

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0001
Site Address	Dale Lane (Land north of)
Parish	Blidworth
Ward	Blidworth
Area (ha)	0.18ha
Housing/Employment/Both:	Housing
Last Updated	November 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is in the Green Belt and is therefore not suitable for residential development. Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but within close proximity to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.18ha Greenfield
Area Character:	Edge of settlement
Setting:	Semi-urban
Current Use:	Agricultural / paddock land
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	No comments provided as land within Green Belt
Topography Constraints:	Slight incline
Contaminated Land:	No comments provided as land within Green Belt
Contamination Category:	n/a
Agricultural Land Quality:	n/a
Site Apparatus:	Trees
Access to Utilities:	Utilities available to neighbouring homes

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Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	n/a
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Possibly
Impact on Existing Recreational Use:	Path adjacent to site
Protected Species/Habitats:	Adjacent to Local Wildlife Site
Tree Preservation Order:	No
Natural Features on Site:	Various green infrastructure
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	The site is available
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

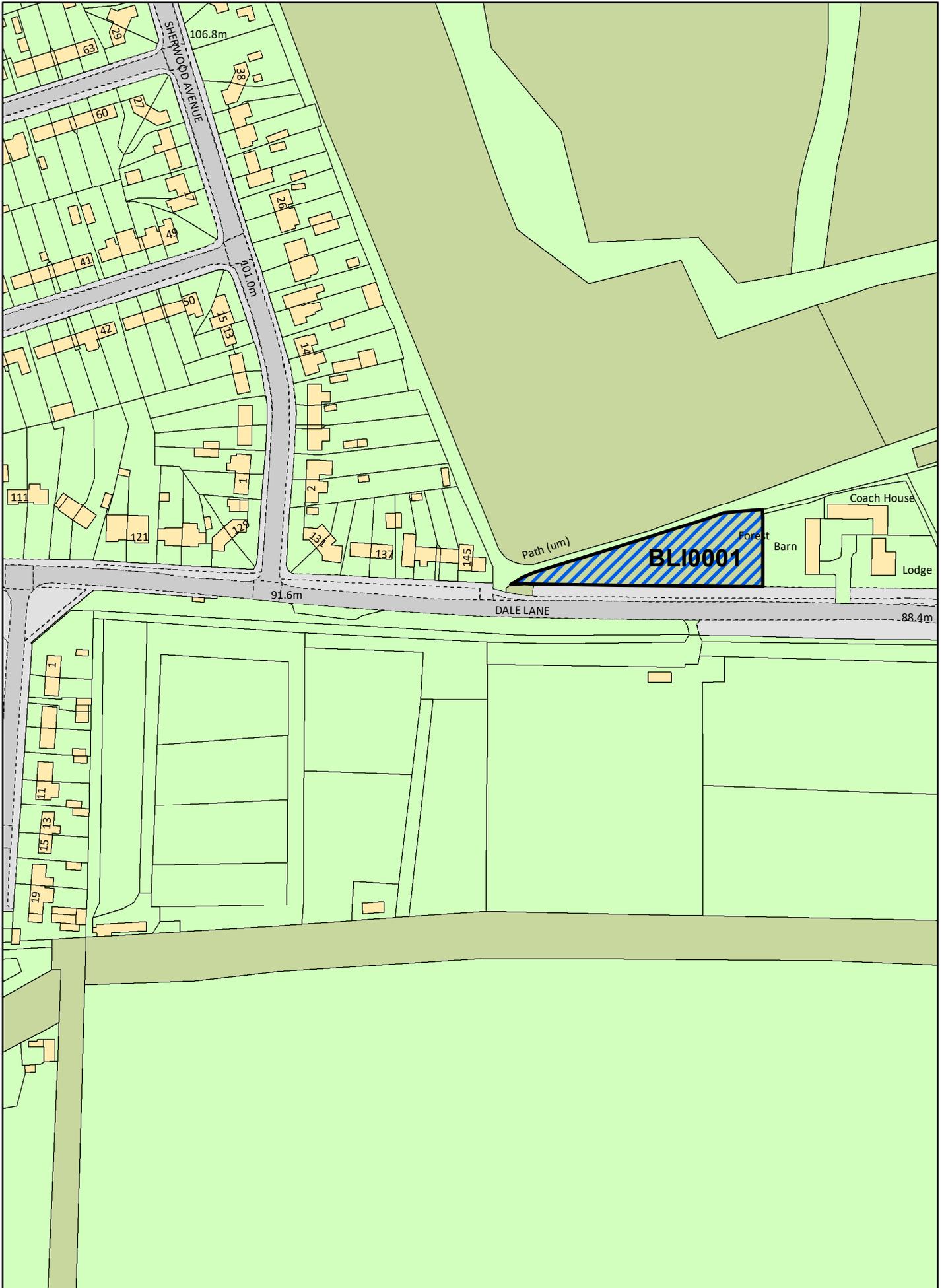
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0020
Site Address	Cross Lane (East of Cottage Farm)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	7.33ha
Housing/Employment/Both:	Housing
Last Updated	July 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
Site is situated in the Green Belt and therefore not suitable for development. Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Separated from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	7.33ha (Greenfield)
Area Character:	Agriculture
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments	1,679m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	No comments provided as land within Green Belt
Topography Constraints:	Land rises from north to south
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)

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Assessment (SHELAA) – Site Assessment Form**

Site Apparatus:	No
Access to Utilities:	Water, Electricity, Sewage
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.14% at low risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Possibly
Impact on Existing Recreational Use:	Blidworth FP5 / Blidworth FP6
Protected Species/Habitats:	Potential species habitat
Tree Preservation Order:	Unknown
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner submitted revised boundaries for this site in July 2019. The residual remains available and was confirmed in 2022.
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

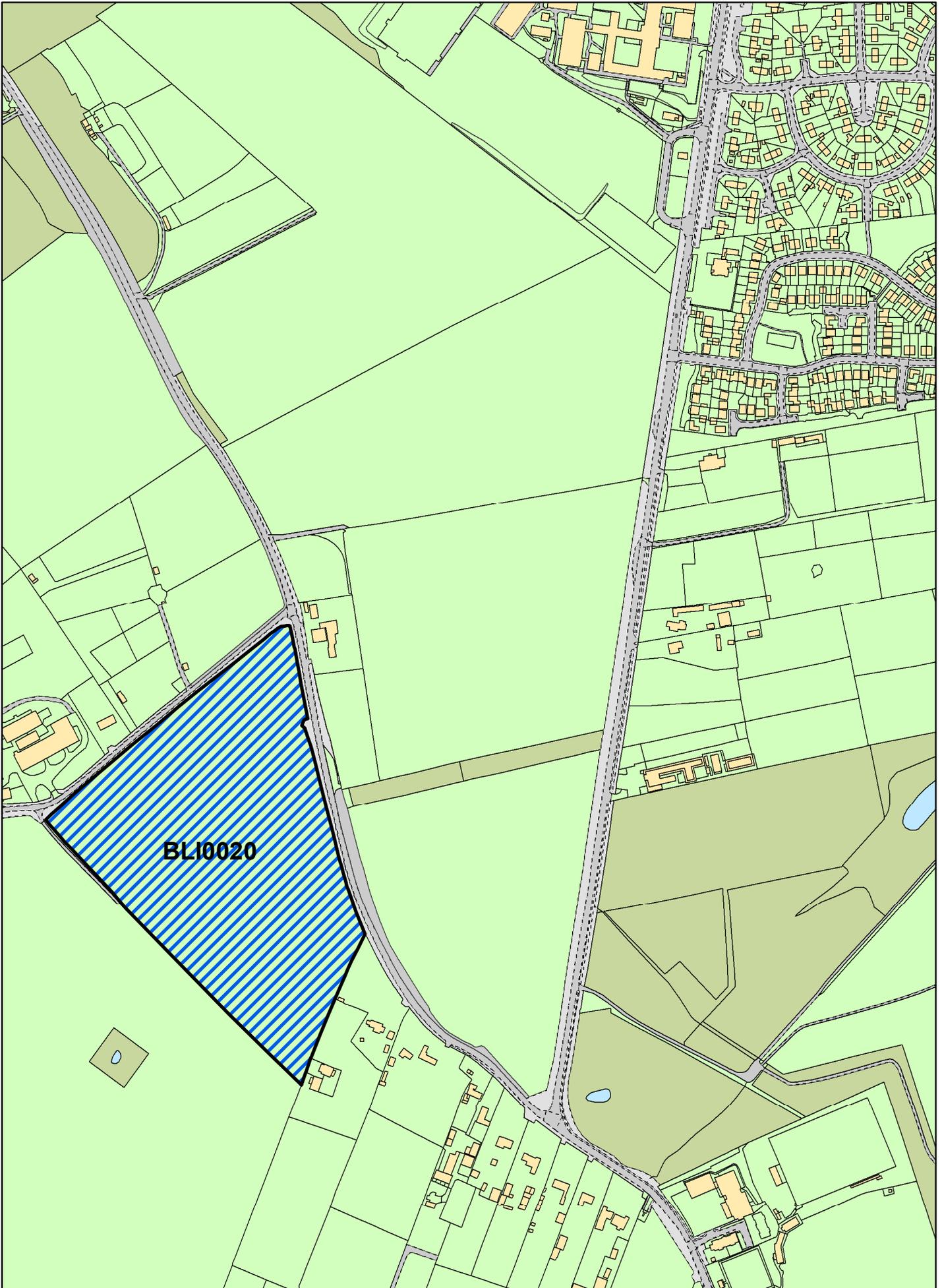
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BIL0021
Site Address	Cross Lane (Cottage Farm)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	2.34ha
Housing/Employment/Both:	Housing
Last Updated	July 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
Site is located within the Green Belt and is therefore not suitable for development. Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.34ha (Greenfield)
Area Character:	Countryside
Setting:	Countryside
Current Use:	Livery Yard
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments	1,283m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	No comments as site within green belt.
Topography Constraints:	Land falls sharply to the north
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	None

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Access to Utilities:	Water and electricity
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	4% at low risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner confirmed availability in 2022.
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

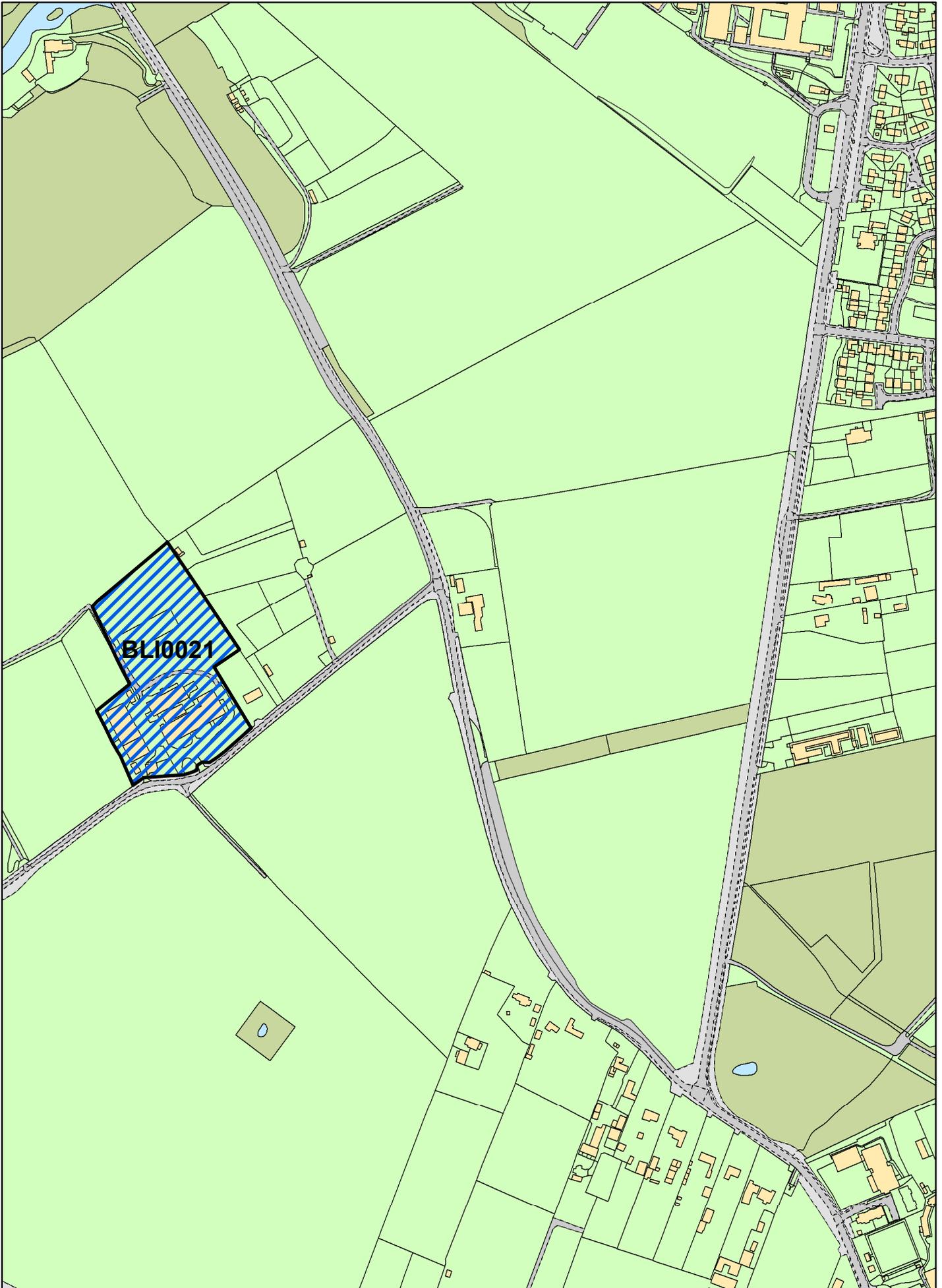
16/91780/FUL – Change of use of 2 farm buildings to equestrian.
 15/01737/FUL – Retrospective ménage

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

Yield: 42



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0083
Site Address	Dale Lane (Land south of [east])
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	2.28ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located in the Green Belt and is therefore not considered suitable for development. The Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent to) village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.28ha (Greenfield)
Area Character:	Countryside / residential
Setting:	Green belt / countryside
Current Use:	Grazing land
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	Yes
Open Space Strategy Comments	1,159m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	None as site is within the Green Belt
Topography Constraints:	Land rises to the south
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	5.15% Grade 3 (Good to Moderate), 94.85% Not Applicable (Non-Agricultural)

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Assessment (SHELAA) – Site Assessment Form**

Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	8% of site at high risk, 19% at medium risk, 30% at low risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Unknown
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Potential Species Habitat
Tree Preservation Order:	Unknown
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner confirmed site is available at June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

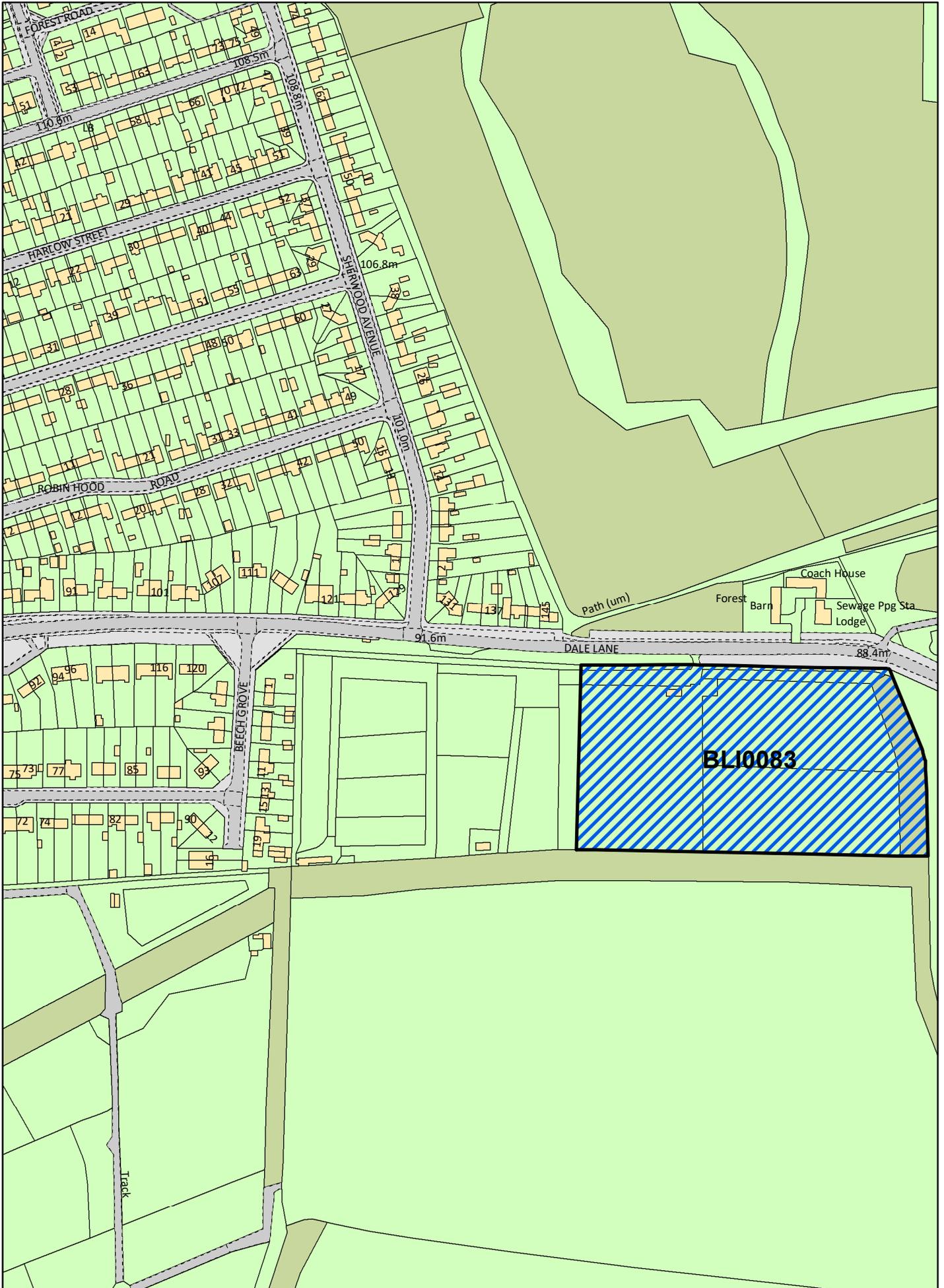
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	BLI0169
Site Address	Dale Lane (Land south of [west]) (BI/Ho/1)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	2.06ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Village (within boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.06ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated (BI/Ho/1)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	434m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	
Contaminated Land:	No

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Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding area
Agricultural Land Quality:	63.70% Grade 3 (Good to Moderate) / 36.3% Non-agricultural
Site Apparatus:	Unknown
Access to Utilities:	Unknown
Neighbour Issues:	Unknown
Flood Zone:	Flood Zone 1
Surface Water Flooding:	4% at high risk, 17% at medium risk, 27% at low risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirmed availability in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

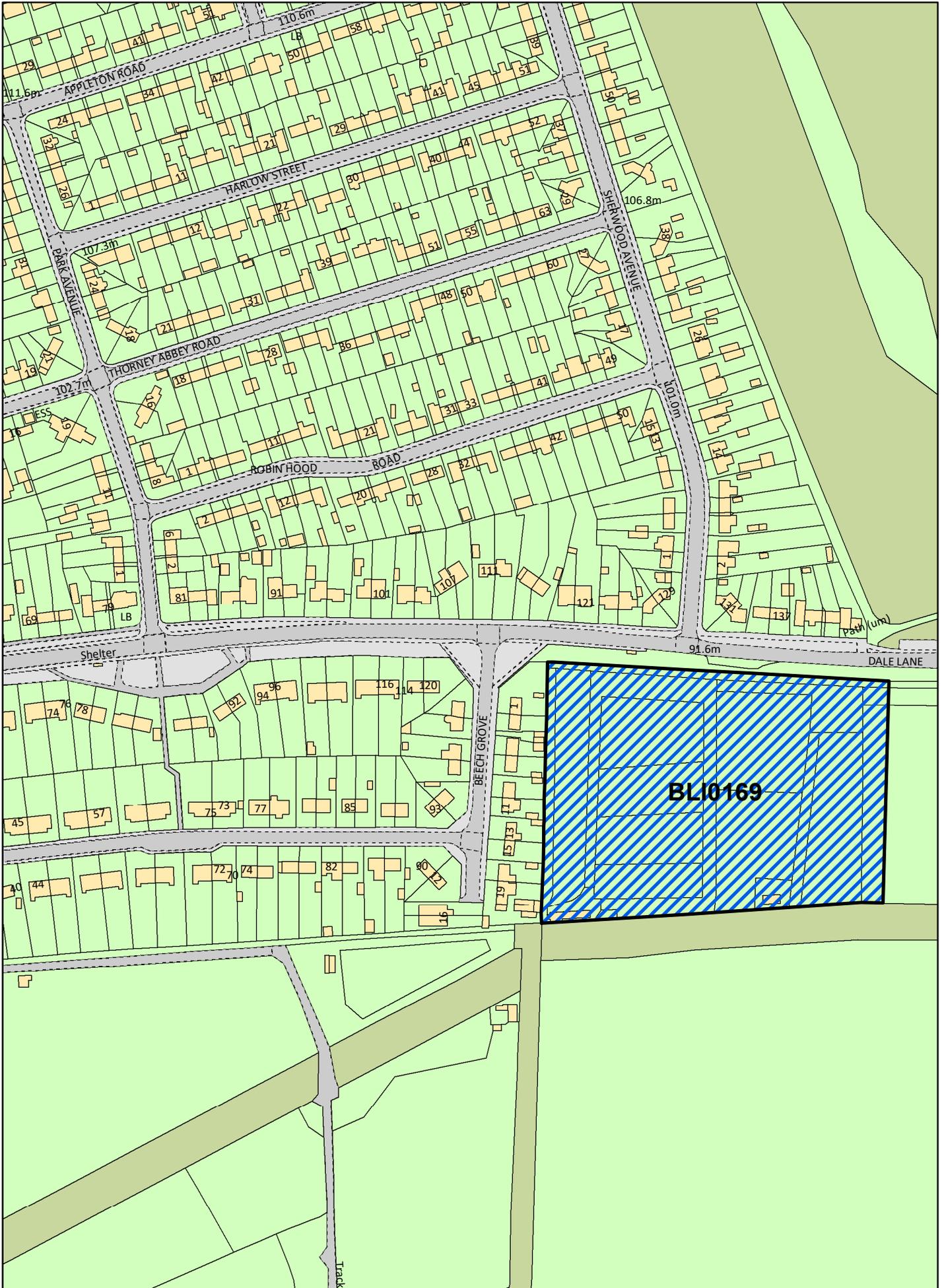
ADDITIONAL COMMENTS

Site was previously known as 08_0178a.

Yield: 55



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0171
Site Address	New Lane (Land south of) (BI/Ho/3)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	3.12ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is allocated for residential development and is currently under construction by Gleeson. The site is both achievable and available.	

SUITABILITY	
Character Land Use Location	
Location:	Village (within boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.12ha (Greenfield)
Area Character:	Agricultural / Residential
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated (BI/Ho/3)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 1km	Employment	Yes
Open Space Strategy Comments	1,700m	Proximity to Transport Node	Over 1km

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

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

	will need to be accompanied by a Transport Assessment and / or Travel Plan.
Topography Constraints:	Undulating
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas.
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	Footpath across site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	8% High Risk, 10% Medium, 13% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	FP1
Protected Species/Habitats:	Potential species habitat
Tree Preservation Order:	TPO N87
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is under construction
Achievability Comment:	Nothing suggests site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was previously known as 08_0604

Full planning permission for 81 dwellings and under construction by Gleeson

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0172
Site Address	Blidworth Industrial Estate (land on) (BI/E/1)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	0.33ha
Housing/Employment/Both:	Employment
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is allocated for employment development and the site is both available and achievable. Any future development would need to address, and if necessary, mitigate against any of the issues identified below.	

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

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School		Secondary School	
GP/Health Centre		Further Education	
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	240m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	No
Contaminated Land:	Yes

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Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	Materials being stored
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	10% at high risk, 20% at medium risk, 26% at low risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Adjacent to LWS (SINC 5/46 – Blidworth Colliery Spoil)
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	The site is allocated and located on existing industrial park
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

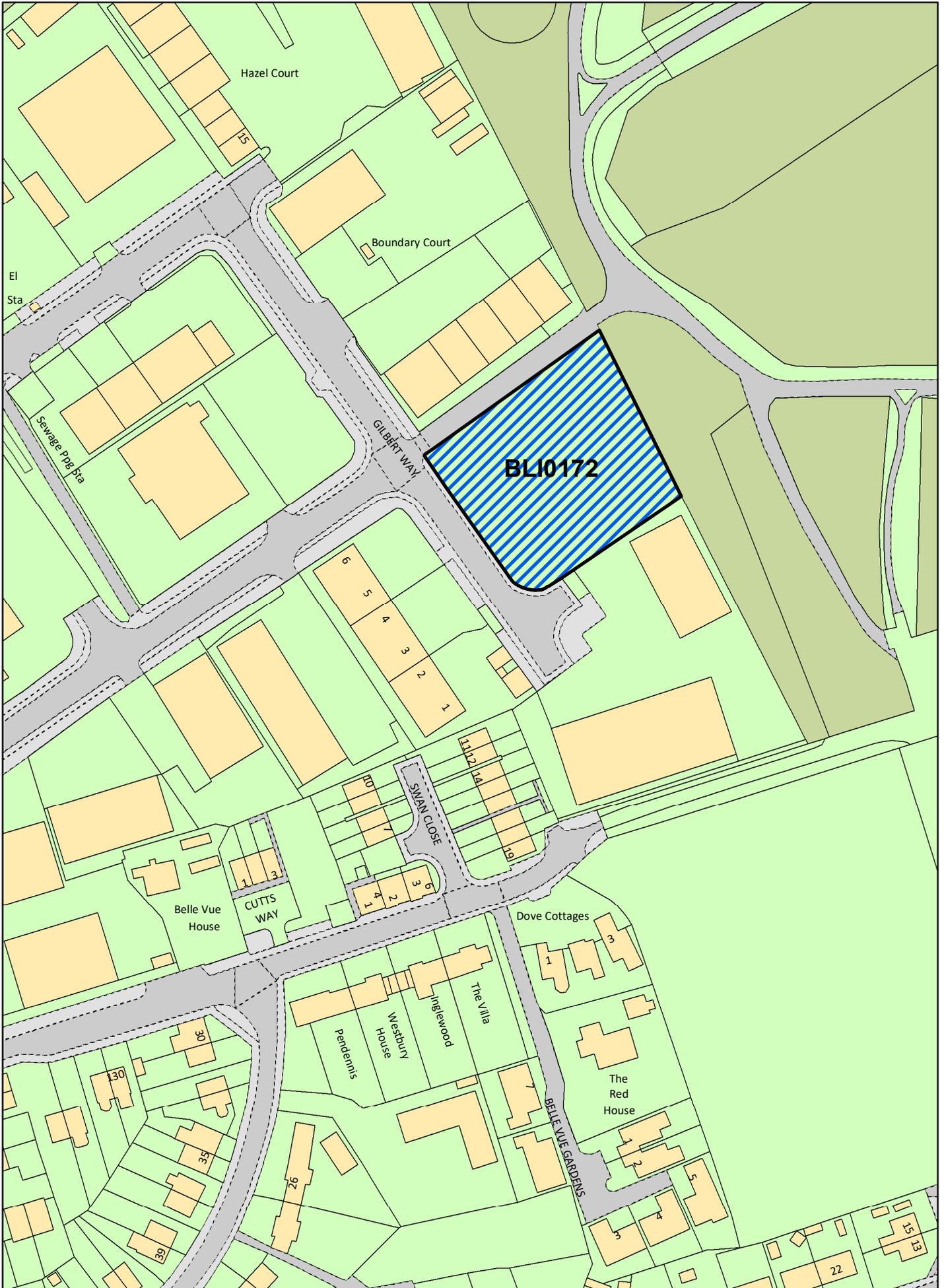
ADDITIONAL COMMENTS

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

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



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	BLI0260
Site Address	Haywood Oaks Lane (Land adjacent to)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	6.99ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located in the Green Belt and is therefore not considered suitable for residential development. The Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjoining boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	6.99ha (Greenfield)
Area Character:	Countryside / village
Setting:	Edge of settlement / Green Belt
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	602m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access from Haywood Oaks Lane would need to conform to the appropriate standards. Transport Assessment required.
Topography Constraints:	Yes, steep slope down to north
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate) / N/A (Non Agricultural)

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Site Apparatus:	Unknown
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	Unknown
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land availability confirmed in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

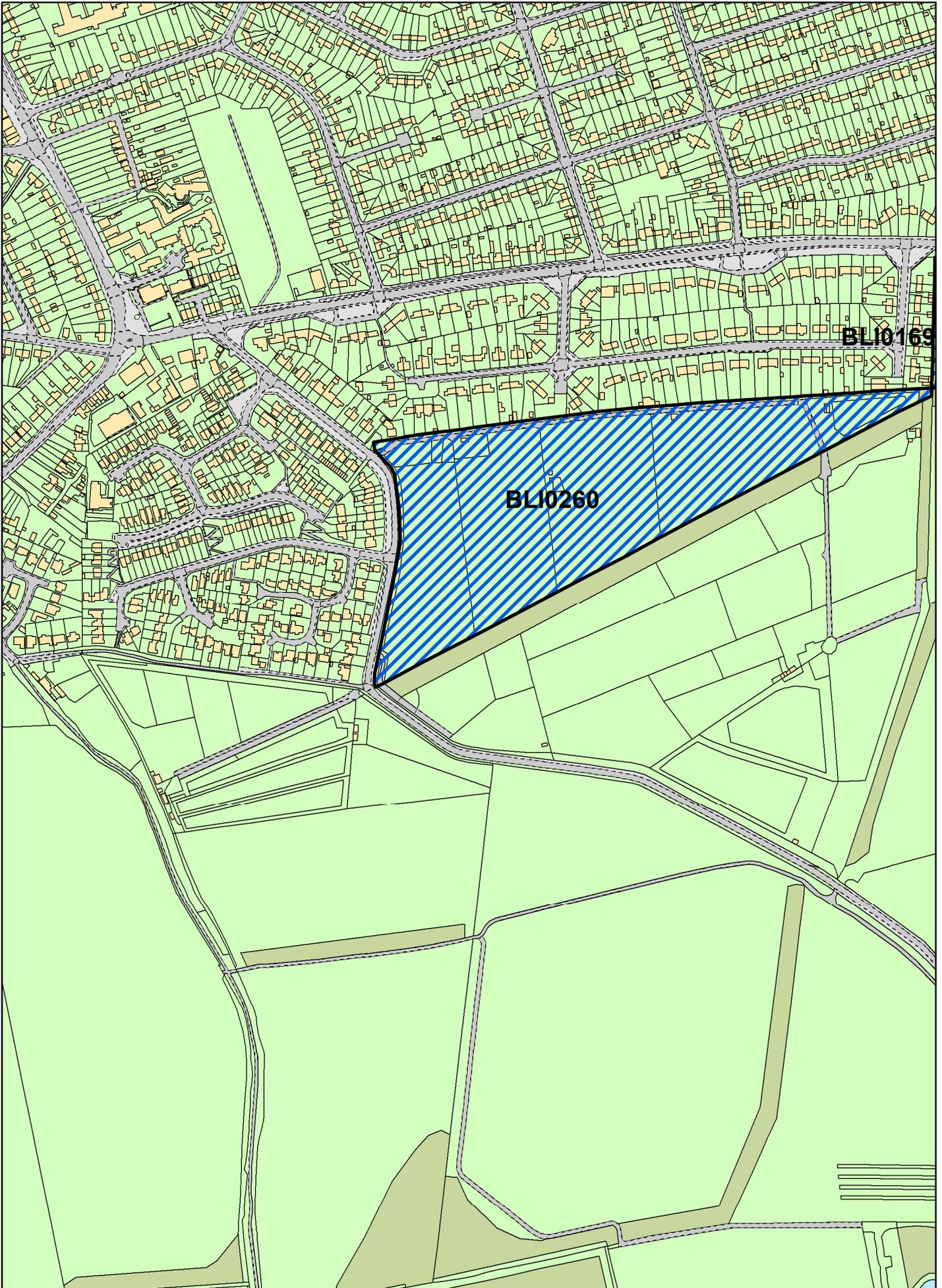
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site formerly known as 08_0178b



Strategic Housing and Employment Land Availability Assessment 2023



Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	BLI0268
Site Address	Dale Lane (land at)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	2.01ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located in the Green Belt and is therefore not considered suitable for residential development. The Plan Review does not propose to review the Green Belt boundary.	

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

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	6m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout to be provided to standard. Traffic Statement required. Proposal would be acceptable to the Highway Authority subject to conditions.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Apparatus:	None
Access to Utilities:	Water, Gas, Electricity and Sewage
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Allotments
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Allotments
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land availability confirmed in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site put forward by the landowner as a potential land swap to replace the allotments BI/Ho/4. The Issues Paper proposes to deallocate that site since the Parish Council, as landowner, has decided not to sell. Even if the Parish Council were minded to do a land swap, any application would have to demonstrate that the provisions of SP8 could be met.

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



Strategic Housing and Employment Land Availability Assessment 2023

