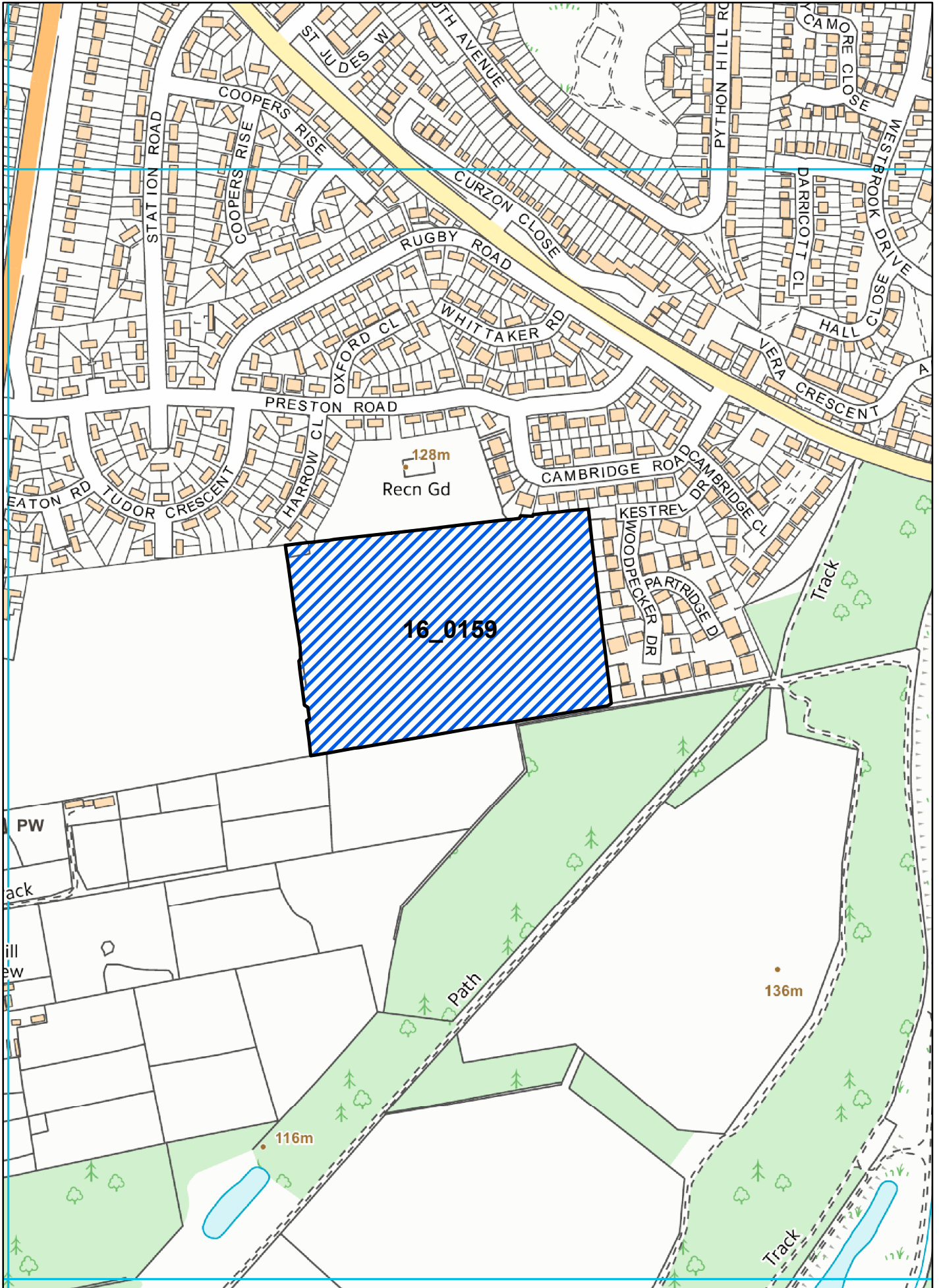
Additional Comments

Site was made up of former references 08_0069 (west) and 08_0575 (east). Now comprises residual element of 95 dwellings to the east.

17/00418/OUTM for 95 was withdrawn in November 2017 so balance of the site remains allocated for 95 dwellings.



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0165 Site Address Land north of Top Street, Rainworth (Ra/Ho/1)	
Housing/Employment/Both: Housing	Area (Ha): 1.93
Parish: Rainworth	Ward: Rainworth North & Rufford
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Site has full planning permission
OVERALL CONCLUSION:	
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site has the benefit of full planning permission and is available and achievable.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 1.93ha
Area Character: Countryside / Residential	
Setting : Edge-of-Settlement	
Current Use: Vacant	
Policy: Suitable	
Current Policy Status: Allocated Ra/Ho/1	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: Yes
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: 517m

Physical Constraints : Suitable

Highway Engineers Comments: Site has full planning permission

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: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 0.5% at medium risk, 6.1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Potential species habitat

Tree Preservation Order: No

Natural Features on site: trees and hedges

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site is subject to full planning permission

Achievability Comments: Site is subject to full planning permission

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

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Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was previously known as 08_0573

Site benefits from approved 17/00865/FULM for 52 dwellings, resubmitted as 19/00584/FULM and approved in November 2019.

Yield: 52

Site Reference Number: 16_0166 Site Address Land at Kirklington Road (Ra/MU/1)
Housing/Employment/Both: Residential/Town Area (Ha): 0.62
Centre use
Parish: Rainworth Ward: Rainworth North & Rufford

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: No evidence to suggest site is not available.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.62 Area: Greenfield

Area Character: Mixed Residential/Commercial

Setting : Urban

Current Use: Former railway embankment

Policy: Suitable

Current Policy Status: Allocated Ra/MU/1 Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: No

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Store of Local Importance:	Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6718m	Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 264m	

Physical Constraints : Suitable

Highway Engineers Comments: Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: A very small part of this site (less than 0.1%) is in Flood Zone 3

Surface Water Flooding: 0.1% at medium risk, 1.8% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/284 - Rainworth Dismantled Railway.

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

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

Availability Comments: No evidence to suggest the site is not available.

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

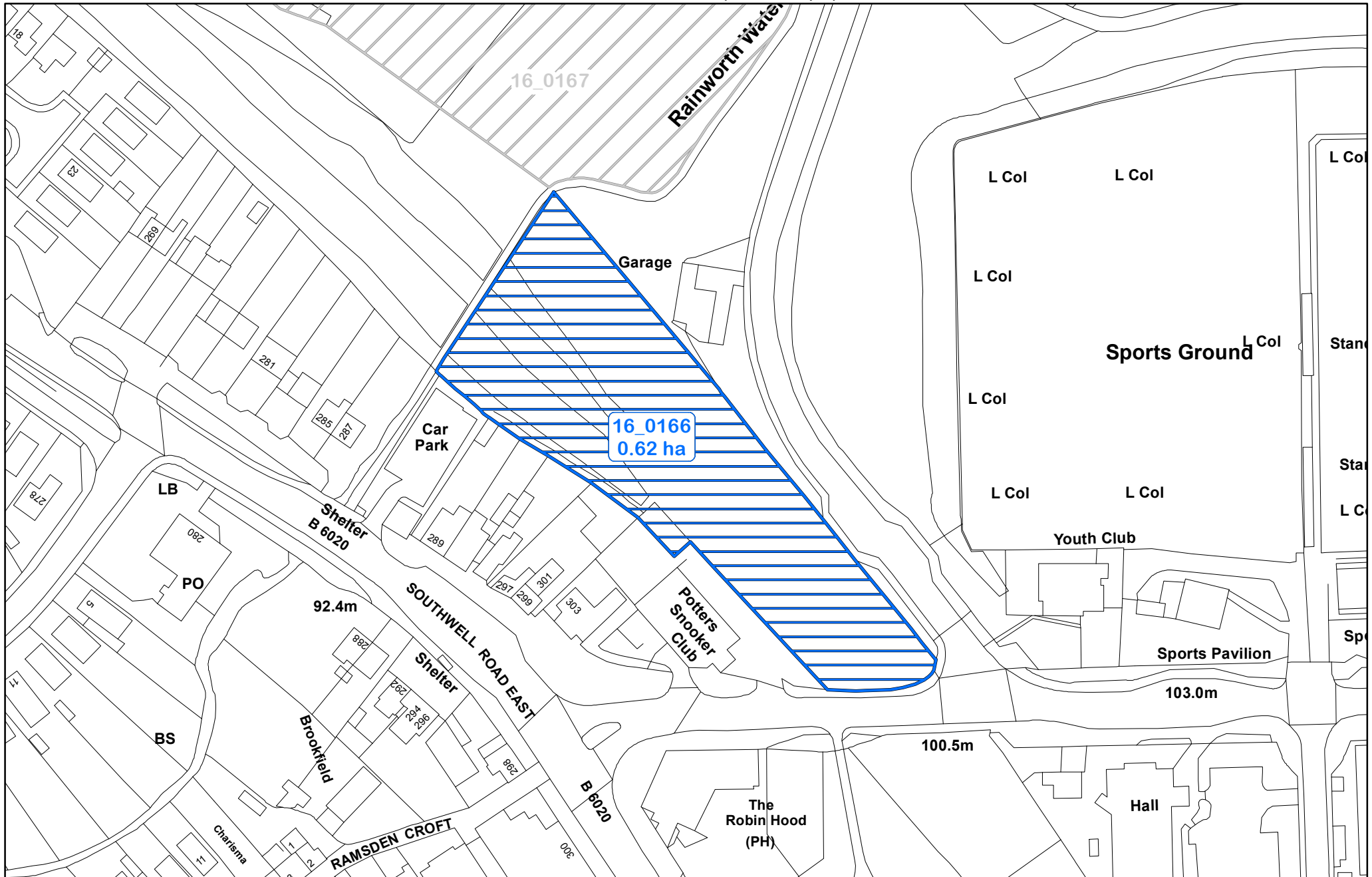
Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

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

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0167 Site Address Land west of Rufford Colliery Lane, Rainworth (Ra/E/1)

Housing/Employment/Both: Employment /Both

Area (Ha): 5.50

Parish: Rainworth

Ward: Rainworth North & Rufford

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 is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The landowner is seeking a residential-led development on the site which is also suitable in this location. Part of the site lies within flood zones 2 & 3 and development will need to make sure it does not increase the risk of flooding elsewhere and where possible reduces overall flood risk. 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. Any potential development would need to take account of, and address, any detrimental impact on any potential protected species habitats and would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 5.50ha

Area Character: Countryside / Leisure

Setting : Edge-of-Settlement

Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated Ra/E/1

Other Policy Constraints: Owner has expressed desire for housing development, but site is allocated employment.

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: Yes	Further Education: Yes	Hospital: Yes
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 publicly accessible green space		Green Space Strategy Comments: 959m	

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 Assessment, Transport Statement and / or Travel Plan.	
Topography Constraints: Slopes gently	
Contaminated Land?: Yes	Contamination Category: A – Potentially contaminative usage has been identified at the site
Agricultural land quality : 56.65% Grade 3 (Good – Moderate), 43.34% N/A (Urban)	Access to Utilities: Unknown
Site Apparatus: None	Neighbour Issues: Adjacent a garage
Flood Zone: 1, 2 & 3	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 views: No	Impact on existing recreational use: No
Protected Species/Habitats: Near or adjacent 3 local wildlife sites.	Tree Preservation Order: No
Natural Features on site Rainworth Water	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available but suggested the owner would prefer a residential-led scheme Oct 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 previously 08_0675

Yield: 99

SHELAA 2016 Sites (Landscape)

