



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

# **STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT**

## **MAIN REPORT 2017**

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# Strategic Housing and Employment Land Availability Assessment

## Introduction

- 1.1 Councils have a statutory requirement to produce a Strategic Housing Land Availability Assessment (SHLAA), as set out in the National Planning Policy Framework (NPPF) in part of para 159: to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 1.2 The National Planning Policy Framework identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

An assessment should:

- identify sites and broad locations with potential for development;
  - assess their development potential;
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.3 This report provides an update to the Strategic Housing Land Availability Assessment which was published in April 2010 and should be read in conjunction with the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report which sets out how Ashfield District Council, Newark & Sherwood District Council and Mansfield District Council have undertaken SHLAAs for each District.

## Scope of Report

- 2.1 In accordance with the latest Planning Practice Guidance this document also incorporates an assessment of land available for employment purposes including sites submitted as part of the 'Call for Sites' which was undertaken alongside the Local Development Framework Plan Review – Issues Paper Consultation. This consultation took place in October and November 2015. Although the 'Call for Sites' officially closed on 30<sup>th</sup> November 2015 sites which have been submitted after this date has also been included within this Strategic Housing and Employment Land Assessment (SHELA) for completeness. Some sites also include an element of retail and these have been included where they have been submitted or the allocation includes a retail element.
- 2.2 This assessment forms a key part of the evidence base underpinning the Newark & Sherwood Plan Review. It provides an assessment of available land to inform the continued suitability of existing allocations and any potential suitable alternative sites

which may be available if required to meet the objectively assessed housing and employment needs of Newark and Sherwood District.

### **Sites not included or not fully assessed**

- 3.1 There are a large number of small sites with planning permission within Newark & Sherwood District as can be seen in the Council's annual Housing Monitoring and 5 Year Land Supply Reports <http://www.newark-sherwooddc.gov.uk/monitoring/> . Sites with less than five dwellings, or smaller than 0.25 hectares, have not been included within this report. Where larger sites with planning permission are actively under construction these are also not included within the report. As a consequence of this there are some gaps within the site numbering and some allocated sites do not appear within the report as they already have the benefit of planning permission and are currently under construction.
- 3.2 A desktop appraisal has been undertaken on all sites submitted to the Council through the Call for Sites with the exception of those sites located within the Green Belt or sites which are designated as a Main Open Areas or Open Breaks. As these designations were fully assessed as part of the formulation of the Allocations & Development Management DPD, no further amendments are to be considered as part of the Review.

### **Site Appraisals**

- 4.1 This report presents an analysis of the potential capacity for residential and employment sites from both within and outside the planning process over a 0-5, 5-10 and 10 -15 year time period. Sources of sites include:
- Sites submitted by landowners/agents (not currently in the planning system);
  - Un-implemented/outstanding planning permissions for housing (sites which are not started or where development has commenced but has now stalled)
  - Allocations from the Adopted Core Strategy and Allocations & Development Management DPD
  - Sites from the 2010 SHLAA that are included within the Housing Trajectory as contingent sites within the Housing Monitoring and Five Year Land Supply Reports which are produced each year.
- 4.2 Some sites have come forward from more than one source. Where this is the case the most up to date position has been included. For example, where owners have submitted a site to the SHELA where it is already allocated, the source is noted as allocated; similarly where an allocated site now has the benefit of planning permission, it is noted as either outline or full planning permission.

- 4.3 Sites submitted to the Council have been visited and site appraisals undertaken. Where sites are categorised as 'Suitable' or 'May be Suitable' subject to policy change/mitigation, this does not mean that planning permission would be granted or that it will be allocated for housing/employment within the Plan Review. There may be overriding factors which have not been identified. In the same vein, site which have been assessed as being 'Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 4.4 The owners and developers of sites allocated within the Core Strategy and Allocations & Development Management Development Plan Documents have been contacted to ascertain if they wish their sites to continue to be allocated; whether any new information has come to light which could prevent/alter the ability of the site to accommodate development; and details of any plans for progressing towards development of the site. This information has been fed into the assessments.
- 4.5 The full Site Assessment details form part of a separate document entitled Strategic Housing and Employment Land Availability Site Assessments 2017 and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.
- 4.6 In addition, a quick review of sites which remain available from the 2010 Strategic Housing Land Availability Assessment has also been undertaken. In response to a letter sent by the Local Planning Authority in 2014 a number of site owners indicated that they wished their sites to remain part of the SHLAA process. As part of the Call for Sites it was noted that if the land had been previously submitted to the SHLAA then it was not necessary to submit full details for consideration but that confirmation that the site is still available was required. No confirmation was received for most of those sites and they are not therefore fully assessed as part of the Strategic Housing and Employment Land Assessment. However, a quick review of the conclusions has been undertaken to see if anything has changed which would alter the final conclusion on the site. This information, along with the schedule of sites which were not fully assessed as part of the 2010 SHLAA either because they were below the 0.25 ha threshold or they were located within a settlement which had not been prioritised for assessment is included as Appendix 1 and 2. The information within these appendices will be considered as part of the forthcoming work on possible windfall sites which could become available through the Plan period. This list could also be of benefit to people registered on the custom and self-build register looking for sites which may potentially be available for development.

- 4.7 A small number of sites were also considered for Gypsy and Travellers use, see Appendix 3 for details.

## Summary Results

- 5.1 The following tables show the summary results of all the site assessments including the potential housing, employment or retail land which may be available within the District and the possible delivery timescales.

### Housing

	0-5	05 -10	10-15	Total
Total Suitable Dwellings	9840	1126	937	<b>11903</b>
Total May be Suitable Dwellings	1825	0	0	<b>1682</b>
<b>Grand Total</b>	<b>11665</b>	<b>1126</b>	<b>937</b>	<b>13728</b>

### Employment

Employment Land in Hectares	0-5	05 -10	10-15	Total
Total Suitable Employment Land	102.92	16.65	26.79	<b>146.36</b>
Total May be Suitable Employment Land	67.64	0	0	<b>67.64</b>
<b>Grand Total</b>	<b>170.56</b>	<b>16.65</b>	<b>26.79</b>	<b>214.00</b>

### Retail

Retail Land in Hectares	0-5	05 -10	10-15	Total
Total Suitable Retail Land	1.42	0	1.12	<b>2.54</b>
Total May be Suitable Retail Land				
<b>Grand Total</b>	<b>1.42</b>	<b>0</b>	<b>1.12</b>	<b>2.54</b>

- 5.2 The following tables give the individual results of the site assessments organised by Parish within the Plan Areas. A summary Plan Areas results table is also included at the end of each section.

## Newark Area

### Newark Area - Newark and Rural South Sub Area (1) - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0178	Averham	Land east of Staythorpe Road / west of Staythorpe Road	Site Submission	May be Suitable	2.21	66	0-5
16_0179	Averham	Land west of the close and Pinfold Cottage	Site Submission	Not Suitable	0.48	0	N/A
16_0180	Averham	Manor Farm off Staythorpe Road	Site Submission	Not Suitable	0.73	0	N/A
01_0181	Averham	Land south of Church Lane	Site Submission	Not Suitable	0.77	0	N/A
16_0001	Balderton	Land off Denton Close	Site Submission	Not Suitable	1.56	0	N/A
16_0002	Balderton	NAP 2A - Bowbridge Lane (Land South of Newark)	Outline PP	Suitable	281.52	3150	0-5
16_0003	Balderton	Bullpit Road (70)	Full PP	Suitable	0.20	7	0-5
16_0004	Balderton	Main Street (69) (Working Mens Club)	Full PP	Suitable	0.36	9	0-5
16_0058	Balderton	Cressey Holme Farm, Bullpit Lane	Site Submission	Not Suitable	2.83	0	N/A
16_0061	Balderton	Barnby Road, around Newstead Lodge	Site Submission	Not Suitable	4.09	0	N/A
16_0069	Balderton	Bullpit Lane	Site Submission	Not Suitable	4.64	0	N/A
16_0091	Balderton	Adj Salv. Army Hall	Shlaa 08	Suitable	0.24	9	0-5
16_0118	Balderton	Flowserve, Hawton Lane	Site Submission	Suitable	15.57	210	5-10
16_0131	Balderton	NUA/Ho/10 - Lowfield Lane	Allocated	Suitable	5.03	100	0-5
16_0182	Elston	Land at Pinfold Lane	Site Submission	May be Suitable	2.28	68	0-5
16_0030	Farndon	Land off Fosse Road	Site Submission	May be Suitable	1.03	30	0-5
16_0031	Farndon	Land at Fosse Road	Site Submission	May be Suitable	1.56	46	0-5
16_0032	Farndon	Land off Fosse Road	Site Submission	May be Suitable	2.03	60	0-5
16_0033	Farndon	Land at Fosse Road	Site Submission	Not Suitable	18.55	0	N/A
16_0034	Farndon	Land at Fosse Road	Site Submission	Not Suitable	12.68	0	N/A

16_0035	Farndon	Land South of Hawton Lane	Site Submission	Not Suitable	3.40	0	N/A
16_0121	Fernwood	NAP 2C Land around Fernwood	Allocated	Suitable	325.83	3200	0-5
16_0026	Hawton	South of Quarry Farm	Site Submission	Not Suitable	3.76	0	N/A
16_0027	Hawton	South East of Quarry Farm	Site Submission	Not Suitable	27.50	0	N/A
16_0028	Hawton	North East of Parkers Yard	Site Submission	Not Suitable	4.41	0	N/A
16_0029	Hawton	West of Scrap Yard Bowbridge Road	Site Submission	Not Suitable	3.87	0	N/A
16_0175	Kelham	Trentside Farm, off Blacksmith Lane	Site Submission	Not Suitable	1.63	0	N/A
16_0176	Kelham	Land at Corner Fm, off A617 and Broadgate Ln	Site Submission	Not Suitable	1.49	0	N/A
16_0177	Kelham	Land north east of Ollerton Road	Site Submission	May be Suitable	0.33	9	0-5
16_0045	Newark	Tarmac Site Hawton Lane	Site Submission	Suitable	8.54	270	0-5
16_0094	Newark	Howes Court/William Street	Shlaa 08	Suitable	0.97	35	10-15
16_0097	Newark	Barnby Gate (14)	Full PP	Suitable	0.03	11	0-5
16_0098	Newark	Beacon Hill Road (35)	Full PP	Suitable	0.20	16	0-5
16_0099	Newark	Castlegate(The Gap Site)	Prev permission	Suitable	0.11	10	5-10
16_0100	Newark	Hawton Road (Land at 207 )	Full PP	Suitable	1.33	20	0-5
16_0103	Newark	London Road (65A)	Prev permission	Suitable	0.09	5	0-5
16_0104	Newark	Land off Millgate	Full PP	Suitable	2.07	34	0-5
16_0105	Newark	North Gate	Full PP	Suitable	1.60	64	5-10
16_0106	Newark	North Gate (17)	Full PP	Suitable	0.06	12	0-5
16_0107	Newark	North Gate (75-77)	Full PP	Suitable	1.01	40	5-10
16_0108	Newark	Potterdyke/Pelham Street	Full PP	Suitable	0.10	14	0-5
16_0120	Newark	NAP 2B Land East of Newark	Allocated	Suitable	120.14	1000	0-5
16_0122	Newark	NUA/Ho/1 Alexander Ave/Stephen Road	Allocated	Suitable	0.49	20	10-15
16_0123	Newark	NUA/Ho/2 - Land South of Quibells Lane	Allocated	Suitable	2.33	86	5-10
16_0124	Newark	NUA/Ho/3 Lincoln Road	Allocated	Suitable	0.93	24	5-10
16_0125	Newark	NUA/Ho/4 - Yorke Drive Policy Area	Allocated	Suitable	17.03	230	5-10
16_0126	Newark	NUA/Ho/5 - Nth of Beacon Hill Rd/A1 slip Rd	Allocated	Suitable	5.16	200	10-15
16_0127	Newark	NUA/Ho/6 between 55 & 65 Millgate	Allocated	Suitable	0.33	10	0-5
16_0129	Newark	NUA/Ho/8 - Bowbridge Road	Allocated	Suitable	2.49	86	10-15

16_0130	Newark	NUA/Ho/9 - Bowbridge Road	Allocated	Suitable	4.25	150	10-15
16_0134	Newark	NUA/MU/3 - Land at NSK Northern road	Allocated	Suitable	10.11	150	10-15
16_0135	Newark	NUA/MU/4 - Land at Bowbridge Road	Allocated	Suitable	5.26	80	0-5
16_0089	Newark	Bowbridge Road, The Bearings	Site Submission	Suitable	1.60	64	10-15
16_0056	North Muskham	Muskham Hall, Waltons Lane	Site Submission	May be Suitable	0.37	5	0-5
16_0057	North Muskham	The Hollies, west of Main Street	Site Submission	Not Suitable	1.20	0	N/A
16_0119	North Muskham	South of Muskham School	Site Submission	May be Suitable	1.08	30	0-5
16_0114	South Muskham	Main Street (Old Grange Farm)	Prev permission	Suitable	0.65	15	0-5

<b>Housing - Newark Area - Newark and Rural South Sub Area (1)</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Dwellings	7962	664	705	<b>9331</b>
Total May be Suitable Dwellings	171			<b>171</b>
<b>Grand Total</b>	<b>8133</b>	<b>664</b>	<b>705</b>	<b>9502</b>

### Newark Area - Newark and Rural South Sub Area (1) - Employment

<b>Local Plan Review Reference</b>	<b>Parish</b>	<b>Address</b>	<b>Source</b>	<b>Suitability Conclusion</b>	<b>Site Area in Hectares</b>	<b>Capacity Estimate</b>	<b>Availability Timescale</b>
16_0002	Balderton	NAP 2A - Bowbridge Lane (Land South of Newark)	Outline PP	Suitable	281.52	50	0-5
16_0174	Coddington	Land East of Newlinc Business Park (Currys / DSG Distribution Centre)	Site Submission	May be Suitable	47.54	47.54	0-5
16_0060	Fernwood	Grange Lane Balderton	Site Submission	Not Suitable	20.93	0	N/A
16_0121	Fernwood	NAP 2C Land around Fernwood	Allocated	Suitable	325.83	15	0-5
16_0132	Newark	NUA/MU/1 - North of the A17	Allocated	Suitable	21.79	21.79	10-15
16_0133	Newark	NUA/MU/2 - Land at Brownhills Motor Homes Site	Allocated	Suitable	4.65	4.65	5-10

16_0134	Newark	NUA/MU/3 - Land at NSK Northern road	Allocated	Suitable	10.11	5	10-15
16_0137	Newark	NUA/E/2 - West of the A1 Stephenson Way	Allocated	Suitable	12.23	12.23	0-5
16_0138	Newark	NUA/E/3 - Telford Drive	Allocated	Suitable	1.54	1.24	0-5
16_0139	Newark	NUA/E/4 - Former County Highways Depot, Great North Road	Allocated	Suitable	2.07	2.07	0-5

<b>Employment Land in Hectares - Newark Area - Newark and Rural South Sub Area (1)</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Employment Land	80.54	4.65	26.79	<b>111.98</b>
Total May be Suitable Employment Land	47.54			<b>47.54</b>
<b>Grand Total</b>	<b>128.08</b>	<b>4.65</b>	<b>26.79</b>	<b>159.52</b>

#### **Newark Area - Newark and Rural South Sub Area (1) - Retail**

<b>Local Plan Review Reference</b>	<b>Parish</b>	<b>Address</b>	<b>Source</b>	<b>Suitability Conclusion</b>	<b>Site Area in Hectares</b>	<b>Capacity Estimate</b>	<b>Availability Timescale</b>
16_0134	Newark	NUA/MU/3 - Land at NSK Northern Road	Allocated	Suitable	10.11	1.00	10-15

<b>Retail Land in Hectares - Newark Area - Newark and Rural South Sub Area (1)</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Retail Land			1.00	<b>1.00</b>
Total May be Suitable Retail Land				<b>0.00</b>
<b>Grand Total</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>1.00</b>

### Newark Area - Collingham Sub Area (2) - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0024	Collingham	Edderwick Newark Road	Site Submission	Not Suitable	3.00	0	N/A
16_0074	Collingham	Oaklands Close	Site Submission	May be Suitable	2.16	25	0-5
16_0076	Collingham	West of Foster Road & Peterborough Road	Site Submission	Not Suitable	0.64	0	N/A
16_0082	Collingham	West of High Street	Site Submission	May be Suitable	1.76	15	0-5
16_0140	Collingham	Co/MU/1 - Between Swinderby Rd and Station Rd	Allocated	Suitable	7.35	120	0-5
16_0116	South Scarle	Church Lane (Redmay Ind. Est.)	Full PP	Suitable	0.44	6	0-5

Housing - Newark Area - Collingham Sub Area (2)	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	126			<b>126</b>
Total May be Suitable Dwellings	40			<b>40</b>
<b>Grand Total</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>166</b>

### Newark Area - Collingham Sub Area (2) - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0140	Collingham	Co/MU/1 - Between Swinderby Rd and Station Rd	Allocated	Suitable	7.35	0.75	0-5

### Newark Area - Rural North Sub Area (3) - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0010	Carlton on Trent	Main Street (Park Farm)	Prev permission	Suitable	0.64	8	10-15
16_0037	Caunton	South of Norwell Road	Site Submission	May be Suitable	1.35	40	0-5
16_0043	Sutton-on-Trent	Lindens Farm	Site Submission	Not Suitable	2.10	0	N/A
16_0141	Sutton-on-Trent	ST/MU/1 - East of Hemplands Lane	Allocated	Suitable	2.07	37	0-5
16_0077	Weston	North of Meadow Lane	Site Submission	May be Suitable	2.63	30	0-5
16_0078	Weston	Rear of The Willows and Elmar High St	Site Submission	May be Suitable	0.30	9	0-5

Housing - Newark Area - Rural North Sub Area (3)	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	37		8	45
Total May be Suitable Dwellings	79			79
<b>Grand Total</b>	<b>116</b>	<b>0</b>	<b>8</b>	<b>124</b>

### Newark Area - Rural North Sub Area (3) - Retail

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0141	Sutton-on-Trent	ST/MU/1 - East of Hemplands Lane	Allocated	Suitable	2.07	0.10	0-5

Retail Land in Hectares - Newark Area - Rural North Sub Area (3)	0-5	05 - 10	10 - 15	Total
Total Suitable Retail Land	0.10			0
Total May be Suitable Retail Land				0
<b>Grand Total</b>	<b>0.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.10</b>

## Southwell Area

### Southwell Area - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0044	Edingley	Elmtree Bungalow	Site Submission	Not Suitable	2.10	0	N/A
16_0075	Edingley	North of Main Street	Site Submission	Not Suitable	0.57	0	N/A
16_0070	Farnsfield	Southwell Road	Full PP	Suitable	1.73	48	0-5
16_0071	Farnsfield	Fa/Ho/1 - The Ridgeway/Milldale Rd	Outline PP	Suitable	2.60	60	0-5
16_0072	Farnsfield	Main Street	Site Submission	Not Suitable	0.81	0	N/A
16_0084	Rolleston	Land off Fiskerton Road	Outline PP	Suitable	0.06	2	0-5
16_0142	Southwell	So/Ho/1 - Allenby Road	Allocated	Suitable	2.63	65	0-5
16_0143	Southwell	So/Ho/2 - Halloughton Road	Allocated	Suitable	1.66	45	0-5
16_0144	Southwell	So/Ho/4 - East of Kirklington Road	Allocated	Suitable	1.94	45	5-10
16_0145	Southwell	So/Ho/5 - Off Lower Kirklington Rd	Allocated	Suitable	3.25	60	0-5
16_0146	Southwell	So/Ho/7 - Southwell Depot	Allocated	Suitable	0.38	15	0-5
16_0080	Thurgarton	The Red Lion	Site Submission	Suitable	0.38	4	0-5
16_0081	Thurgarton	Priory Farm	Site Submission	Suitable	0.39	7	0-5
16_0117	Upton	Main Road(Chapel Farm)	Prev permission	Suitable	0.31	9	0-5
16_0173	Southwell	Land at Crew Lane/Fiskerton Road	Site Submission	Not Suitable	47.54	0	N/A

Housing - Southwell Area	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	315	45		360
Total May be Suitable Dwellings				0
<b>Grand Total</b>	<b>315</b>	<b>45</b>	<b>0</b>	<b>360</b>

### Southwell Area - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0147	Southwell	So/E/2 - East of Crew Lane	Allocated	Suitable	2.72	2.72	0-5
16_0148	Southwell	So/E/3 - South of Crew Lane	Allocated	Suitable	2.18	2.18	0-5
16_0173	Southwell	Land at Crew Lane/Fiskerton Road	Site Submission	Not Suitable	47.54	0	N/A

Employment Land in Hectares - Southwell Area	0-5	05 - 10	10 - 15	Total
Total Suitable Employment Land	4.90			4.90
Total May be Suitable Employment Land				0.00
<b>Grand Total</b>	<b>4.90</b>	<b>0.00</b>	<b>0.00</b>	<b>4.90</b>

### Southwell Area - Retail

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0025	Southwell	Nottingham Rd opp Springfield Bungalow	Site Submission	Not Suitable	0.56	0	N/A

## Nottingham Fringe Area

### Nottingham Fringe - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0053	Caythorpe	Off Caythorpe Road	Site Submission	Not Suitable	1.23	0	N/A
16_0006	Lowdham	Off Epperstone Road, SE of Brookfield	Site Submission	Not Suitable	2.18	0	N/A
16_0007	Lowdham	Land at	Site Submission	Not Suitable	6.38	0	N/A
16_0149	Lowdham	Lo/Ho/1 - Adj 28 Epperstone Road	Allocated	Suitable	0.25	5	0-5
16_0150	Lowdham	Lo/Ho/2 - SE of Brookfield, Epperstone Road	Allocated	Suitable	0.27	5	0-5
16_0062	Oxton	Yew Tree House	Site Submission	Not Suitable	0.92	0	N/A
16_0183	Oxton	Residential garden land west of Forest Road	Site Submission	Not Suitable		0	N/A
16_0184	Oxton	Land off The Old Wood Yard	Site Submission	Not Suitable		0	N/A
16_0185	Oxton	Paddock north of Holly Tree Farm	Site Submission	Not Suitable		0	N/A

Housing - Nottingham Fringe Area	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	10			10
Total May be Suitable Dwellings				0
<b>Grand Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>

## Sherwood Area

### Sherwood Area - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0047	Bilsthorpe	Church Street (Land at 65A)	Full PP	Suitable	0.18	7	0-5
16_0048	Bilsthorpe	Bi/Ho/1 - Kirklington Road (Wycar Leys)	Full PP	Suitable	0.95	8	0-5
16_0049	Bilsthorpe	The Crescent	Prev permission	Suitable	0.10	7	10-15
16_0050	Bilsthorpe	Bi/Ho/2 - The Moor (Adj egg processing facility)	Allocated	Suitable	1.87	55	
16_0085	Bilsthorpe	West of Old Bridge Way	Site Submission	May be Suitable	8.10	113	0-5
16_0092	Bilsthorpe	Land to the North of Maid Marion Avenue	Shlaa 08	Suitable	3.80	91	10-15
16_0093	Bilsthorpe	Noble Foods	Shlaa 08	Suitable	3.17	77	0-5
16_0162	Bilsthorpe	Bi/MU/1 - East of Eakring Road	Allocated	Suitable	3.95	75	0-5
16_0063	Eakring	Land South of Bilsthorpe Road	Site Submission	Not Suitable	4.25	0	N/A
16_0086	Eakring	Triumph Road	Site Submission	Not Suitable	0.23	0	N/A
16_0087	Eakring	Kirklington Road(Pond Farm)	Full PP	Suitable	1.14	4	0-5
16_0059	Edwinstowe	Thoresby Colliery	Site Submission	May be Suitable	197.50	800	0-5
16_0065	Edwinstowe	Ollerton Road	Site Submission	May be Suitable	1.43	35	0-5
16_0066	Edwinstowe	High Street (Ye Olde Jug and Glass)	Full PP	Suitable	0.09	16	0-5
16_0067	Edwinstowe	Ed/Ho/1 - Rufford Road	Outline PP	Suitable	2.80	72	0-5
16_0160	Edwinstowe	Ed/Ho/2 - Mansfield Road	Allocated	Suitable	1.71	50	5-10
16_0038	Ollerton & Boughton	Sherwood Energy Village (Land adj Darwin Drive)	Full PP	Suitable	0.10	7	0-5
16_0039	Ollerton & Boughton	Forest Road(Sherwood Energy Village), Ollerton	Previous permission	Suitable	5.64	169	0-5
16_0040	Ollerton & Boughton	Kirk Drive (Units 1 to 4)	Previous permission	Suitable	0.16	5	0-5

16_0041	Ollerton & Boughton	Wellow Road (Majeka)	Outline PP	Suitable	0.55	5	0-5
16_0042	Ollerton & Boughton	Land east of Harrow Lane Boughton	Site Submission	May be Suitable	14.80	444	0-5
16_0064	Ollerton & Boughton	Cinder Lane Ollerton	Site Submission	Not Suitable	3.43	0	N/A
16_0068	Ollerton & Boughton	OB/MU/1 - Off Whinney Lane	Allocated	Suitable	19.23	225	0-5
16_0090	Ollerton & Boughton	Rear of Rushcliffe House	Site Submission	Not Suitable	14.38	0	N/A
16_0152	Ollerton & Boughton	OB/Ho/2 - The Hollies	Allocated	Suitable	0.80	25	0-5
16_0154	Ollerton & Boughton	OB/MU/2 - Between Kirk drive, Stepnall Heights and Hallam Road	Allocated	Suitable	12.96	120	10-15
16_0110	Ollerton & Boughton	Land adj to Maltkiln House/ Maltkiln Close	Shlaa 08	Suitable	0.80	24	0-5
16_0111	Ollerton & Boughton	Maid Marion Way	Shlaa 08	Suitable	0.28	8	5-10

<b>Housing - Sherwood Area</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Dwellings	774	58	218	<b>1050</b>
Total May be Suitable Dwellings	1392			<b>1392</b>
<b>Grand Total</b>	<b>2166</b>	<b>58</b>	<b>218</b>	<b>2442</b>

## Sherwood Area - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0046	Bilsthorpe	Off Eakring Road	Site Submission	May be Suitable	10.10	10.1	0-5
16_0051	Bilsthorpe	Off Eakring Road	Site Submission	Suitable	4.35	4.35	0-5
16_0163	Bilsthorpe	Bi/E/1 - South of Brailwood Road	Allocated	Suitable	2.69	2.69	0-5
16_0059	Edwinstowe	Thoresby Colliery	Site Submission	May be Suitable	197.50	10	0-5
16_0090	Ollerton & Boughton	Rear of Rushcliffe House	Site Submission	Not Suitable	14.38	0	N/A
16_0157	Ollerton & Boughton	OB/E/3 - South of Boughton Industrial Estate	Allocated	Suitable	3.86	3.86	0-5

Employment Land in Hectares - Sherwood Area	0-5	05 - 10	10 - 15	Total
Total Suitable Employment Land	10.90			<b>10.90</b>
Total May be Suitable Employment Land	20.10			<b>20.10</b>
<b>Grand Total</b>	<b>31.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31.00</b>

**Sherwood area – Retail**

<b>Local Plan Review Reference</b>	<b>Parish</b>	<b>Address</b>	<b>Source</b>	<b>Suitability Conclusion</b>	<b>Site Area in Hectares</b>	<b>Capacity Estimate</b>	<b>Availability Timescale</b>
16_0162	Bilsthorpe	Bi/MU/1 - East of Eakring Road	Allocated	Suitable	3.95	1.00	0-5
16_0158	Ollerton & Boughton	OB/Re/1- Rufford Avenue	Allocated	Suitable	0.32	0.32	0-5

<b>Retail Land in Hectares - Sherwood Area</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Retail Land	1.32			<b>1.32</b>
Total May be Suitable Retail Land				<b>0.00</b>
<b>Grand Total</b>	<b>1.32</b>	<b>0.00</b>	<b>0.00</b>	<b>1.32</b>

## Mansfield Fringe Area

### Mansfield Fringe - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0008	Blidworth	Bl/Ho/2 Belle Vue Lane (Adj. Belle Vue House)	Outline PP	Suitable	0.40	21	0-5
16_0009	Blidworth	Land off Field Lane	Site Submission	Not Suitable	1.41	0	N/A
16_0020	Blidworth	Land South East of Cottage Farm, between Cross Lane and Blidworth Lane	Site Submission	Not Suitable	34.40	0	N/A
16_0021	Blidworth	Cottage Farm, Cross Lane	Site Submission	Not Suitable	1.90	0	N/A
16_0022	Blidworth	Adj Rainworh Sawmill	Site Submission	Not Suitable	11.71	0	N/A
16_0083	Blidworth	Dale Lane	Site Submission	Not Suitable	2.16	0	N/A
16_0169	Blidworth	Bl/Ho/1 - Dale Lane	Allocated	Suitable	2.08	55	5-10
16_0171	Blidworth	Bl/Ho/3 - South of New Lane	Allocated	Suitable	3.12	100	0-5
16_0052	Blidworth	Off fishpool Road	Site Submission	Not Suitable	0.03	0	N/A
16_0012	Clipstone	Cavendish Way (Cavendish Park)	Full PP	Suitable	6.98	201	0-5
16_0013	Clipstone	Cavendish Way	Outline PP	Suitable	18.30	180	0-5
16_0014	Clipstone	Vicars Court (Land at)	Full PP	Suitable	0.19	8	0-5
16_0015	Clipstone	Vicars Court (Land at)	Full PP	Suitable	0.08	6	0-5
16_0016	Clipstone	Waterfield Way (Land West of)	Outline PP	Suitable	5.41	100	0-5
16_0168	Clipstone	Cl/MU/1 - Former Clipstone Colliery	Allocated	Suitable	27.64	120	5-10
16_0017	Rainworth	Land to the West of Joseph Whittaker School, Blidworth Lane/Warsop Lane	Site Submission	Not Suitable	11.01	0	N/A
16_0018	Rainworth	Land East of New Farm between Blidworth Land and Warsop Lane	Site Submission	Not Suitable	6.59	0	N/A
16_0019	Rainworth	Land South East of New Farm between Blidworth Land and Warsop Lane	Site Submission	Not Suitable	5.32	0	N/A

16_0023	Rainworth	Land off Warsop Lane	Site Submission	Not Suitable	2.50	0	N/A
16_0036	Rainworth	Mansfield Road opp Lurcher PH	Site Submission	Not Suitable	3.40	0	N/A
16_0159	Rainworth	Ra/Ho/2 - East of Warsop Lane	Allocated	Suitable	11.24	130	5-10
16_0165	Rainworth	Ra/Ho/1 - North of Top Street	Allocated	Suitable	1.93	54	5-10
16_0166	Rainworth	Ra/MU/1 - Kirklington Road	Allocated	Suitable	0.62	6	10-15
16_0166	Rainworth	Ra/MU/1 - Kirklington Road	Allocated	Suitable	0.62	0.12	10-15

<b>Housing - Mansfield Fringe Area</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Dwellings	616	359	6	<b>981</b>
Total May be Suitable Dwellings				<b>0</b>
<b>Grand Total</b>	<b>616</b>	<b>359</b>	<b>6</b>	<b>981</b>

### Mansfield Fringe - Employment

<b>Local Plan Review Reference</b>	<b>Parish</b>	<b>Address</b>	<b>Source</b>	<b>Suitability Conclusion</b>	<b>Site Area in Hectares</b>	<b>Capacity Estimate</b>	<b>Availability Timescale</b>
16_0172	Blidworth	Bl/E/1 - Blidworth Industrial Park	Full PP	Suitable	0.80	0.33	0-5
16_0168	Clipstone	Cl/MU/1 - Former Clipstone Colliery	Allocated	Suitable	27.64	12.00	5-10
16_0167	Rainworth	Ra/E/1 - West of Colliery Lane	Allocated	Suitable	5.50	5.5	0-5

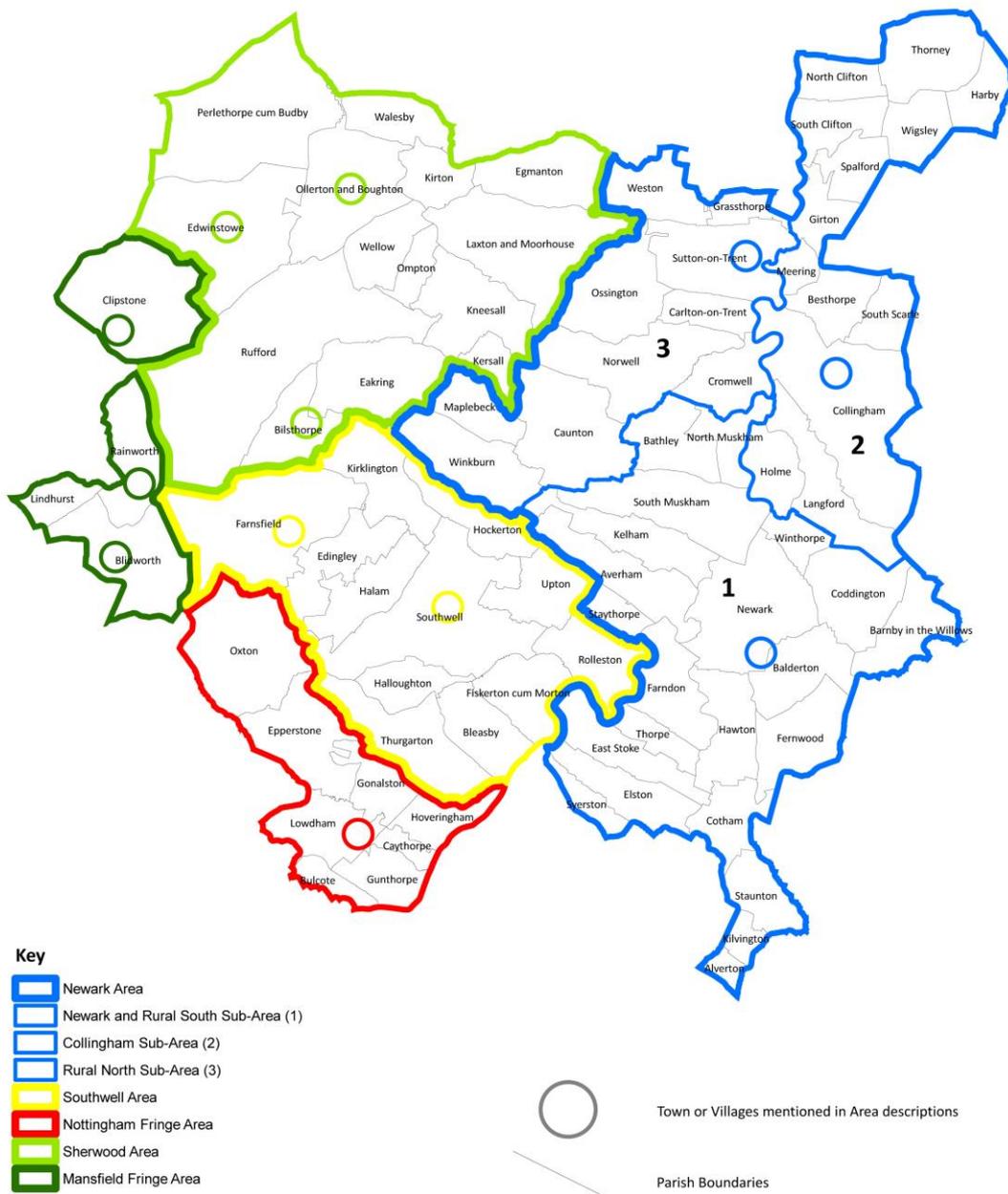
<b>Employment Land in Hectares - Mansfield Fringe Area</b>	<b>0-5</b>	<b>05 - 10</b>	<b>10 - 15</b>	<b>Total</b>
Total Suitable Employment Land	5.83	12.00		<b>17.83</b>
Total May be Suitable Employment Land				<b>0.00</b>
<b>Grand Total</b>	<b>5.83</b>	<b>12.00</b>	<b>0.00</b>	<b>17.83</b>

**Mansfield Fringe - Retail**

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0166	Rainworth	Ra/MU/1 - Kirklington Road	Allocated	Suitable	0.62	0.12	10-15

Retail Land in Hectares - Mansfield Fringe Area	0-5	05 - 10	10 - 15	Total
Total Suitable Retail Land			0.12	<b>0.12</b>
Total May be Suitable Retail Land				<b>0.00</b>
<b>Grand Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>0.12</b>

**Figure 1 - Areas of Newark & Sherwood**



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1:185,000

**Review of Assessed sites which remain available from the 2010 Strategic Housing Land Availability Assessment**

The following sites were assessed as part of the original Strategic Housing Land Availability Assessment (SHLAA) and the owners have indicated that they wish the sites to remain on the SHLAA in response to a letter sent by the Local Planning Authority in 2014. As part of the Plan Review Process the Local Planning Authority issued a call for sites alongside the Consultation on the Issues Paper. This noted that if the land has been previously submitted to the SHLAA then it is not necessary to submit full details for consideration but that confirmation that the site is still available is required. No confirmation has been received for the following sites and they are not therefore fully assessed as part of the Strategic Housing and Employment Land Assessment. However, a quick review of the conclusions has been undertaken to see if anything has changed which would alter the final conclusion on the site. The sites have been colour coded where green is Suitable, amber is May be Suitable and red is Not Suitable.

Ref	Parish	Address	2010 SHLAA Conclusion	Quick Review 2017
08_0018	Balderton	6 Barkstone Close	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Sewage works nearby, therefore mitigation measures may be required. Information provided as part of the consultation has highlighted the serious flooding issues in this location. This, along with other considerations, makes the site not suitable for development.	No Change - site remains Not Suitable
08_0067	Balderton	Land off Bowbridge Lane	Potential contamination issues on the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Importance to Nature Conservation. Possible highways mitigation works may be required. The majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 08_0318.	The site is no longer shown in the flood zone. However the level of separation from the existing settlement makes the site remain Not Suitable

08_0088	Balderton	The Homestead, Barnby Road	Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 8_0299.	No Change - site remains Not Suitable
08_0263	Balderton	Land off Stafford Avenue	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	No Change - site remains Not Suitable
08_0201a	Bilsthorpe	Land At Eakring Road/Swish Lane (South Site)	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location make this site unsuitable for development.	No Change - site remains Not Suitable
08_0201b	Bilsthorpe	Land At Eakring Road/Swish Lane (North Site)	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.	No Change - site remains Not Suitable
08_0037	Bleasby	Land to rear of Carlins Field House	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Not suitable due to environmental constraints; TPO NO74 Group of trees within site could block a potential access to the site.	No Change - site remains Not Suitable
08_0159	Bleasby	Land Rear of Manor Close	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	No Change - site remains Not Suitable
08_0315A	Bleasby	Land to the rear of	Potential contamination issues in the locality would need	No Change - site remains Not

		Orchard Close	to be investigated and mitigated if necessary. Potential flooding issues in the north west corner of the site - development would not be appropriate on this portion of the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	Suitable
08_0005	Blidworth	The Epicentre, Mansfield Road	Any development would need to mitigate against any detrimental impact on the Tippings Wood Local Nature Reserve adjacent to the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0602.	This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0007	Blidworth	Off New Lane	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0178b	Blidworth	Land adj Haywood Oaks Lane	If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 – 10 years.	This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0211	Blidworth	Land off Rickett Lane	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0118	Clipstone	Land off Baulker Lane	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential	No Change - site remains Not Suitable

			flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		
08_0461	Clipstone	North of Woodland Close	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5- 10 years.		No Change - site remains May be Suitable
08_0157	Coddington	Blacks Farm, 27 Newark Road	Any possible development would need to mitigate against any detrimental impact on potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 – 10 years.		There is no longer a Village Envelope for Coddington. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0266	Coddington	Land at The Green	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation		There is no longer a Village Envelope for Coddington. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable

			works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0385	Coddington	Willowdene, 9 Beckingham Road	Any possible development would need to mitigate against any detrimental impact on the Potential Protected species habitat. Any possible development would need to mitigate against any detrimental impact on the Oil Pipeline running beneath the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		There is no longer a Village Envelope for Coddington. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0006	Collingham	Land off Manor Road	If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		The Main Open Area (MOA) designations were reviewed as part of the Allocations & Development Management DPD Process. No further amendments to MOAs will be undertaken as part of the Review. Site Not Suitable
08_0012	Collingham	Mulberries, Potterhill Road	Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		No Change - site remains Not Suitable
08_0019	Collingham	Field to the south of South End	Approx 20% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		No Change - site remains Not Suitable
08_0048	Collingham	Charnwood Potter Hill Road	Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing		No Change - site remains Not Suitable

			settlement.		
08_0390A	Collingham	Land East of A1133 (south of Collingham Hall)	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to preserve and enhance the character and setting of the Conservation Area in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		No Change - site remains May be Suitable
08_0402	Collingham	Land at Billericay, 124 High Street	Possible off site highways mitigation works may be required. If the Main Open Area designation is changed through the Development Plan process subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		The Main Open Area (MOA) designations were reviewed as part of the Allocations & Development Management DPD Process. No further amendments to MOAs will be undertaken as part of the Review. Site Not Suitable
08_0139A	Edwinstowe	Land south of Lansbury Road	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Although the site now has a potential access identified, this access lies within Environment Agency Flood Zone 3 and is therefore not suitable.		No Change - site remains Not Suitable
08_0139B	Edwinstowe	Land to west of Mill Lane	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential flooding issues at site entrance. Further information would need to		No Change - site remains Not Suitable

			be provided to justify development in this location. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.		
08_0139C	Edwinstowe	Land between railway and Mill Lane (west)	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable
08_0139D	Edwinstowe	Land south of Station Street	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Possible off site highways mitigation works may be required. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.		No Change - site remains May be Suitable
08_0139E	Edwinstowe	Land south of Sandy Lane	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues in the locality would need to be		No Change - site remains May be Suitable

			investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that sit could be developed within 5 - 10 years.		
08_0141	Edwinstowe	Land adjoining Maythorn Grove	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location make this site unsuitable for development. This site is not appropriate for development in isolation. However, this site is adjacent to other sites, which may be considered suitable for development. See Sites 08_0116 and 08_0142.		No Change - site remains Not Suitable
08_0142	Edwinstowe	Allotments off Ollerton Road	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site is currently used as allotment land, appropriate alternative provision would need to be provided. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for		No Change - site remains Not Suitable

			development and provide access. See Site 08_0116.		
08_0143	Edwinstowe	Land off Boy Lane	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0492.		No Change - site remains Not Suitable
08_0492	Edwinstowe	North of Boy Lane	Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Only development which can be shown not to have an adverse impact will be allowed. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Potential flooding issues. Further information would need to be provided to justify development on part of this site. Part of this site is currently used as allotment land, appropriate alternative provision would need to be provided. Any possible development would need to mitigate against any detrimental impact on potential protected species habitat and trees within the site. If the Green Wedge Boundary, Village Envelope and Main Open Area designation is changed through the Development Plan process, this site		The Main Open Area (MOA) designations were reviewed as part of the Allocations & Development Management DPD Process. No further amendments to MOAs will be undertaken as part of the Review. Site Not Suitable

			could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5- 10 years.		
08_0100	Farndon	Land off School Lane	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.		The flood zones have been revised and this site is now only 40% within Flood Zone 2. The former A46 had also been de-trunked. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0359	Farndon	Land Opposite 152 Marsh Lane	Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 70% of site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although flooding constraints could prevent 70% of the site from being developed, some areas could accommodate development. If the Village Envelope and Open Break designation is changed through the Development Plan process, part of the site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		Although the site is now 70% in Flood Zone 2 and only 45% in Flood Zone 3, the Open Break Designations are not being reviewed as part of the Plan Review process and the site is therefore Not Suitable
08_0286	Farnsfield	Land of Cockett Lane	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation and Local Nature Reserve. Possible highway constraints in this location, in conjunction with		No Change - site remains Not Suitable

			other considerations, make this site unsuitable for development.		
08_0008	Fiskerton	Gravelly Lane	Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway mitigation works required. Potential flooding issues identified. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 – 10 years.		There is no longer a Village Envelope for Fiskerton. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0036	Lowdham	Lowdham Grange Road	The site is some distance from many essential facilities and services. The site lies within the Green Belt. Possible highway mitigation works may be required. Not suitable due to level of separation from existing settlement.		This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0207	Lowdham	Land at Old Epperstone Road	Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.		This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0376	Lowdham	Lowdham House, Epperstone Road	Not presently suitable due to level of separation from existing settlement. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		This site currently lies within the Green Belt. As the Local Planning Authority has stated that sites within the Green Belt will not be considered as part of the review this site is Not Suitable
08_0011	Newark	Tara Bungalow,	Not presently suitable due to level of separation from		No Change - site remains Not

		Kelham Lane	existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within the Environment Agency's Flood Zone 3 where residential development should be resisted.	Suitable
08_0249	Newark	Land at Cherry Holt	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the existing Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works and highway access.	No Change - site remains May be Suitable
08_0338	Newark	Land at Hawton Road	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	No Change - site remains Not Suitable
08_0347	Newark	St Marys Gardens	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and information supplied is that it could be developed within 10- 15 years.	No Change - site remains Suitable
08_0375	Newark	Land at Parnham's Island, Mill Lane	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation and potential protected species habitat. Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.	No Change - site remains Not Suitable
08_0655	Newark	North of Maltkiln Lane	Site assessment amended as a result of consultation response. This site is to the north of the site on which	The outline planning permission has now lapsed. Site remains

			housing has commenced. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information may need to be provided. Permission has already been granted for this site with an access agreed. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. The site is Achievable and it is considered that it could be developed within 5 years.	Suitable
08_0275	North Muskham	Toll Bar House, Vicarage Lane	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.	No Change - site remains Not Suitable
08_0410	North Muskham	Rose Cottage, Main Street	Possible highway constraints in this location. Potential flooding issues. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.	There is no longer a Village Envelope for North Muskham. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0556	North Muskham	Land at Trent Farm	Site 08_0083 has been amalgamated with this site. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Potential flooding issues. Further information would need to be provided to justify development in this location. If the	Flood Zone 3 now lies adjacent to the road and access. Site Not suitable

			Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. Although constraints could prevent part of the site from being developed (approx. 65% is in Flood Zone 3), some areas could accommodate development. The site is both Available and Achievable.		
08_0150	Norwell	Land off Bathley Road	Not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable
08_0151	Norwell	Land at Primrose End, Woodhouse Road	Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		There is no longer a Village Envelope for Norwell. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0187	Norwell	The Old Farmhouse School Lane	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.		There is no longer a Village Envelope for Norwell. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0246	Norwell	Land at Bathley Lane	Potential flooding issues. Further information would need to be provided to justify development in this location.		No Change - site remains Not Suitable

			Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		
08_0287	Norwell	Land at School Lane	<b>Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the nearby Scheduled Ancient Monument. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.</b>		No Change - site remains Not Suitable
08_0405	Norwell	Glebe Cottage, Main Street	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential site of Archaeological Interest, site investigations and/or mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		There is no longer a Village Envelope for Norwell. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0562	Norwell	East of Norwell Grange, Main Street	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Potential site of Archaeological Interest, site investigations and/or mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.		There is no longer a Village Envelope for Norwell. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.
08_0009	Ollerton &	The Shannon	Not presently suitable due to level of separation from		The Urban Boundary is now

	Boughton	Caravan Park, Wellow Road	existing settlement.		adjacent to the site. If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works.
08_0089	Ollerton & Boughton	Land off Newark Road	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Importance for Nature Conservation. Not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable
08_0327	Ollerton & Boughton	Church Lane	Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		Ollerton & Boughton now has an Urban Boundary rather than a village envelope. If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. The site is both available and achievable.
08_0255	Rainworth	Land off Rainworth Water Road	Vast majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		No Change - site remains Not Suitable
08_0307	Rainworth	Land north of Third Avenue	Topography constraint. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation. Possible highway		No Change - site remains Not Suitable

			constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		
08_0117	Southwell	Land off Kirklington Road	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, further information would need to be provided to justify development in this location. Any possible development would need to mitigate against the presence of the electricity sub-station to the south. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.		Southwell now has an Urban Boundary rather than a village envelope. If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. The site is both available and achievable.
08_0136	Southwell	Land at Old Pinfold Cottage, Corkhill Ln, Normanton	Possible off site highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable
08_0337	Southwell	Hillcrest	Not suitable due to environmental constraints. The majority of the site is covered by a Tree Preservation Order. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		No Change - site remains Not Suitable
08_0350	Southwell	Brackenhurst Campus, Nottingham Road	Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat and the setting of the listed building. However not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable
08_0021	Sutton on Trent	Land rear of Holme View 2 Main Street	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Approx		The Main Open Area (MOA) designations were reviewed as part of the Allocations & Development Management DPD Process. No

			5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0028.	Red	further amendments to MOAs will be undertaken as part of the Review. Site Not Suitable	Red
08_0265	Sutton on Trent	Land Off Sternthorpe Close	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues, further information would need to be provided to justify development in this location. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.	Yellow	No Change - site remains May be Suitable	Yellow
08_0358	Sutton on Trent	Land at Rear of 24 Main Street	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0057 and 08_0099.	Red	No Change - site remains Not Suitable	Red
08_0106	Walesby	Land off Retford Road	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location would limit development to a maximum of 50 dwellings off each of Brackendale Drive and Central Avenue. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site	Yellow	There is no longer a Village Envelope for Walesby. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial	Yellow

			is Achievable and it is considered that it could be developed within 5 - 10 years.		Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.	
08_0204	Walesby	Land off Bog Lane	Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		No Change - site remains Not Suitable	
08_0205	Walesby	Land at Retford Road	Possible off site highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.		No Change - site remains Not Suitable	
08_0206	Walesby	Tuxford Road	If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 – 10 years.		There is no longer a Village Envelope for Walesby. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.	
08_0145	Winthorpe	High Leys	If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 – 10 years.		There is no longer a Village Envelope for Norwell. Any development would be assessed against Spatial Policy 3 Rural Areas. If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments.	
08_0344	Winthorpe	Hargon Lane	Potential contamination issues in the locality would need		No Change - site remains Not	

			to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.		Suitable
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### **Sites which remain available from the 2010 Strategic Housing Land Availability Assessment which were not fully assessed**

A large number of sites were submitted as part of the Strategic Housing Land Availability Assessment (SHLAA) which were not fully assessed either because they fell below the size threshold of 0.25 hectares or because they were located within a settlement which had not been prioritised for assessment. In 2014 the local planning authority wrote to the site owners asking them to confirm if they wished to remain on the SHLAA; if no response was received then the site has not been carried forward.

Under the provisions of the Core Strategy Spatial Policy 3 Rural Areas which was adopted in March 2011, development proposals beyond Principal Villages are required to satisfy a number of criteria (location, scale, need, impact and character). A number of communities are concerned that this does not always allow for proposals that support sustainable development. The Issues Paper discussed identifying such communities in an expanded hierarchy.

Whilst these sites will not be individually assessed, their continued availability will be considered as part of the forthcoming work on possible windfall sites which could become available through the Plan period. This list could also be of benefit to people registered on the custom and self-build register looking for sites which may potentially be available for development. If the sites are considered to form part of the main built up area of the village, then they may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments and any proposals submitted are in accordance with the other criteria of the amended Policy.

It should be noted that those sites which lie within the Green Belt will not be considered suitable development. The District Council has made it clear that no further review<sup>3</sup> of the Green Belt boundaries will be undertaken as part of the Plan Review process.

### Averham – Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0301	School Farm	Averham	Site not within a settlement prioritised for Assessment.

### Bathley – Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0026	Plot next to Manor Farm Barns, Main Street	Bathley	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0027	Land between Barley Cottage & Elizabeth House, Main St	Bathley	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0135	The Green	Bathley	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0192	Greenways, Green Lane	Bathley	Site not within a settlement prioritised for Assessment.

### Besthorpe – Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0047	Junction of A1133 and Trent Lane	Besthorpe	Site not within a settlement prioritised for Assessment.
08_0363	Land Adjacent Mill Farm, Sand Lane	Besthorpe	Site not within a settlement prioritised for Assessment.
08_0364	Land Fronting Gainsborough Road and Sand Lane	Besthorpe	Site not within a settlement prioritised for Assessment.

### Bleasby

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0315B	Land at Manor Farm, Station Road	Bleasby	Site below 0.25ha. Not included in study.
08_0388	The Acre, Main Road	Bleasby	Site below 0.25ha. Not included in study.

## Blidworth

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0339	Corner of Main Street and Rockwood Close	Blidworth	Site below 0.25ha. Not included in study.

## Caunton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0250	Land off Deans Close	Caunton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0035	Delamere & Land Adjoining, Norwell Road	Caunton	Site not within a settlement prioritised for Assessment.
08_0216	Land south of Norwell Road	Caunton	Site not within a settlement prioritised for Assessment.
08_0362	Church Farm	Caunton	Site not within a settlement prioritised for Assessment.

## Clipstone

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0251	Land at Eastfield Close	Clipstone	Site below 0.25ha. Not included in study.
08_0252	Land Off Fairholme Close	Clipstone	Site below 0.25ha. Not included in study.
08_0253	Land Off Haven Close	Clipstone	Site below 0.25ha. Not included in study.

## Coddington

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0269	Land at Valley View	Coddington	Site below 0.25ha. Not included in study.

## Collingham

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0013	Homestead, Potterhill Road	Collingham	Site below 0.25ha. Not included in study.
08_0063	148 High Street	Collingham	Site below 0.25ha. Not included in study.
08_0247	Land off Braemer Road	Collingham	Site below 0.25ha. Not included in study.

## Cromwell - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0003	Norwell Lane	Cromwell	Site not within a settlement prioritised for Assessment.
08_0004	Land adjacent to Manor Farm	Cromwell	Site not within a settlement prioritised for Assessment.

## Eakring - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0244	Land Adjacent 15 Triumph Road	Eakring	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0399	Land Adjacent Lynby, Wellow Road	Eakring	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.

### Edingley - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0044	Land Adjacent to Rosebury House, Main Street	Edingley	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0050	Land adjacent to The Homestead, Main Street	Edingley	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0096	Land at Station Road	Edingley	Site not within a settlement prioritised for Assessment.

### Edwinstowe

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0032	Mill Lane	Edwinstowe	Site below 0.25ha. Not included in study.
08_0308	Land at Mill Lane	Edwinstowe	Site below 0.25ha. Not included in study.
08_0334a	Land at Abbey Road	Edwinstowe	Site below 0.25ha. Not included in study.
08_0334b	Land at Abbey Road	Edwinstowe	Site below 0.25ha. Not included in study.

### Egmanton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0212	Land of Weston and Tuxford Road	Egmanton	Site not within a settlement prioritised for Assessment.

## Elston

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0335A	Land at Winston Drive	Elston	Site below 0.25ha. Not included in study.
08_0335B	Land at Carrgate Lane	Elston	Site below 0.25ha. Not included in study.
08_0335C	Land at Carrgate Lane	Elston	Site below 0.25ha. Not included in study.

## Epperstone - Not a settlement prioritised for Assessment in 2010 - Green Belt

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0213	Land off Hagg Lane	Epperstone	
08_0340	Land off Chapel Lane	Epperstone	

## Farndon

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0191	Land to rear of Cross Lane Farmhouse, Cross Lane	Farndon	Site below 0.25ha. Not included in study.
08_0349a	Staveley Court	Farndon	Site below 0.25ha. Not included in study.
08_0349b	Staveley Court	Farndon	Site below 0.25ha. Not included in study.

## Girton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0120	Land next to Sandycroft Farm, New Lane	Girton	Site not within a settlement prioritised for Assessment.

### Gonalston - Not a settlement prioritised for Assessment in 2010 - Green Belt

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0193	Land off Gonalston Lane	Gonalston	Site not within a settlement prioritised for Assessment.

### Harby

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0271	2 areas of land at Wigsley Road	Harby	Site below 0.25ha. Not included in study.
08_0336A	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.
08_0336B	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.
08_0336C	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.

### Hockerton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0073	Avon Cottage, Kirklington Road	Hockerton	Site not within a settlement prioritised for Assessment.
08_0074	Davis Cottages, Caunton Road	Hockerton	Site not within a settlement prioritised for Assessment.
08_0075	Old Rectory Kitchen Garden, Kirklington Road	Hockerton	Site not within a settlement prioritised for Assessment.
08_0076	West of Orchard Lodge, Kirklington Road	Hockerton	Site not within a settlement prioritised for Assessment.
08_0313	Field adjacent to Gables Workshops	Hockerton	Site not within a settlement prioritised for Assessment.

### **Kersall - Not a settlement prioritised for Assessment in 2010**

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0129	Opposite Hill Farm House, Main St	Kersall	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0130	Old Hill at Hopyard, Wood Lane	Kersall	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.

### **Kirklington - Not a settlement prioritised for Assessment in 2010**

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0087	Land Adjacent to Greet House, Southwell Rd	Kirklington	Site not within a settlement prioritised for Assessment.
08_0147	The Old Farm	Kirklington	Site not within a settlement prioritised for Assessment.
08_0276	Land to the South of Little Paddock, School Lane	Kirklington	Site not within a settlement prioritised for Assessment.

### **Kirton - Not a settlement prioritised for Assessment in 2010**

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0254a	Land at Kirton Court (West)	Kirton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0254b	Land at Kirton Court (East)	Kirton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.

### Kneesall - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0122	Old Hall (Garage Hovel), Eakring Road	Kneesall	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0125	Fortune Farm, Main Street	Kneesall	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0126	Old Village Hall (ex School), Main Street	Kneesall	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0123	Land of East Side of School Lane	Kneesall	Site not within a settlement prioritised for Assessment.
08_0124	Old Farm and Main Street Farm Yard	Kneesall	Site not within a settlement prioritised for Assessment.
08_0128	Fields on North Side of A616	Kneesall	Site not within a settlement prioritised for Assessment.

### Laxton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0140	Land north Toad Lane	Laxton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.

### Lowdham

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0268	Land at The Leys, Epperstone Road	Lowdham	Site below 0.25ha. Not included in study.

## Newark

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0025	Land to the rear of 34 Winthorpe Road	Newark	Site below 0.25ha. Not included in study.
08_0328a	Land at Eton Avenue	Newark	Site below 0.25ha. Not included in study.
08_0328b	Eton Avenue	Newark	Site below 0.25ha. Not included in study.
08_0331	Land adj Vale View	Newark	Site below 0.25ha. Not included in study.
08_0333	Land at Winthorpe Road	Newark	Site below 0.25ha. Not included in study.
08_0353	Land Adjacent to Swallow Farm, 43 Farndon Road	Newark	Site below 0.25ha. Not included in study.
08_0354	Land at Swallow Farm, 43 Farndon	Newark	Site below 0.25ha. Not included in study.

## Norwell

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0185	Paddock West of Norwood Woodhouse Road	Norwell	Site below 0.25ha. Not included in study.
08_0262	Land off School Lane,	Norwell	Site below 0.25ha. Not included in study.

## Ollerton & Boughton

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0258	Land at Maid Marian Way	Ollerton & Boughton	Site below 0.25ha. Not included in study.

### Oxton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0237	Land to Rear of Forest Villas, Main Street	Oxton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0240	Land North of Honeyknab Lane	Oxton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0241	Land North of White Gates, Windmill Hill	Oxton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0238	Land South of Elmcroft	Oxton	Site not within a settlement prioritised for Assessment.
08_0239	Land East of Main Street	Oxton	Site not within a settlement prioritised for Assessment.
08_0242	Land North of Walnut Tree House, Main Street,	Oxton	Site not within a settlement prioritised for Assessment.

### Rainworth

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0368	Warsop Lane	Rainworth	Site below 0.25ha. Not included in study.

### Rolleston - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0274	Land at Fiskerton Road	Rolleston	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0208	Swillow Lane	Rolleston	Site not within a settlement prioritised for Assessment.
08_0392	Pear Tree Farm	Rolleston	Site not within a settlement prioritised for Assessment.

### Rufford - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0196	Land Adjacent The Chase/Mulberry House, Maylodge Drive	Rufford	Site not within a settlement prioritised for Assessment.
08_0203	Land South of Maylodge Drive	Rufford	Site not within a settlement prioritised for Assessment.

### South Muskham & Little Carlton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0080	Ashleigh Bungalow, Great North Road	South Muskham	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0329	Forge Close	South Muskham	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0351	South View Farm	Little Carlton	Site not within a settlement prioritised for Assessment.
08_0352	South View Farm	Little Carlton	Site not within a settlement prioritised for Assessment.

### South Scarle - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0403	Land to north of Swinderby Road	South Scarle	Site not within a settlement prioritised for Assessment.

## Southwell

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0040	Holly Cottage, Oxtan Road	Southwell	Site below 0.25ha. Not included in study.
08_0078	Land at Crewe Lane	Southwell	Site below 0.25ha. Not included in study.
08_0341	Coghill Court	Southwell	Site below 0.25ha. Not included in study.
08_0401	95 Lower Kirklington Road	Southwell	Site below 0.25ha. Not included in study.
08_0409	Rose Cottage, Normanton Road	Southwell	Site below 0.25ha. Not included in study.

## Spalford - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0148	Pasadena, Chapel Lane	Spalford	Site not within a settlement prioritised for Assessment.

## Syerston - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0068	Land of Greengate	Syerston	Site not within a settlement prioritised for Assessment.

## Thorney - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0060	West Road	Thorney	Site not within a settlement prioritised for Assessment.
08_0061	Between Lee Nock Farm and the Roost, Brown Hill Lane	Thorney	Site not within a settlement prioritised for Assessment.
08_0062	Plot Farm, Brown Wood Lane	Thorney	Site not within a settlement prioritised for Assessment.
08_0309	Land adjacent former railway line, Bridge Road	Thorney	Site not within a settlement prioritised for Assessment.

### Thurgarton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0288	Rear of Highfield House, Southwell Road	Thurgarton	Site not within a settlement prioritised for Assessment. Site below 0.25ha. Not included in study.
08_0131	The Hollows, Priory Lane	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0132	Checkers, Priory Lane	Thurgarton	Site not within a settlement prioritised for Assessment.

### Upton - Not a settlement prioritised for Assessment in 2010

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0144	Land next to Cauldwell House, Upton Road	Upton	Site not within a settlement prioritised for Assessment

### Walesby

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0256	land at Manor Close	Walesby	Site below 0.25ha. Not included in study.

### Wellow

Ref	Address	Parish	Reason Why Not Fully Assessed
08_0090	land off Newark Road	Wellow	Site below 0.25ha. Not included in study.
08_0091	Land off Newark Road	Wellow	Site not within a settlement prioritised for Assessment.

### Weston - Not a settlement prioritised for Assessment in 2010

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0273	Land at Stud Farm, Old North Road	Weston	Site not within a settlement prioritised for Assessment

### Winkburn - Not a settlement prioritised for Assessment in 2010

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed</b>
08_0098	Two sites at Winkburn village	Winkburn	Site not within a settlement prioritised for Assessment

## Gypsy and Traveller sites

At the time the Council was pursuing a separate Gypsy & Traveller DPD it made a number of calls for sites that yielded some of those set out below. At an early stage in this Plan Review some owners/promoters of sites already within the SHLAA requested consideration of their sites for Gypsy and Traveller pitch allocation. In addition, a site that had temporary permission for Gypsy and Traveller use asked for consideration of permanent occupation. This was subsequently granted permanent planning permission on appeal and therefore was not assessed.

The table below contains a summary of all the sites that were assessed.

SHLAA Ref.	Location
08_0011	Tara Bungalow, Kelham Lane, Newark.
08_0090 & 0091	3 sites in the vicinity of Wellow Road and Newark Road Wellow.
08_00179	Station Road, Collingham.
08_0008	Gravelly Lane, Fiskerton.
08_0009	Shannon site, Wellow Road , Ollerton