



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**MANSFIELD FRINGE AREA**

**2017**

**Blidworth**

**Site Reference Number: 16\_0008 Site Address Bl/Ho/2 Belle Vue Lane, Blidworth**  
**Housing/Employment/Both: Housing Area (Ha): 0.4**  
**Parish: Blidworth Ward: Rainworth South & Blidworth Ward**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 years**  
 Availability Comments: The site has outline planning permission. New owners have application pending for 21 dwellings  
**Achievability Conclusions: The site is economically viable/acheivable**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**The site is allocated and has the benefit of Outline Planning Permission for 13 dwellings. The site is both available and acheivable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 0.4  
 Area Character: Mixed employment and residential  
 Setting : Urban  
 Current Use: Vacant

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**Policy: Suitable**

Current Policy Status: Housing Allocation Other Policy Constraints: N/A Permission Granted  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
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 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**

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Highway Engineers Comments: Suitable access agreed as part of planning permission

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: Yes

Site Apparatus:

Neighbour Issues: Adj to industrial uses

Flood Zone:

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order: TPO N358 - Two beech trees within site

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):  
Local Interest Building - Belle Vue, Blidworth  
Adjacent site

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: New owners have application pending for 21 dwellings

Achievability Comments:

Ownership Constraints: None

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available within 5 years**

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

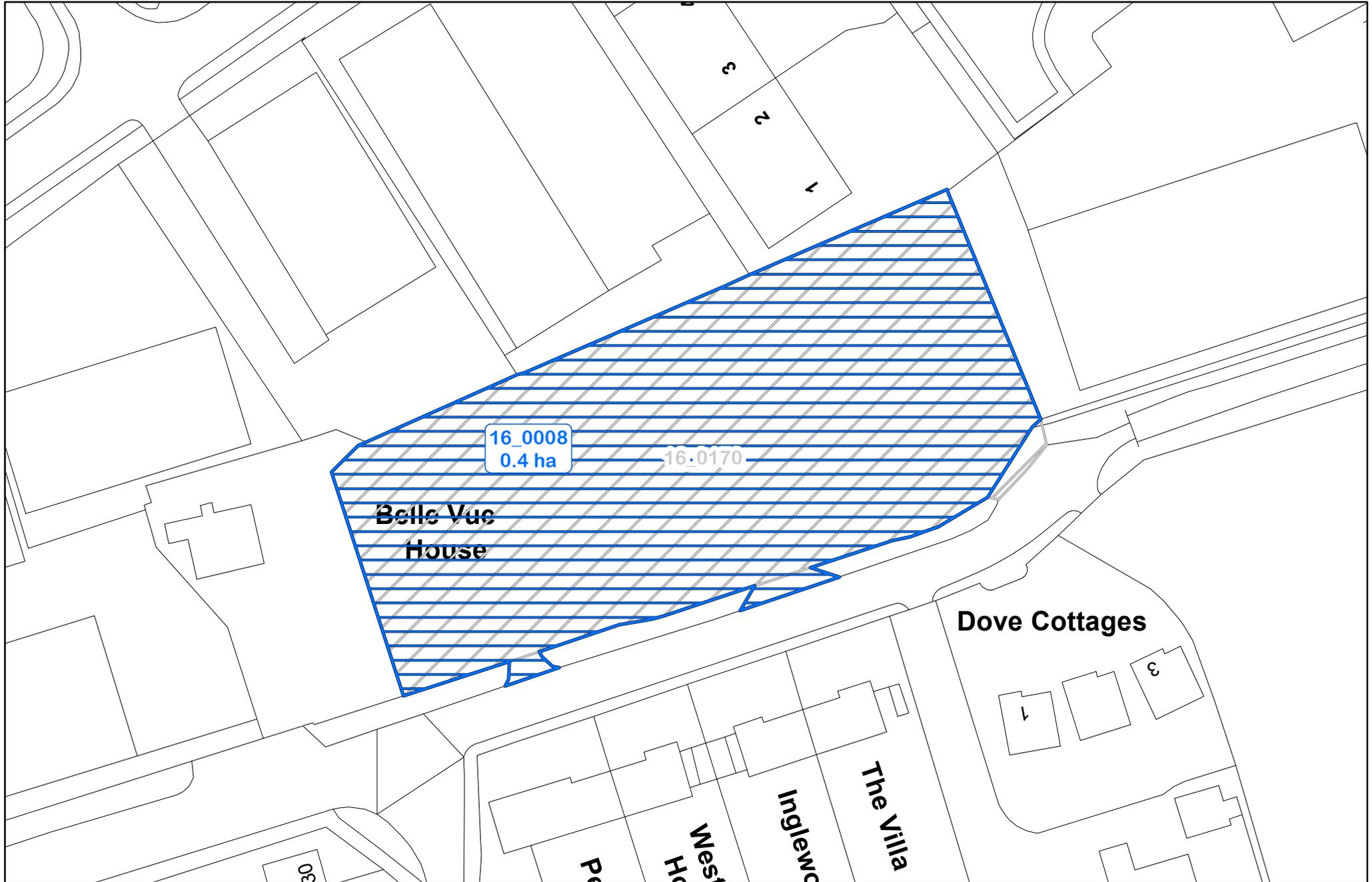
**Achievability Conclusion:** The site is economically viable/acheivable

**Additional Comments**

13/01800/OUTM Up to 13 dwellings

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

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0009 Site Address Land off Field Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.41**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 adj boundary. PDL/Greenfield Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Mixed Countryside, residential  
 Setting : Green Belt  
 Current Use: Vacant frontage to main street. Signs of dereliction, presume back land is agricultural/grazing use.

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**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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 from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 630m	

**Physical Constraints :**

Highway Engineers Comments: Site has been subject to recent planning permissions. Safe access is

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

now unlikely to be achieved for further development.

Topography Constraints: Land falls from the back of existing development to the south.

Contaminated Land?: 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: Neighbour Issues: None

Flood Zone: Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views: Proposed site is visible to views from the south.

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site No

Conservation Area : 10% is in a CA

Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

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

**Achievability Conclusion:**

**Additional Comments**

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



<b>Site Reference Number: 16_0020 Site Address Land South East of Cottage Farm, between Cross Lane and Blidworth Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 34.4</b>
<b>Parish: Blidworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Green Belt - Not Suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield Greenfield
Area Character: Agriculture	Area: PDL      Area: Greenfield 34.4 Ha
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: No      Bus Stop: No	Secondary School: Yes      Retail Area:
GP/Health Centre: No      Cash Machine Post Office:	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket:      Employment: Yes
Proximity to town centre: Over 1km from a town centre	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1679m

<b>Physical Constraints :</b>
Highway Engineers Comments: Unacceptable access available and sustainability issues.

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Topography Constraints: Land rises from north to south

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: Water, Electricity, Sewerage

Site Apparatus: No                                      Neighbour Issues: No

Flood Zone:    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: BlidworthFP5 / BlidworthFP6

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:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

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

**Achievability Conclusion:**

**Additional Comments**

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



**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: Green Belt - Not Suitable**  
**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 Ha 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 :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1283m	

**Physical Constraints :**  
 Highway Engineers Comments: Unacceptable. Inadequate access.  
 Topography Constraints: Land falls sharply to the north

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

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: Water and electricity
Site Apparatus: None	Neighbour Issues: None
Flood Zone:	Surface Water Flooding: 4% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views: None	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site None	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**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:**

**Additional Comments**

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

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

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0022 Site Address Adj Rainworth Sawmill**  
**Housing/Employment/Both: Employment Area (Ha): 11.71**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 11.71 Ha  
 Area Character: Agriculture/employment/woodland.  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1766m	

**Physical Constraints :**

Highway Engineers Comments: Unacceptable. Inadequate access.  
 Topography Constraints: Part nearest road is on slightly rising land to north, northern part of site at

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

much lower level.	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Water and electricity
Site Apparatus: Telegraph poles across southern part of site	Neighbour Issues: Site adjacent to timber manufacturer/sawmill.
Flood Zone: A very small part of the site (less than 0.0013%), at the northernmost point, is in Flood Zone 3	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Site abuts Sinc 2/665 - Cave Pond Wood. Indirect impacts might occur.	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Yes	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

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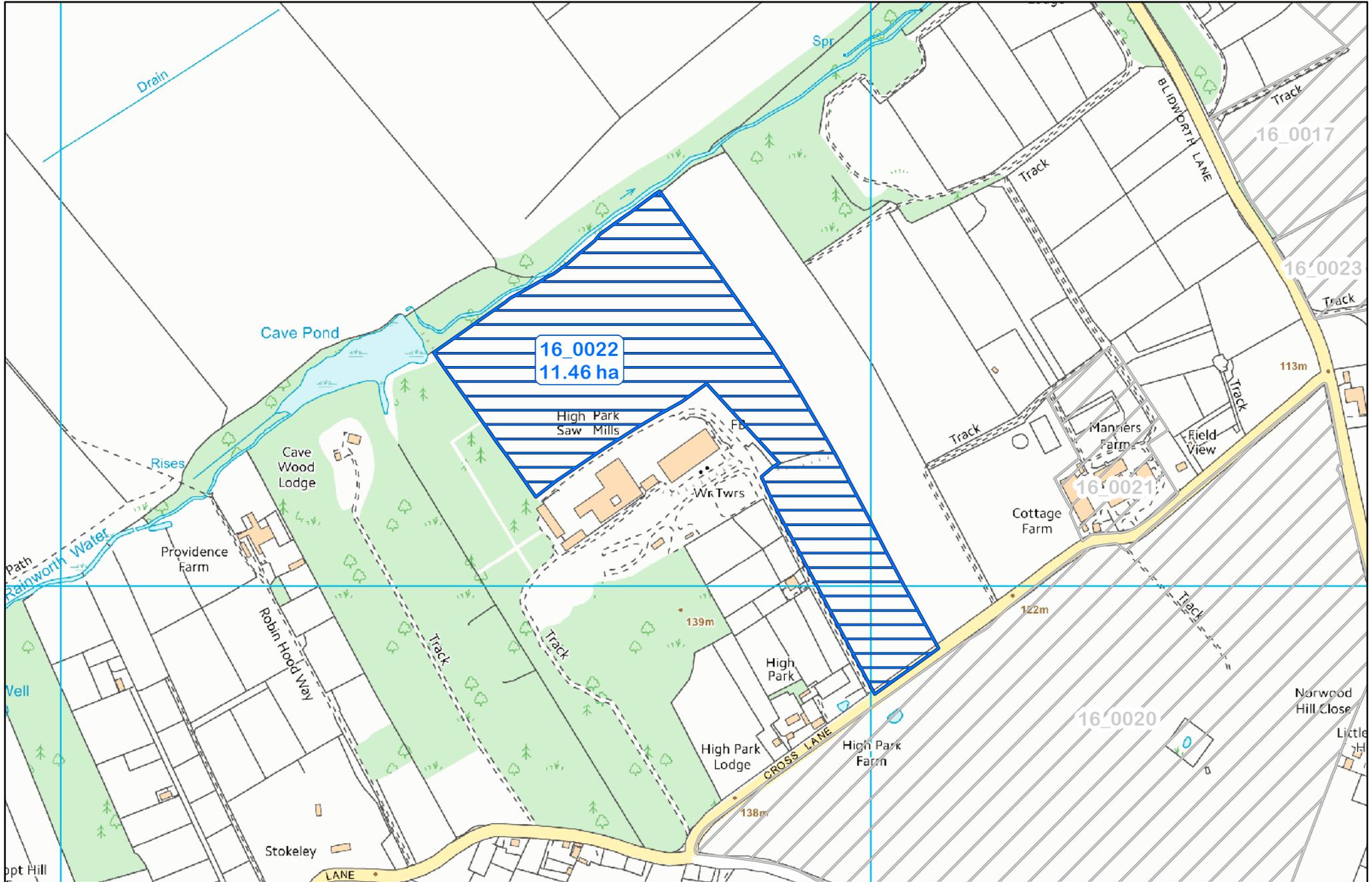
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0052 Site Address Off fishpool Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.03**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments:  
**Achievability Conclusions: Unacheivable**  
 Achievability Comments: Planning application for 1 dwelling refused and dismissed on appeal

**OVERALL CONCLUSION:**  
**An application for a single dwelling has been refused planning permission and an appeal against this dismissed.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield Greenfield  
 Area Character: Residential Area: PDL Area: Greenfield 0.03  
 Setting : Residential  
 Current Use: Vacant

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**Policy:**

Current Policy Status: Within Village Envelope Other Policy Constraints: Permission recently refused for 1 dwelling  
 Conflicting Issues: Impact on Conservation Area

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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 from a town centre. 8090m		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: 131m	

**Physical Constraints : May be suitable**

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

Highway Engineers Comments: Visibility splays to be provided, the access being constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, the proposed parking/turning areas being provided and not being used for any other purpose, and the access being completed and surfaced in bound material for a minimum distance of 5m behind the highway boundary.

Topography Constraints: Steeply falls from North to South

Contaminated Land?: Contamination Category:

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

Site Apparatus: No

Neighbour Issues: Very close to busy main road

Flood Zone:

Surface Water Flooding: Very 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 :

Tree Preservation Order:

Natural Features on site No

Conservation Area : Yes

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: Planning application for 1 dwelling refused and dismissed on appeal

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available within 5 Years**

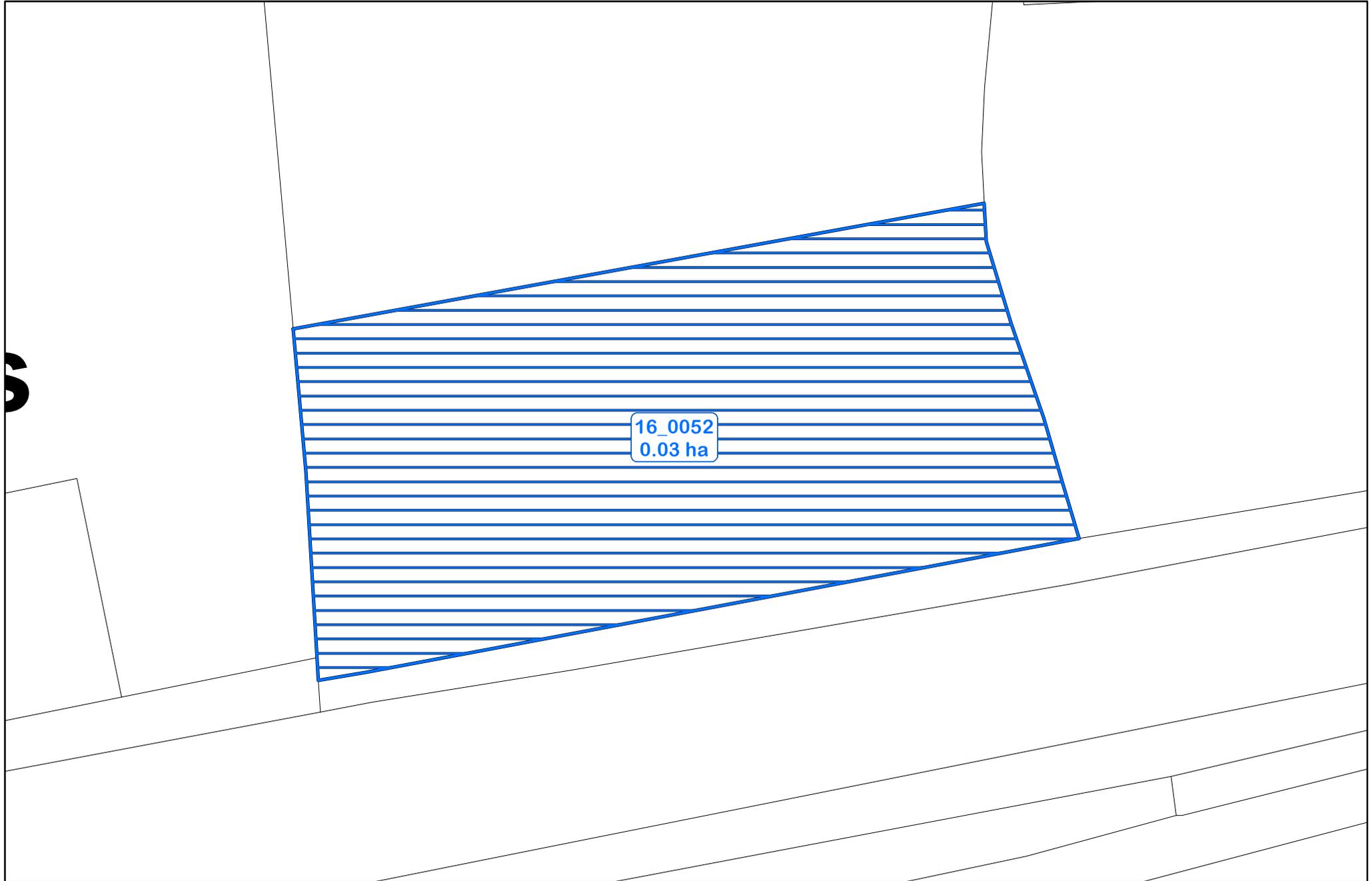
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**Achievability Conclusion:** Unacheivable

**Additional Comments**

15/01259/FUL application for 1 dwelling refused and dismissed on appeal  
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0083 Site Address Dale Lane, Blidworth**  
**Housing/Employment/Both: Housing Area (Ha): 2.16**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 2.16  
 Area Character: Countryside / residential  
 Setting : Green Belt  
 Current Use: Grazing

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**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
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 from a town centre. 9215m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1159m

**Physical Constraints :**

Highway Engineers Comments: 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

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

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: Land rises to South.

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

Agricultural land quality : 5.15% Grade 3 Good -      Access to Utilities: Unknown  
Moderate, 94.85% Not Applicable - Non  
Agricultural

Site Apparatus: No    Neighbour Issues: No

Flood Zone:    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:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

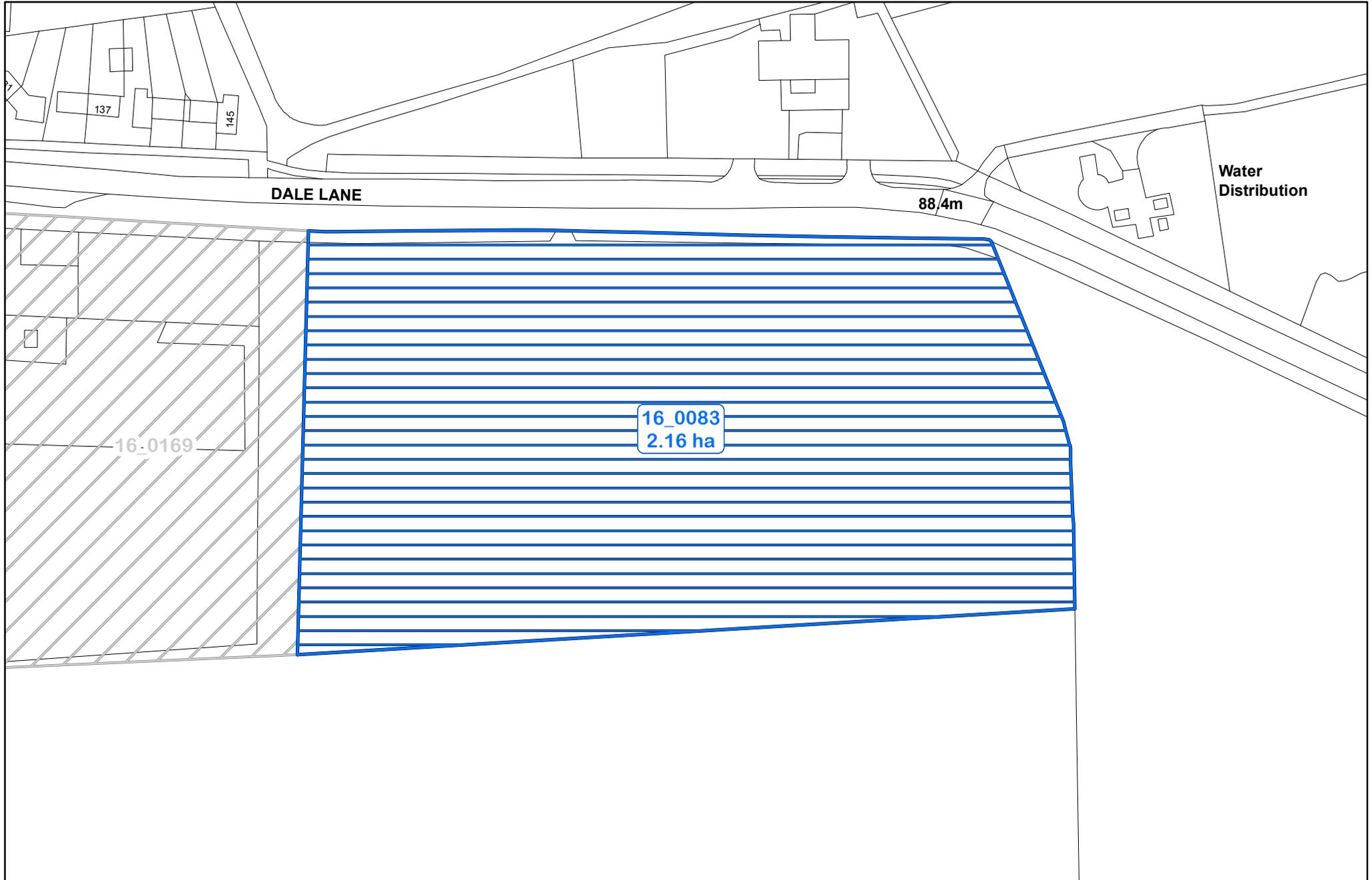
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**Achievability Conclusion:**

**Additional Comments**

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

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0169 Site Address Dale Lane (Bl/Ho/1)**  
**Housing/Employment/Both: Housing Area (Ha): 2.08**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5-10 Years**  
 Availability Comments:  
**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 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, any proposals would need to satisfactorily address this and provide suitable mitigation if 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 Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 2.08

Area Character: Residential/Countryside  
 Setting : Residential/Countryside  
 Current Use: Agriculture

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**Policy: Suitable**

Current Policy Status: Allocated Bl/Ho/1 Other Policy Constraints:  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8221m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 434m	



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

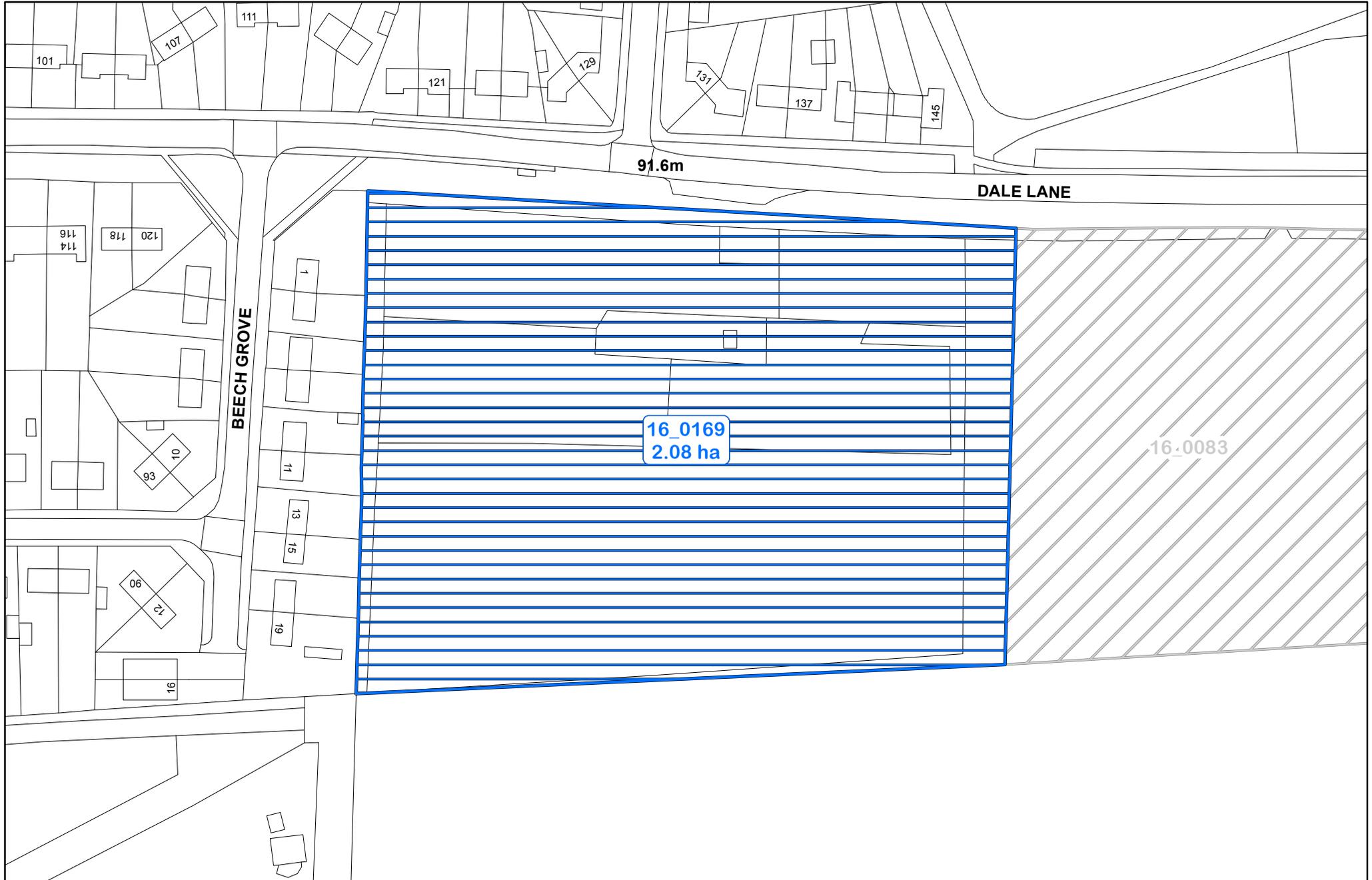
**Availability Conclusion:** Available within 5-10 Years

**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\_0171 Site Address South of New Lane (Bl/Ho/3)**  
**Housing/Employment/Both: Housing Area (Ha): 3.12**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments:  
**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 residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to the results of a 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. Traffic signals may be required. Public rights of way will need to be retained. 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 of the site would need to take account of 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. 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 Village Boundary	PDL/Greenfield Greenfield
Area Character: Agriculture/residential	Area: PDL Area: Greenfield 3.12
Setting : Agriculture/residential	
Current Use: Agriculture	

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**Policy: Suitable**

Current Policy Status: Allocated Bl/Ho/3	Other Policy Constraints: Permission for 4 dwellings granted on small part of site
Conflicting Issues: N/A	

**Access to Services : Suitable**

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

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3956m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1713m	

<b>Physical Constraints : Suitable</b>	
<p>Highway Engineers Comments: The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to the results of a 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. Traffic signals may be required. Public rights of way will need to be retained. 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).</p>	
<p>Topography Constraints:</p>	
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:	Surface Water Flooding: 8% of site at high risk, 10% at medium risk, 13% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : May be suitable</b>	
Impact on views:	Impact on existing recreational use: BlidworthFP1
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order: TPO N87 1 oak tree half way down eastern boundary
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

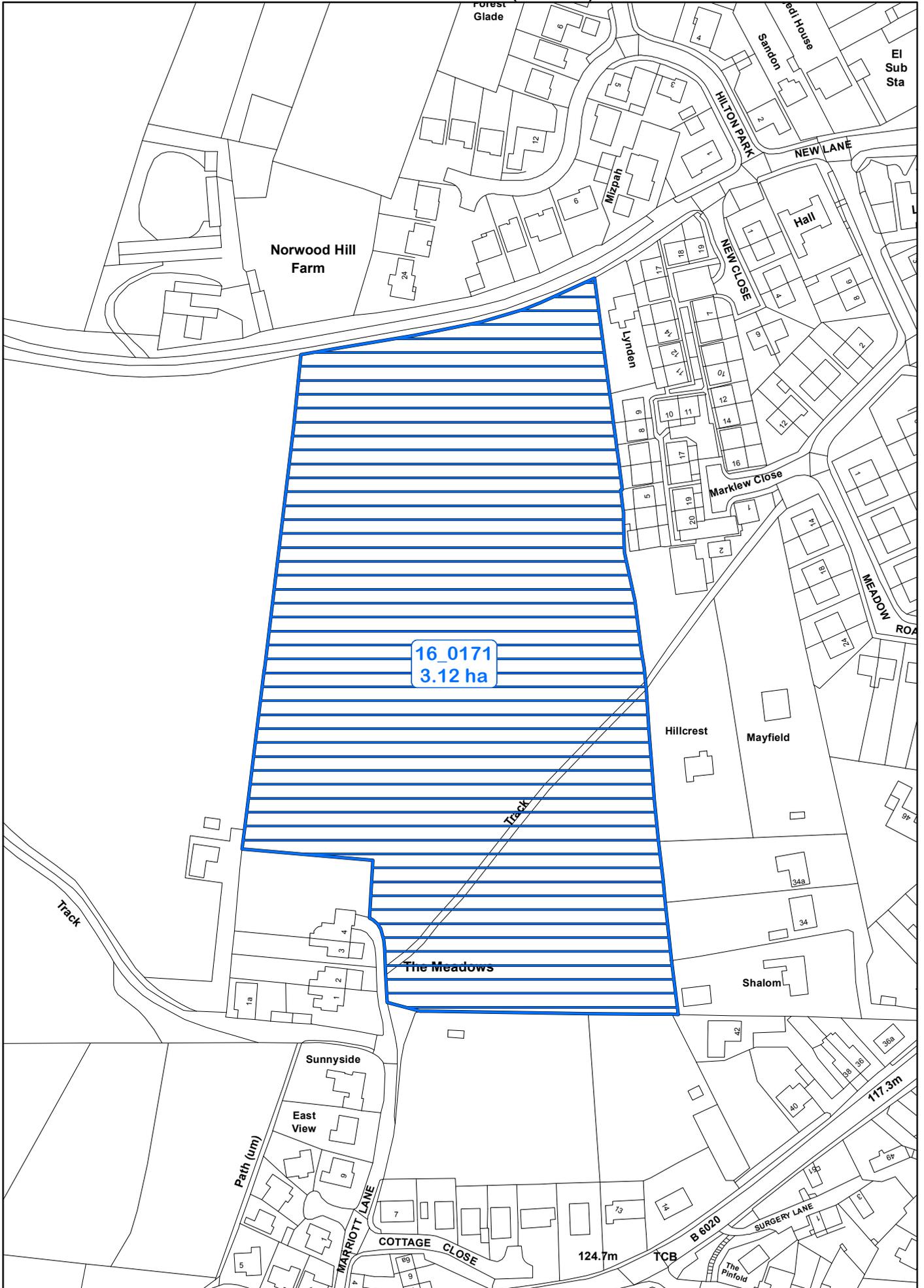
**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

Outline permission for erection of 4 detached dwellings 14/00791/OUT. Within coal mining reporting area. 100% in development low risk area

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0172 Site Address Plot at Gilbert Way (BI/E/1)**  
**Housing/Employment/Both: Employment** **Area (Ha): 0.80**  
**Parish: Blidworth** **Ward: Rainworth South & Blidworth**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **Available within 5 Years**  
 Availability Comments: The part of the allocation on Leach Way is now completed.  
 The part off Gilbert Way has full planning permission  
**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 and has permission for employment development. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield 0.33  
 Area: PDL Area: Greenfield 0.33  
 Area Character: Industrial  
 Setting : Industrial Countryside  
 Current Use:

---

**Policy: Suitable**

Current Policy Status: Allocated BI/E/1 Other Policy Constraints: Planning Permission granted for residual allocation  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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
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**

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

Highway Engineers Comments: 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:

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:

Impact on existing recreational use: No

Protected Species/Habitats : Site abuts Sinc 5/46 - Blidworth Colliery Spoil. Indirect impacts might occur. Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: The part of the allocation on Leach Way is now completed. The part off Gilbert Way has full planning permission.

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

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

Viability Comments:

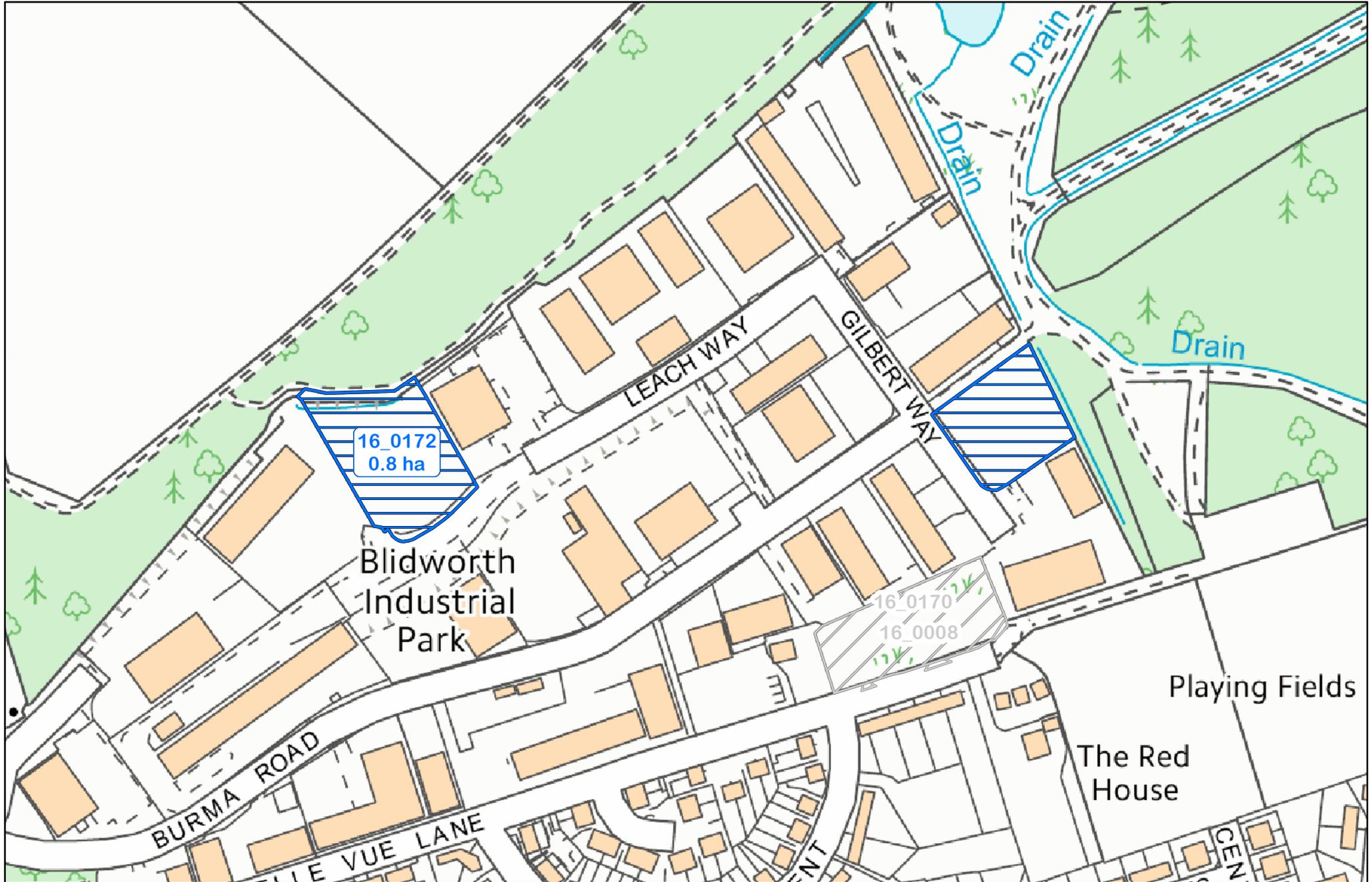
**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

15/00662/FULM Proposed Industrial Units with Yard and Carparking areas  
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



**Clipstone**

**Site Reference Number: 16\_0012 Site Address Cavendish Park, Cavendish Way, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 6.98**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone Ward**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments: Some permissions already being implemented.  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: Information submitted suggests site should be viable

**OVERALL CONCLUSION:**  
**The site has the benefit of Reserved Matters Approval for 201 dwellings some of which are under construction. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 6.98  
 Area Character: Residential; countryside  
 Setting : Urban  
 Current Use: Residential currently under construction

---

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A Planning permission granted  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 2016m	

**Physical Constraints : Suitable**

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

Highway Engineers Comments: Suitable access achieved as part of planning permission	
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 : 61.80% Grade 3 Good - Moderate, 38.20% Not Applicable - Non Agricultural	Access to Utilities: Yes
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.2% at Medium risk, 1.7% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5	Availability Other Issues:
Viability Comments:	

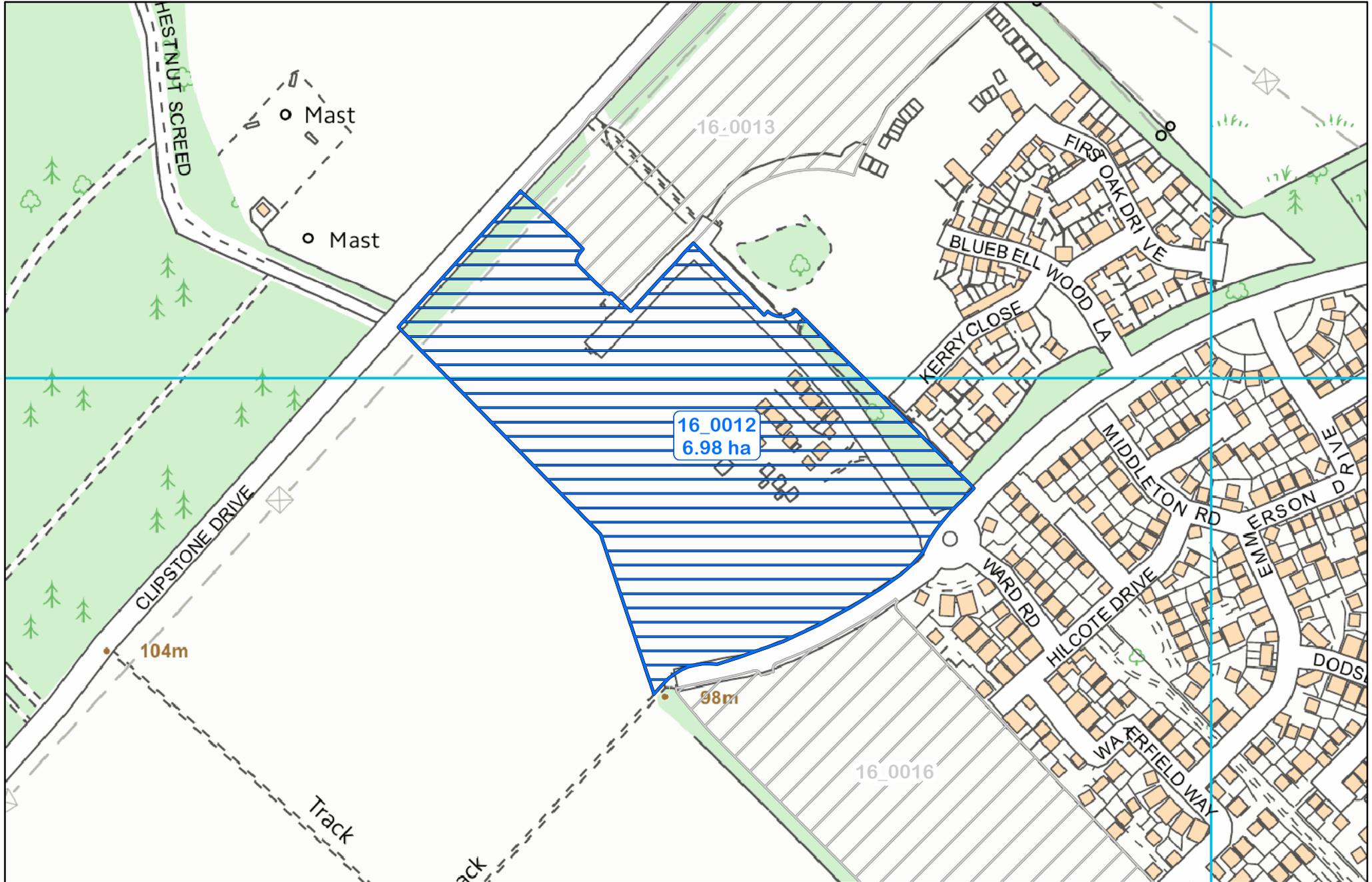
**Availability Conclusion: Available within 5 Years**

**Achievability Conclusion: The site is economically viable/achievable**

**Additional Comments**

12/00965/RMAM for 201 dwellings granted and technically under construction. Full permission for 92 dwellings on southern section of site currently under construction.  
Within coal mining reporting area. 100% in development low risk area

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0013 Site Address Cavendish Way, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 18.3**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone Ward**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: Information submitted suggests site should be viable

**OVERALL CONCLUSION:**  
**The site has the benefit of Outline Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield  
 Area: PDL Area: Greenfield  
 Area Character: Residential, countryside, woodland  
 Setting : Residential; countryside  
 Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A planning permission granted  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1670m	

**Physical Constraints : Suitable**

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

Highway Engineers Comments: Access agreed as part of planning permission

Topography Constraints: Slopes down to North East.

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

Agricultural land quality : 70.87% Grade 3 Good    Access to Utilities: Yes  
- Moderate, 29.13% Not Applicable - Non  
Agricultural

Site Apparatus:    Neighbour Issues: No

Flood Zone:    Surface Water Flooding: 0.3% at low risk

Identified within the SFRA?:

SFRA Comments:

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

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

Protected Species/Habitats :                              Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale: 0-5 Years    Availability Other Issues:

Viability Comments:

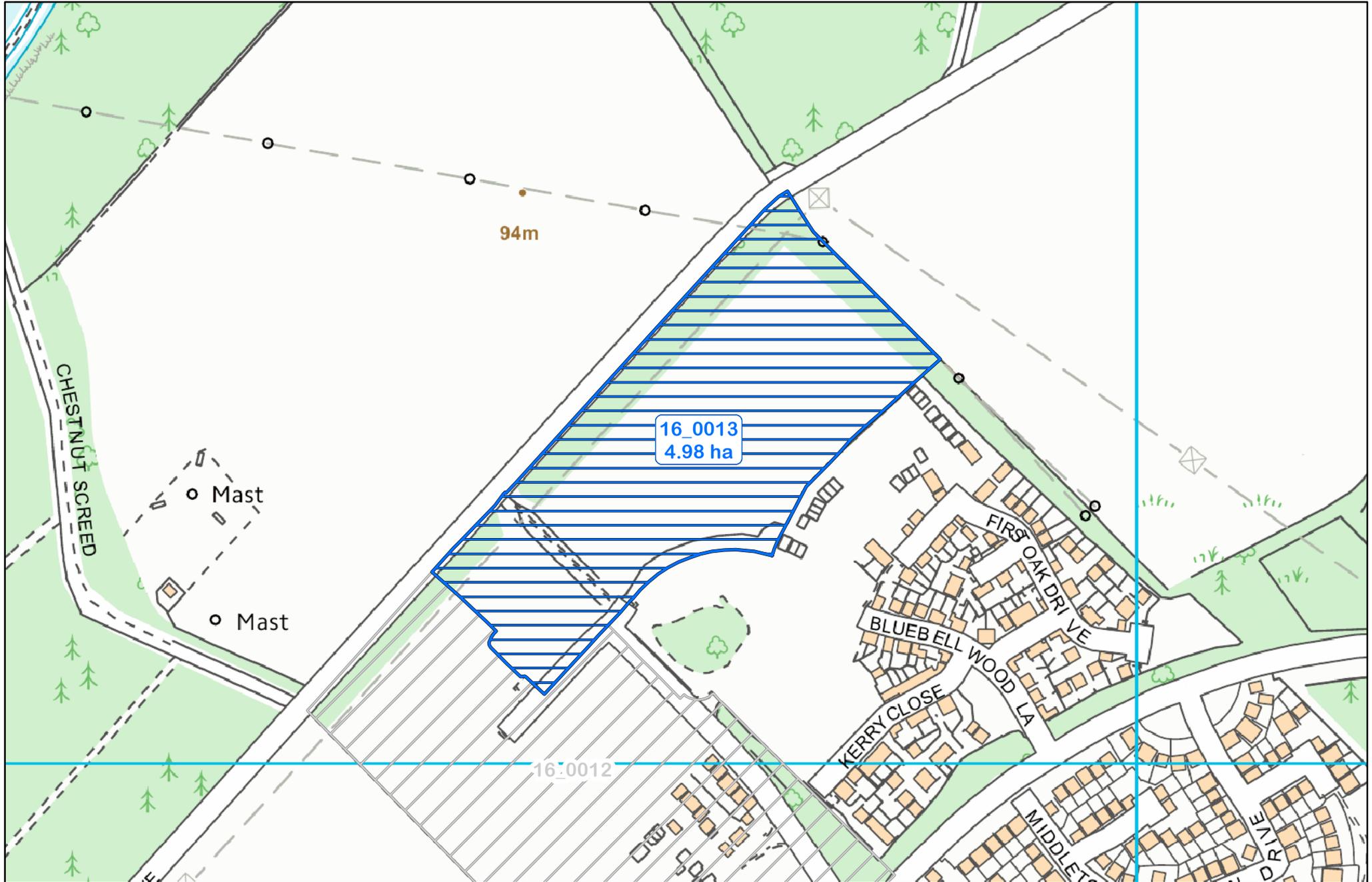
**Availability Conclusion: Available within 5 Years**

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

14/02054/VAR106 Outline permission for 180 dwellings. 16/00139/RMAM Reserved matters application for 142 dwellings pending.  
Within coal mining reporting area. 7.72% in development high risk area 92.28% in development low risk area

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0014 Site Address Vicars Court, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 0.19**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments: Full permission for 8 dwellings  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: Information submitted suggests site should be viable

**OVERALL CONCLUSION:**  
**Site has Full Planning Permission for 8 dwellings. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban boundary PDL/Greenfield Greenfield  
 Area Character: Residential/Commercial Area: PDL Area: Greenfield 0.19  
 Setting : Residential/Commercial  
 Current Use: Vacant

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**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A Planning permission granted  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre		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: 240m	

**Physical Constraints : Suitable**

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

Highway Engineers Comments: Access agreed as part of planning permission	
Topography Constraints: Gradient running down hill from the main road.	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.05% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Full permission for 8 dwellings	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

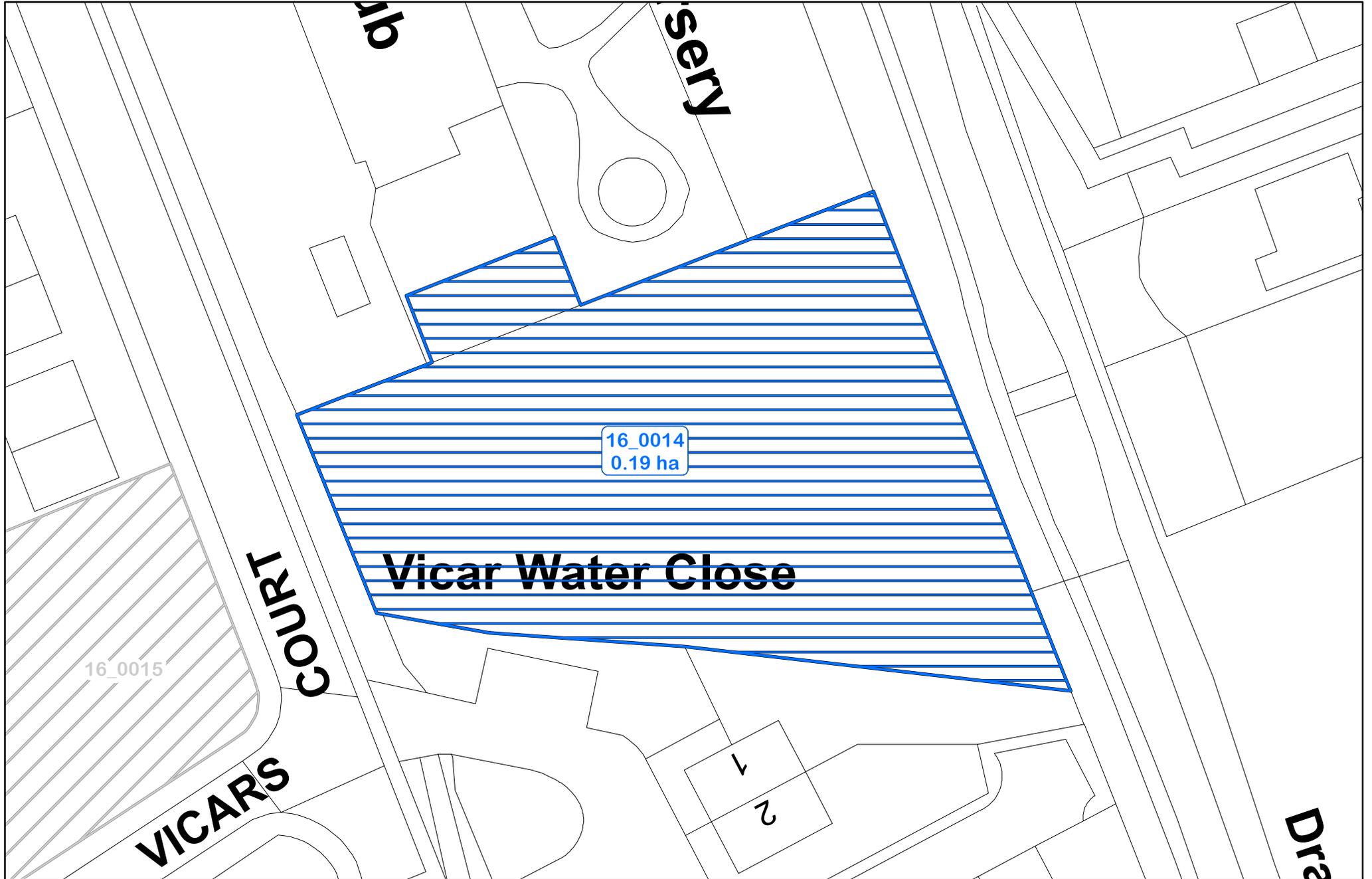
**Availability Conclusion: Available within 5 Years**

**Achievability Conclusion: The site is economically viable/achievable**

**Additional Comments**

14/01242/FUL 8 dwellings. Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)





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

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:  
Contaminated Land?: Maybe      Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Not Applicable -      Access to Utilities:  
Urban

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding: 0.8% at low risk

Identified within the SFRA?:

SFRA Comments:

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

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

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Full permission for 6 dwellings

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale: 0-5 years      Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available within 5 Years**

**Achievability Conclusion: The site is economically viable/achievable**

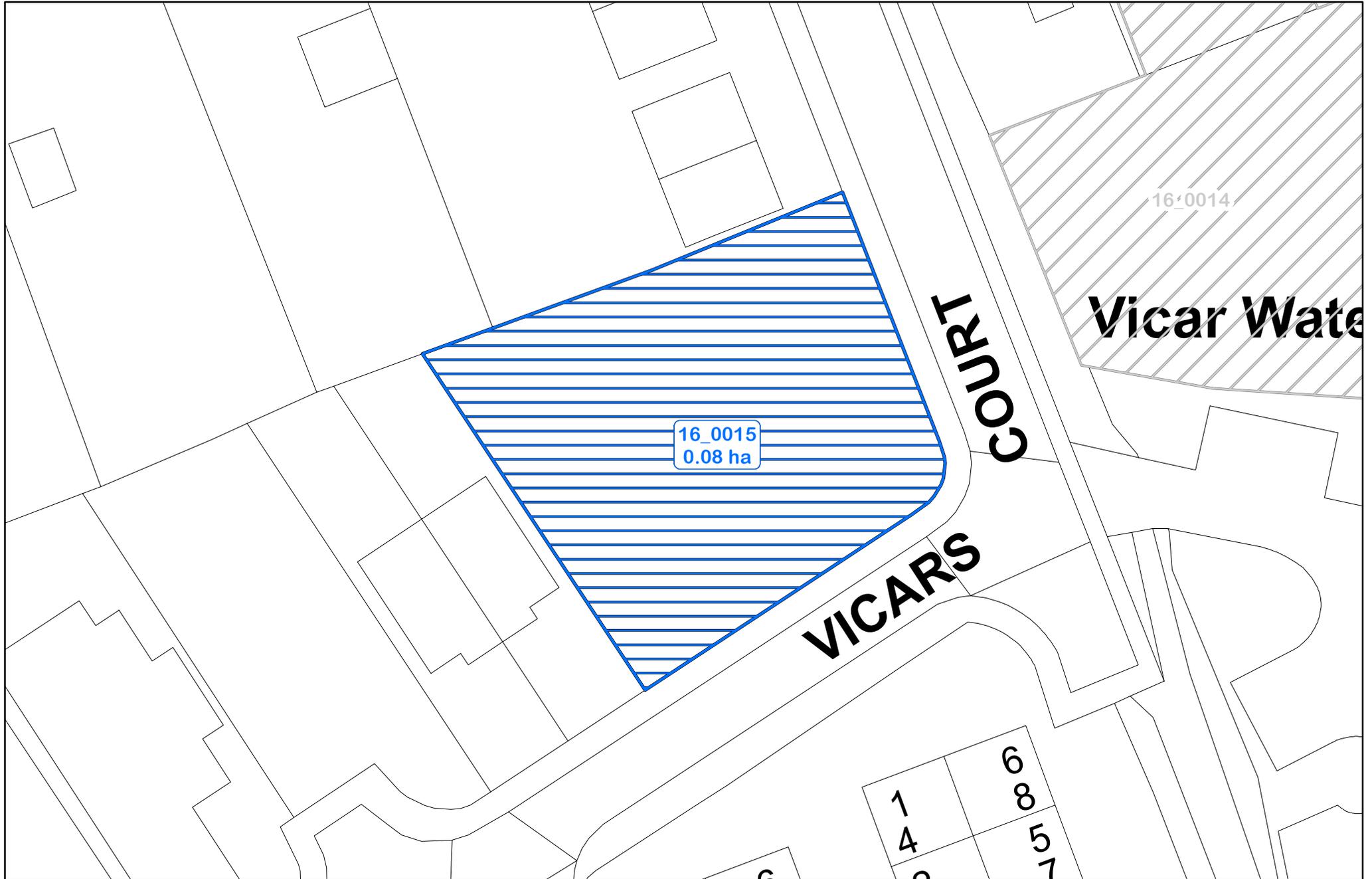
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

15/00035/FUL 6 houses

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

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0016 Site Address West of Waterfield Way, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 5.41**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: Information submitted suggests site should be viable

**OVERALL CONCLUSION:**  
**The site is allocated and has the benefit of Outline Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 5.41  
 Area Character: Countryside/Residential  
 Setting : Countryside/Residential  
 Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A planning permission granted  
 Conflicting Issues: N/a

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		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: 219m	

**Physical Constraints : Suitable**

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

Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints:  
Contaminated Land?: Maybe      Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

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

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding: 0.06% at low risk

Identified within the SFRA?:

SFRA Comments:

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

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

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale: 0-5 years      Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available within 5 Years**

**Achievability Conclusion: The site is economically viable/achievable**

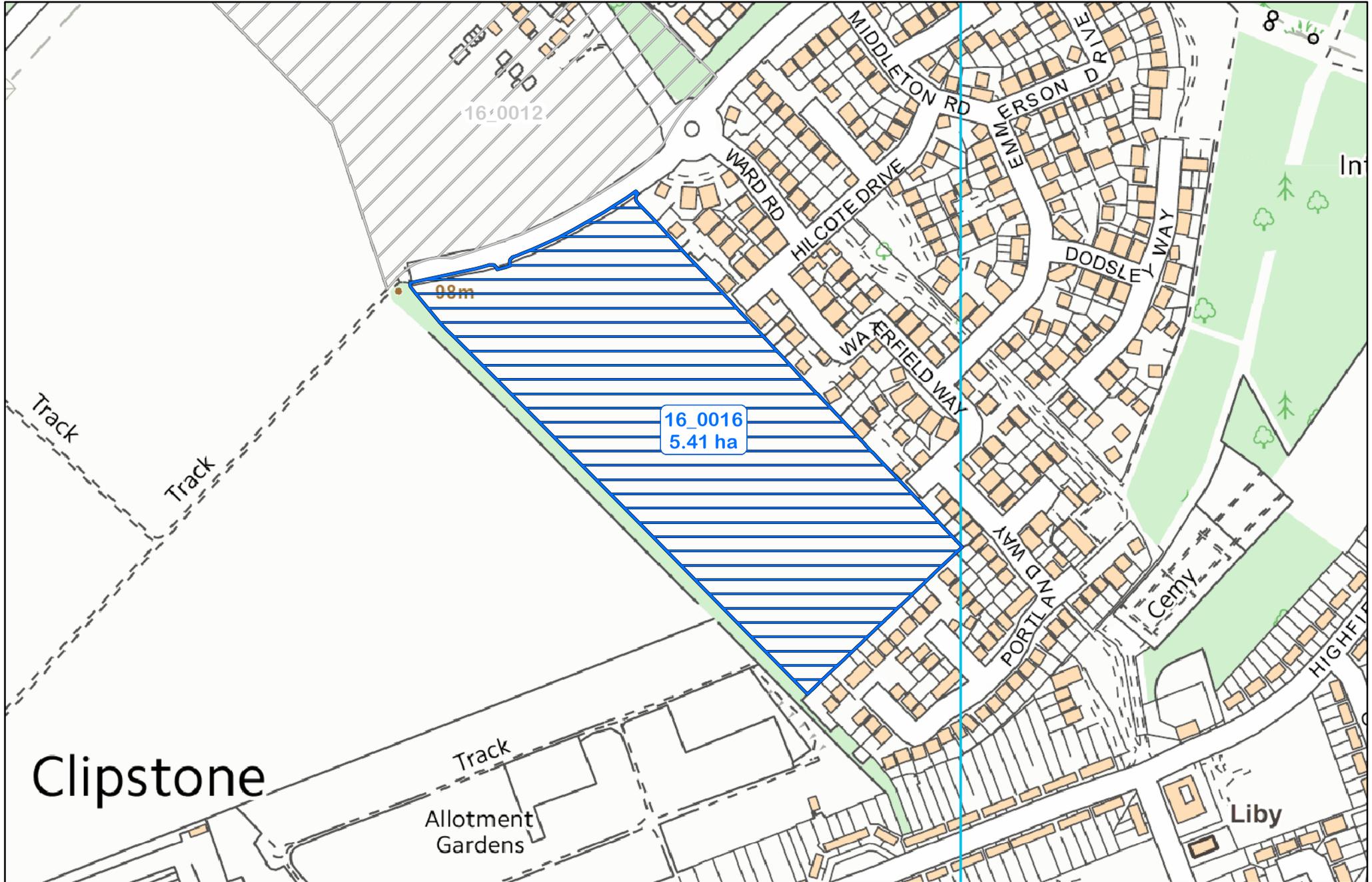
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

13/00458/OUTM Erection of upto 100 units

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

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0168 Site Address Former Clipstone Colliery (CI/MU/1)**  
**Housing/Employment/Both: Housing/ Area (Ha): 27.64**  
**Employment / Retail**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5-10 Years**  
 Availability Comments:  
**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. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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 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. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to address any potential impact on the heritage asset within the site. 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. The long term presence of the Headstocks within the site is a matter which is being considered by all parties . However, the land available is sufficient to allow for development whilst retaining the headstocks.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield Greenfield

Area Character: Mixed Residential/Employment/Countryside Area: PDL Area: Greenfield 27.64

Setting : Urban/Countryside

Current Use: Vacant apart from headstock building

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**Policy: Suitable**

Current Policy Status: Allocated CI/Ho/1 Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable**

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

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		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: 238m	

<b>Physical Constraints : May be Suitable</b>	
Highway Engineers Comments: 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 : Grade 3 Good - Moderate & Non Agricultural	Access to Utilities:
Site Apparatus: Listed Headstocks and Powerhouse	Neighbour Issues:
Flood Zone: 1.5% Flood Zone 3, 0.5% Flood Zone 2	Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 19% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Maybe suitable</b>	
Impact on views:	Impact on existing recreational use: ClipstoneBW3
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/3410 - Clipstone Colliery Spoil.	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): Yes. Grade II Listed Headstocks and linking

powerhouse within and adjacent to site.

**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

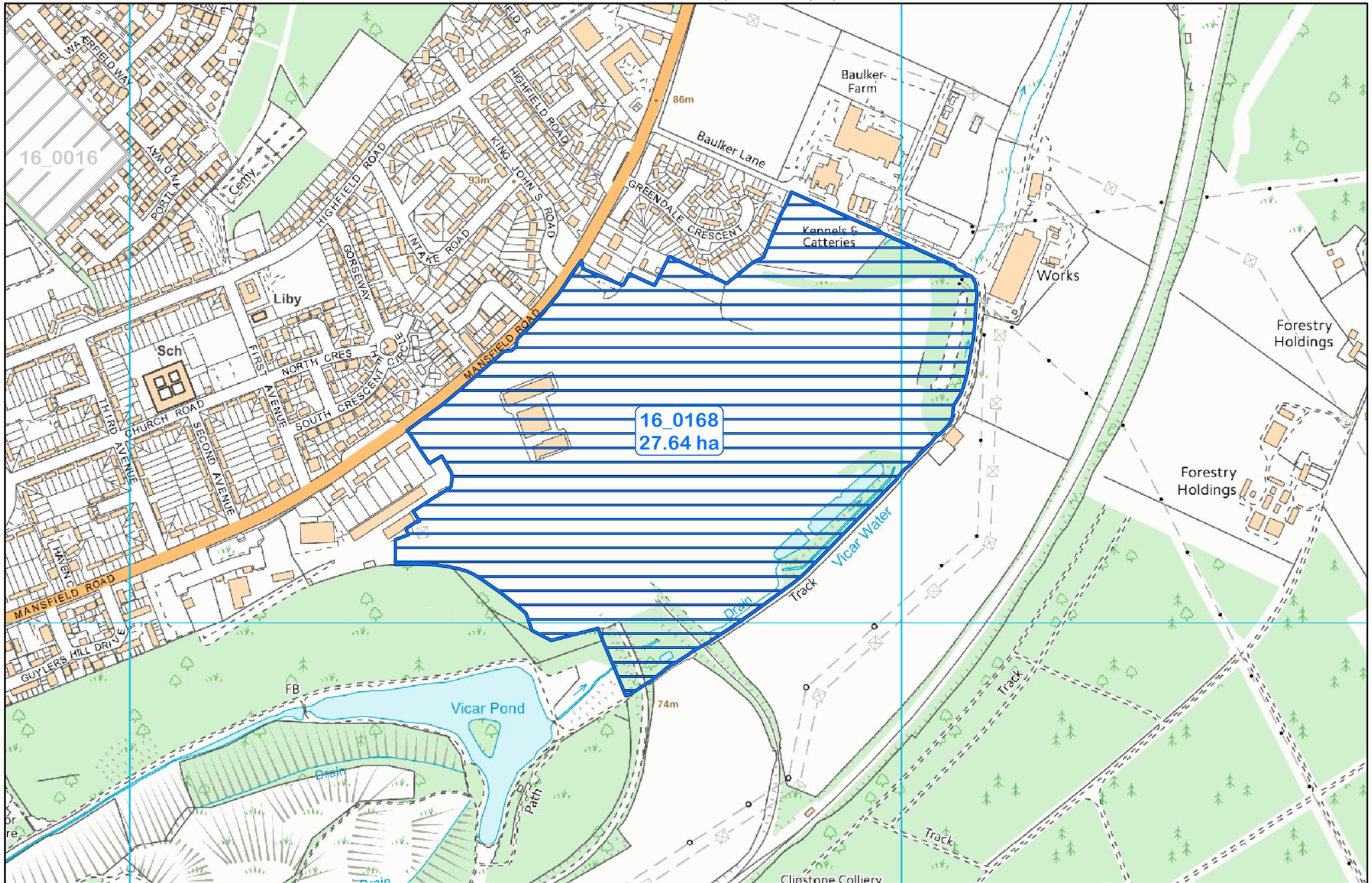
**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

Within a coal mining reporting area. 1.48% in development high risk area 98.52% in development low risk area

# SHELAA 2016 Sites (Landscape)



**Rainworth**

<b>Site Reference Number: 16_0017 Site Address Land to the West of Joseph Whittaker School, Blidworth Lane/Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 11.01</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Green Belt - Not Suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield Greenfield
Area Character: Mixed Residential/Agriculture/Countryside	Area: PDL      Area: Greenfield 11.01 Ha
Setting : Green Belt	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
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 from a town centre	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 644m

<b>Physical Constraints :</b>
Highway Engineers Comments: Unacceptable access available and sustainability issues.

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

Topography Constraints: Site slopes down from east to west	
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: No	Neighbour Issues: No
Flood Zone:	Surface Water Flooding: 0.5% of site at high risk, 0.6% at Medium risk, 2.5% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat. Abuts Sinc 1/37 -Rainworth Lakes. Indirect impacts might occur.	Tree Preservation Order: TPO 44 and 47 - Part of Area TPO covers north western part of site
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

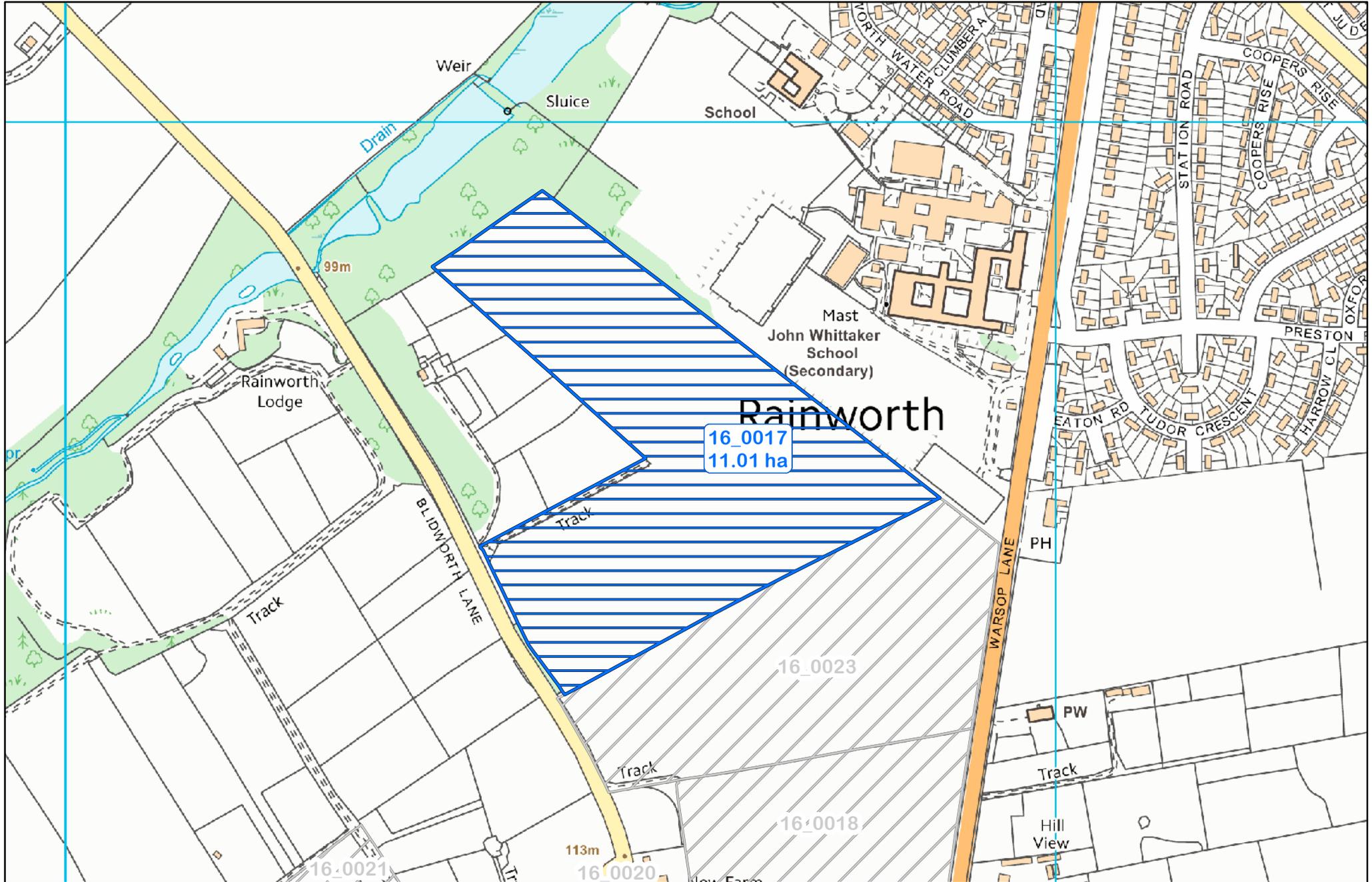
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**Achievability Conclusion:**

**Additional Comments**

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

SHELAA 2016 Sites (Landscape)



<b>Site Reference Number: 16_0018 Site Address Land East of New Farm between Blidworth Lane and Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 6.59</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Green Belt - Not Suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield Greenfield
Area Character: Agricultural	Area: PDL      Area: Greenfield 6.59 Ha
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
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 from a town centre	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 958m

<b>Physical Constraints :</b>
Highway Engineers Comments: Subject to speed limit reduction as part of the proposal, this is

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acceptable. 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: Slopes down to west

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 -      Access to Utilities: Yes  
Moderate

Site Apparatus: No                                      Neighbour Issues: No

Flood Zone:    Surface Water Flooding: Very 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 47 - Part  
Habitat    of TPO adjoins south and west boundaries in  
part

Natural Features on site No

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

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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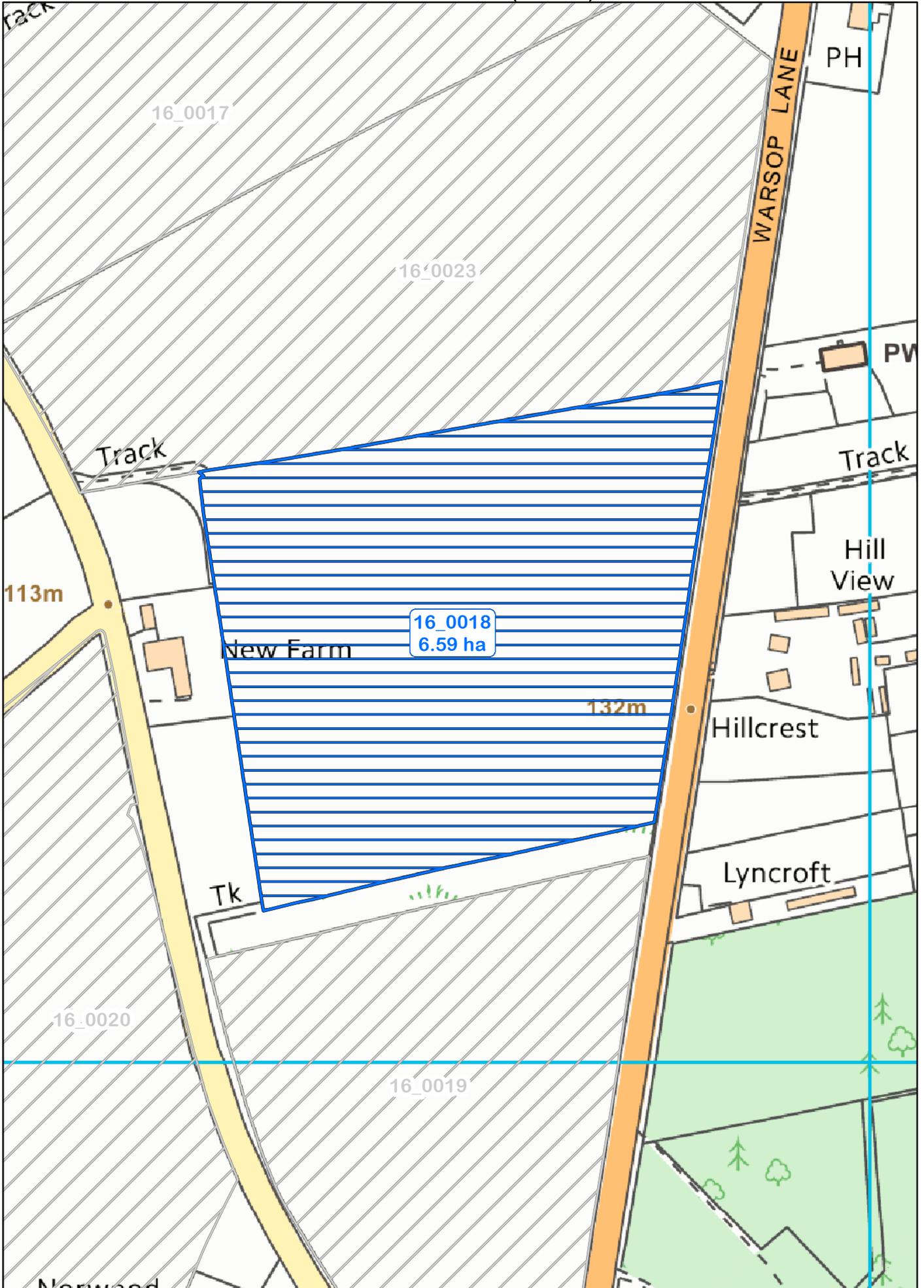
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Within coal mining reporting area. 1.09% in development high risk area 98.91% in development low risk area

SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0019 Site Address Land South East of New Farm between Blidworth Lane and Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 5.32</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Green Belt - Not Suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield Greenfield
	Area: PDL          Area: Greenfield 5.32 Ha
Area Character: Agriculture, some woodland	
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
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 from a town centre	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 642m

<b>Physical Constraints :</b>
Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's

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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: Site slopes down from east to west

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 -      Access to Utilities: Yes  
Moderate

Site Apparatus: No                                      Neighbour Issues: No

Flood Zone:    Surface Water Flooding: Very 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 47 - Part  
Habitat    of TPO adjoins north boundary in part

Natural Features on site No

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

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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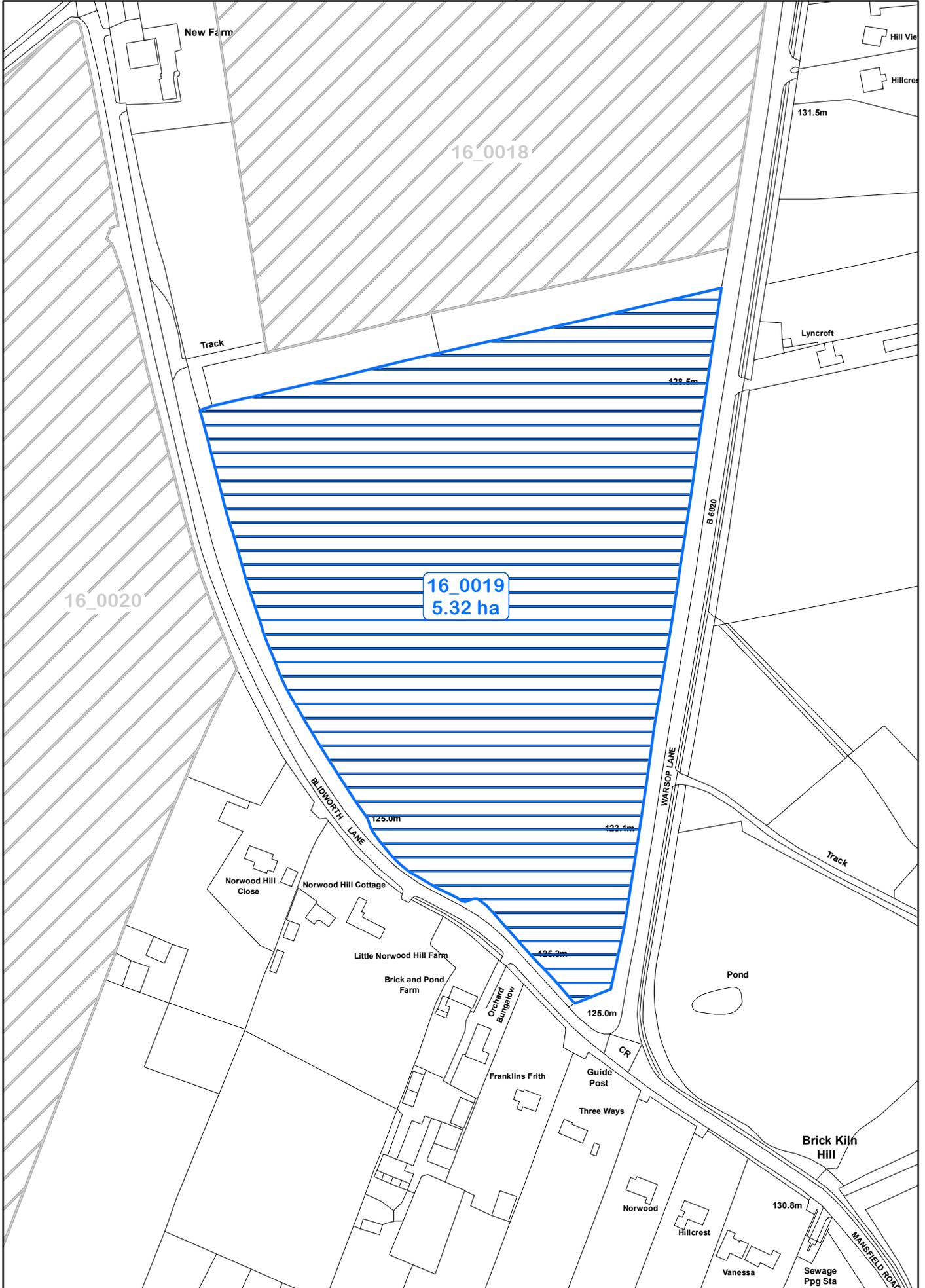
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0023 Site Address Land off Warsop Lane**  
**Housing/Employment/Both: Housing Area (Ha): 7.38 (Gross) 2.50 (Proposed)**  
**Parish: Rainworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 7.38 Ha  
 Area Character: Countryside  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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 from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 793m	

**Physical Constraints :**

Highway Engineers Comments: Access juxtaposition with new site access on opposite side of the road needs careful attention. Highway design should comply with the Highway Authority’s 6c’s

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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: Eastern part of site on top of ridge, western part of site on falling land.

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 -      Access to Utilities: Yes  
Moderate

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

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 & none designated):  
No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Yes

Achievability Comments:

Ownership Constraints: no    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale: 0-5 years    Availability Other Issues:

Viability Comments:

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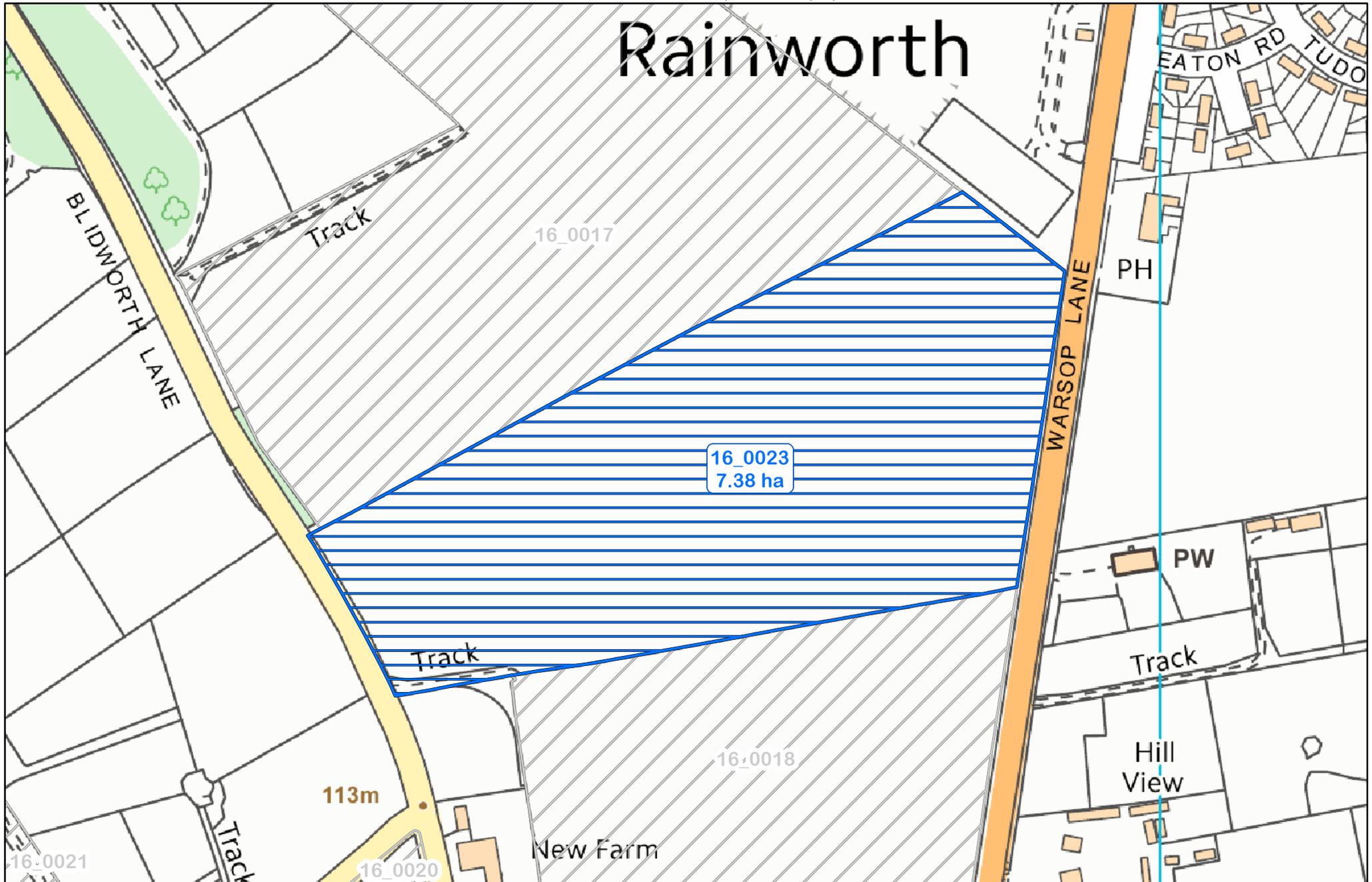
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

# Rainworth



**Site Reference Number: 16\_0036 Site Address Mansfield Road opp Lurcher PH**  
**Housing/Employment/Both: Housing/both Area (Ha): 5.63**  
**Parish: Rainworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 5.63 Ha  
 Area Character: Agriculture/woodland/residential  
 Setting : Mixed countryside/residential  
 Current Use: Agricultural

**Policy:**  
 Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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 from a town centre. 7434m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 436m	

**Physical Constraints :**  
 Highway Engineers Comments: Direct from Classified Road. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of

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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: Slopes steeply 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% of site 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 : Site abuts Sinc 5/46      Tree Preservation Order:  
- Blidworth Colliery Spoil. Indirect impacts might occur.

Natural Features on site Railway embankments along site boundary

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

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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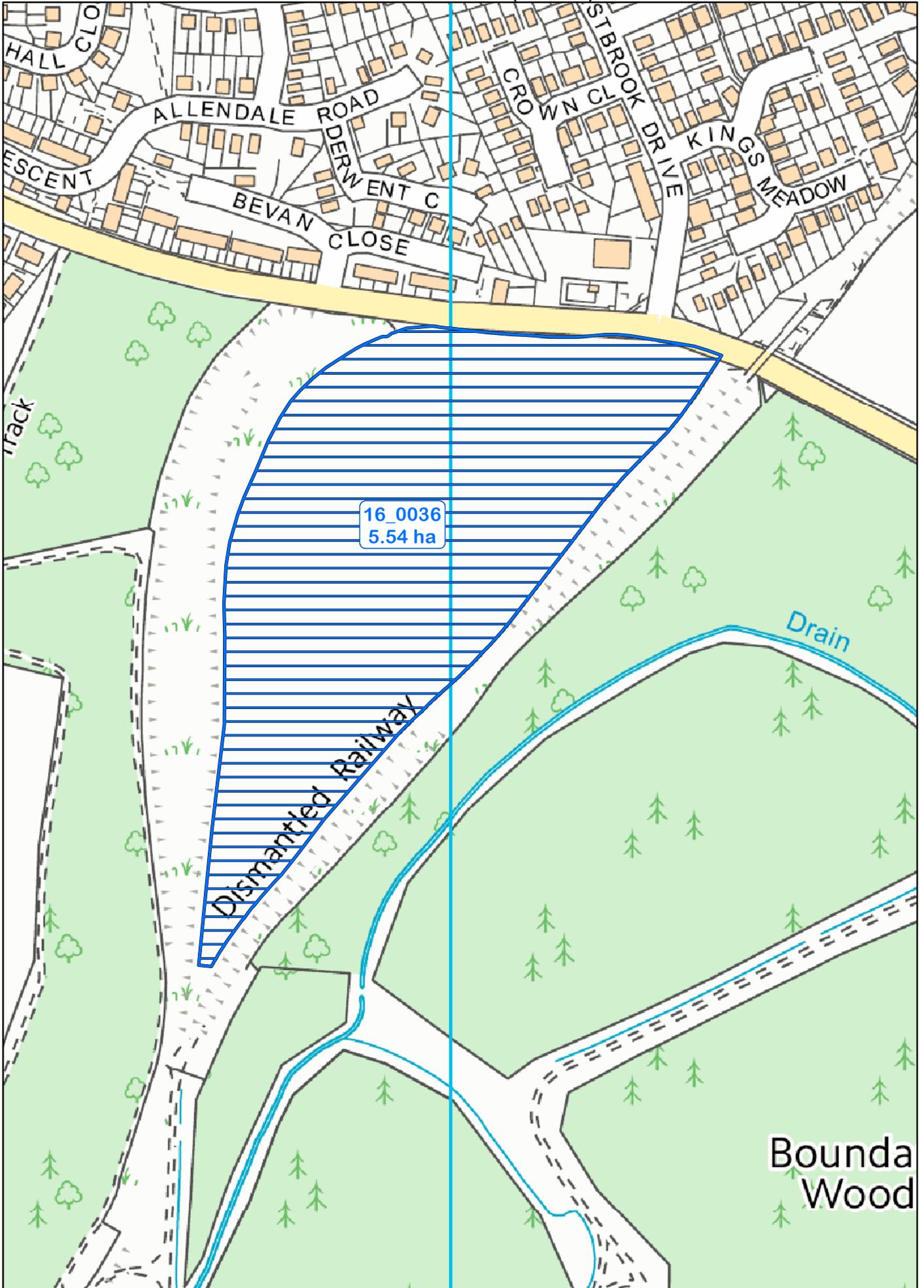
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0159 Site Address East of Warsop Lane (Ra/Ho/2)**  
**Housing/Employment/Both: Housing Area (Ha): 11.24**  
**Parish: Rainworth Ward: Rainworth South and Blidworth**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5-10 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**Part of the site is actively under construction for 130 dwellings with a full permission for an additional 30 dwellings within the same site area granted subject to the signing of a Section106 agreement. The remaining part of the site to the east is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both 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. 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 Greenfield  
 Area: PDL Area: Greenfield  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

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**Policy: Suitable**

Current Policy Status: Allocated Ra/Ho/2 Other Policy Constraints: Part of site now under construction  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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: 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	

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Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments:
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<b>Physical Constraints :</b>	
Highway Engineers Comments: Access agreed as part of planning permission	
Topography Constraints:	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Grade 3 Good - moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order: No
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

<b>AVAILABILITY AND ACHIEVABILITY</b>	
Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 5-10 Years	Availability Other Issues:
Viability Comments:	

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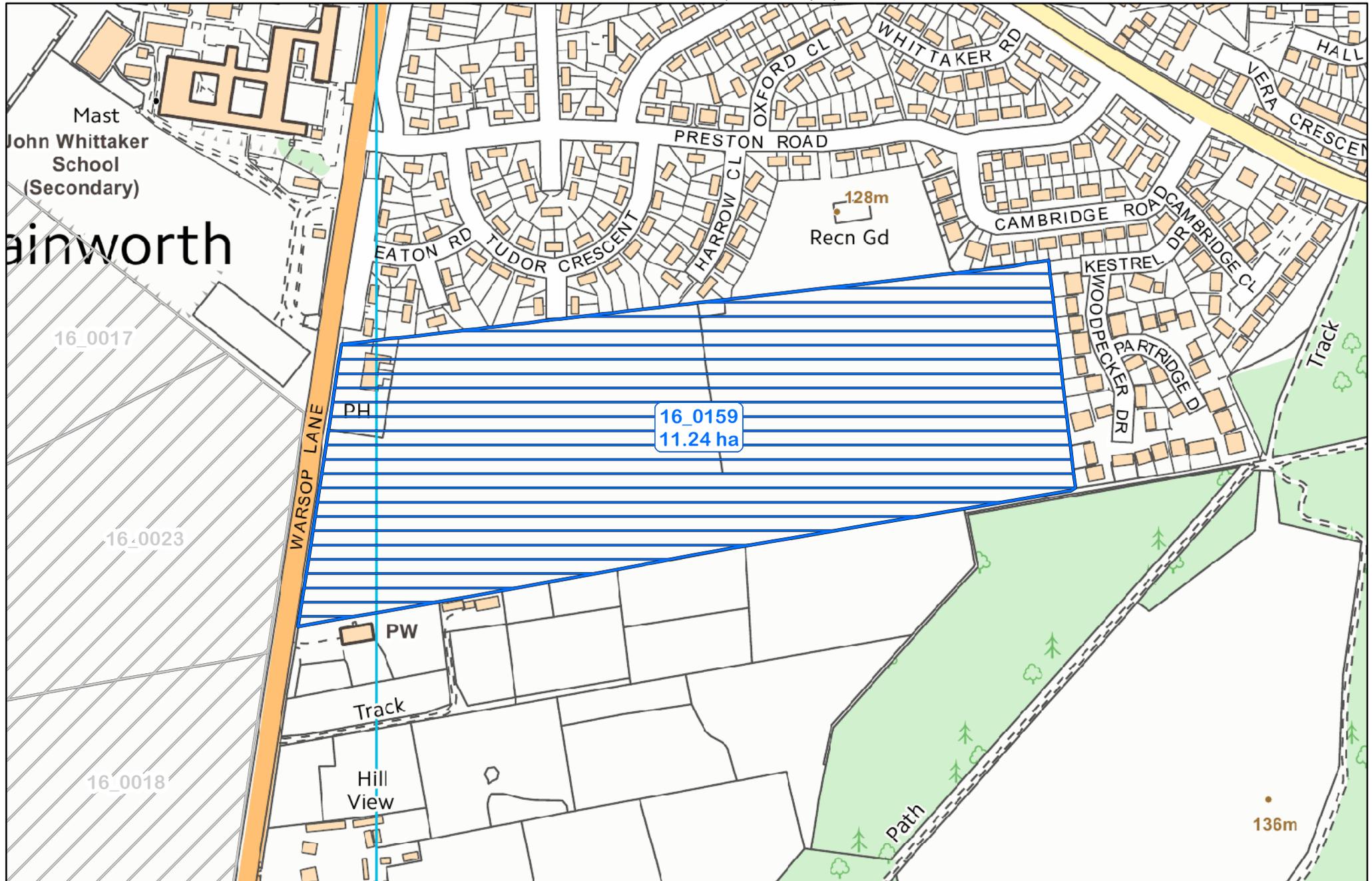
**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

Within coal mining reporting area. 100% of the site is in a development low risk area. A Reserved Matters Application (15/00523/RMAM) has been permitted for the construction of up to 130 dwellings to the west of the site. An application (15/00522/FULM) to construct 30 dwellings in a different part of the west of the site was pending consideration at the time of writing. No applications have been received that relate to the eastern part of the site, which remains allocated.

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0165 Site Address North of Top Street (Ra/Ho/1)****Housing/Employment/Both: Housing****Area (Ha): 1.93****Parish: Rainworth****Ward: Rainworth North & Rufford****Suitability Conclusion: Suitable****Availability Conclusion: Available within 5-10 Years**

Availability Comments:

**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 residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development must address the highways issues raised within the policy criteria. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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 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 Greenfield

Area: PDL

Area: Greenfield 1.93

Area Character: Countryside/Residential

Setting : Countryside/Residential

Current Use: Vacant greenfield

**Policy: Suitable**

Current Policy Status: Allocated Ra/Ho/1

Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable****Within 800m or 10mins walking**

Primary School: No

Bus Stop: No

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

**Within 30 mins travel by public transport**

Secondary School: Yes

Retail Area: Yes

Further Education: No

Hospital: Yes

Supermarket:

Employment: No

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Proximity to town centre: Over 1km from a town centre. 6758m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 517m

**Physical Constraints : Suitable**

Highway Engineers Comments: Proposals must address issues raised under the current policy. 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:

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:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

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

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Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

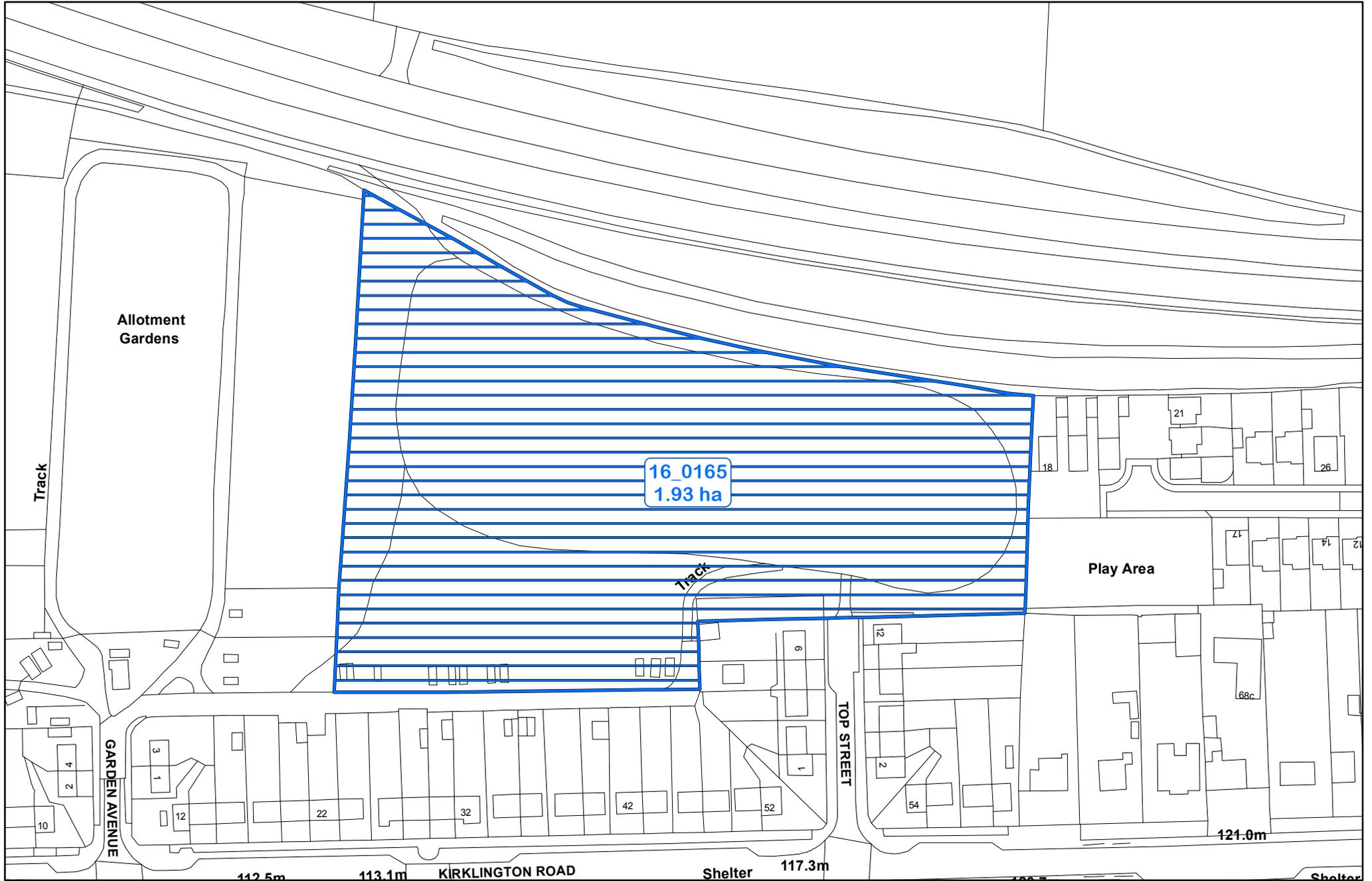
**Availability Conclusion:** Available within 5-10 Years

**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\_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:  
**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**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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
Store of Local Importance:		Supermarket: Yes	Employment: Yes

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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

Availability Comments:

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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:

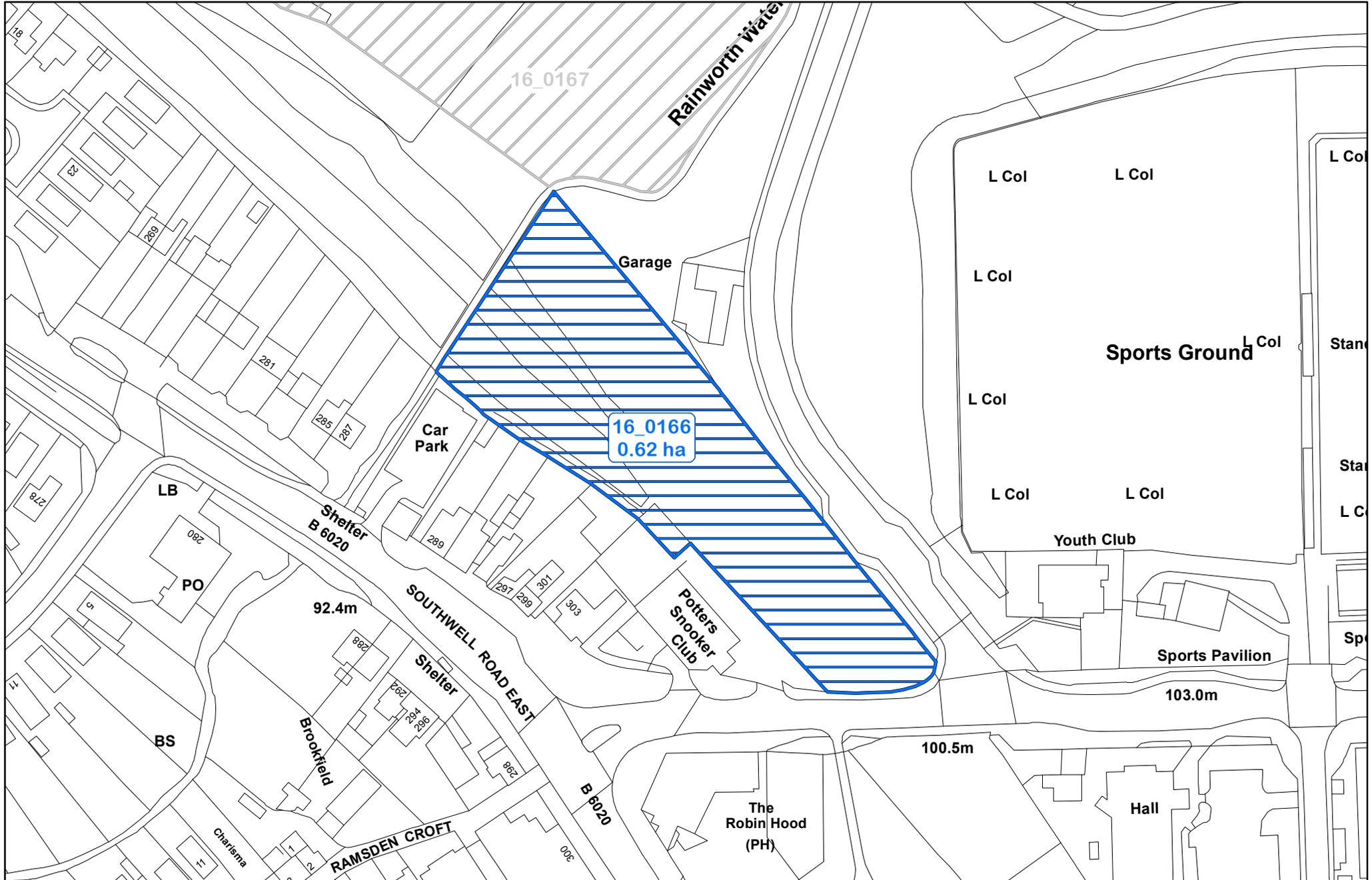
**Availability Conclusion:** Available within 10-15 Years

**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 West of Colliery Lane (Ra/E/1)****Housing/Employment/Both: Employment****Area (Ha): 5.5****Parish: Rainworth****Ward: Rainworth North & Rufford****Suitability Conclusion:****Suitable****Availability Conclusion:****Available within 5 Years**

Availability Comments:

**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 employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrate that the development will not increase risk elsewhere and where possible reduces flood risk overall. 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 possible 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 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 5.5 ha

Area Character: Mixed Countryside/Leisure/Residential

Setting : Countryside/Residential

Current Use: Vacant

**Policy: Suitable**

Current Policy Status: Allocated Ra/E/1

Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable****Within 800m or 10mins walking**

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

**Within 30 mins travel by public transport**

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: Yes

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

Office:		
Store of Local Importance:	Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 9015m	Proximity to Transport Node: Over 1km from 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 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 : 56.65% Grade 3 Good      Access to Utilities:  
- Moderate, 43.35% Not Applicable - Non  
Agricultural

Site Apparatus:

Neighbour Issues:

Flood Zone: 7.5% Flood Zone 3, 1% Flood Zone 2      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:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/284 - Rainworth Dismantled Railway and Sinc 2/701 - Wood, Rainworth. Indirect impacts might occur.

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:

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available within 5 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)

