

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

Site Reference	EDW0005
Site Address	Ollerton Road (Blackhills Farm)
Parish	Edwinstowe
Ward	Edwinstowe & Clipstone
Area (ha)	4.55ha
Housing/Employment/Both:	Employment
Last Updated	June 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site lies within open countryside, close to the urban boundary and therefore may be suitable for development if the settlement boundaries are ever changed as part of future Development Plan proposals. Possible contamination issues would need to be investigated and mitigated if necessary. Proximity to ShAP4 will provide additional access to services in the future.	

SUITABILITY	
Character Land Use Location	
Location:	Close to settlement boundary (across road from ShAP4)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.55ha (Greenfield)
Area Character:	Rural / residential
Setting:	Sherwood Forest / Rural
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	Yes
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:	There appears ample site frontage to achieve a suitable access, but it is likely to require a ghost island right turn, if not for capacity, for highway safety. It is likely that at least part of the layby to the east would have to be removed. Transport Assessment / Travel Plan may be required.
Topography Constraints:	None

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Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Unknown
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Footpath along western perimeter of site
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Adjacent to Non-Designated Heritage Asset
Conservation Comments:	
<p>Blackhills Farm is a historic farmstead that is considered to comply with the Council’s Criteria for identifying non-designated heritage assets. The age of the farmhouse and associated barns and their composite architectural form represents a good example of post-Enclosure estate style farmsteads, with group value and historic association with Thoresby Estate. Blackhills Cottages to the north also comply with the Criteria and contribute to the setting and significance of the farmstead.</p> <p>Commercial/industrial development on the land adjacent to these heritage assets could have an impact. The potential loss of open aspect and farm setting could be detrimental to their relative significance for example. However, it is acknowledged that the openness of fields to the south would ensure that setting was retained to some extent. It is also acknowledged that the redevelopment of the colliery site to the north has set a precedent for large-scale development. Green landscaping and a strong buffer might assist mitigate impact</p>	

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site confirmed as available in June 2023
Achievability Comment:	No evidence suggests 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	

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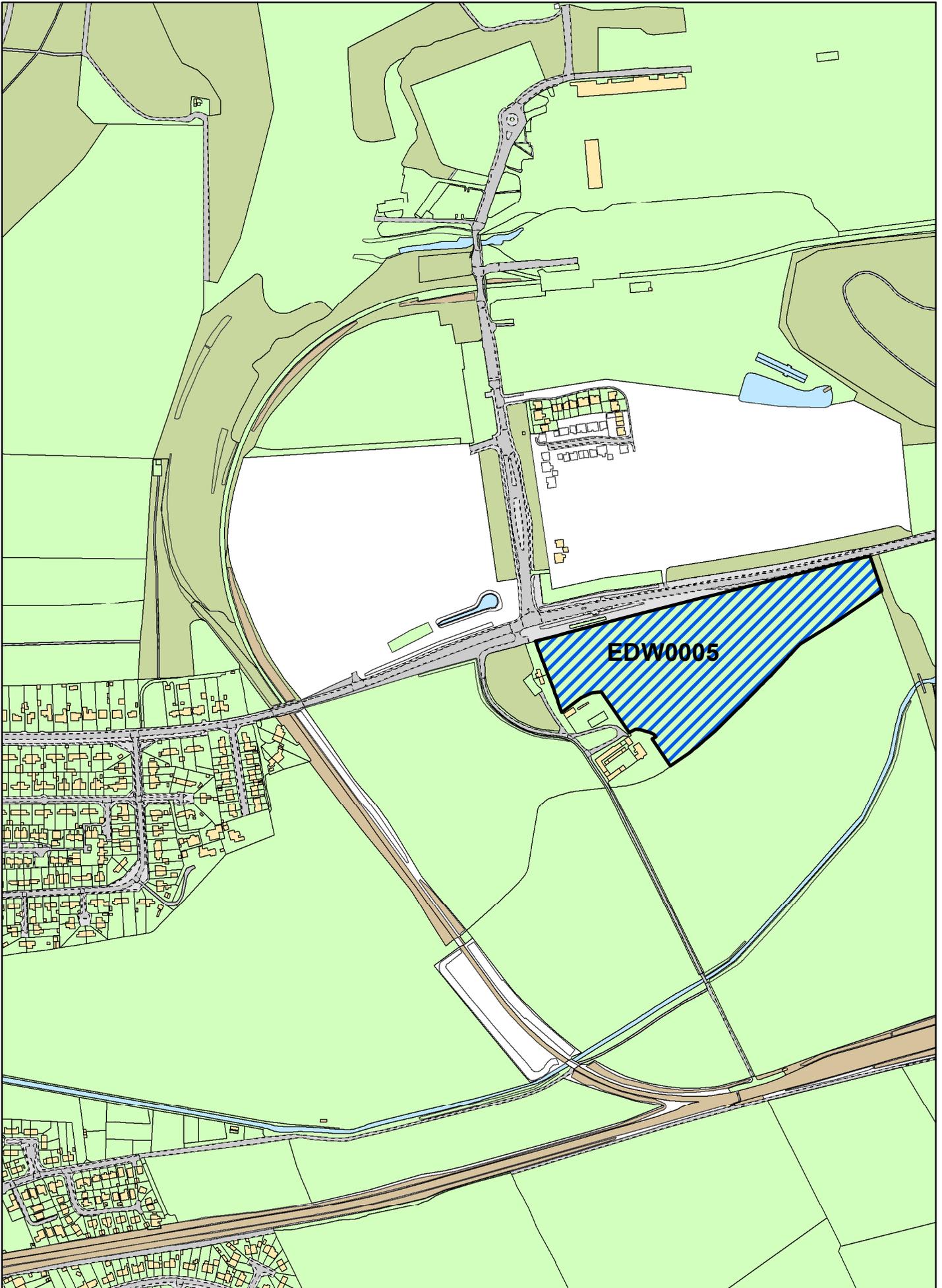
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Suitable for employment uses, specifically Class E(g) (i-iii), B2 or B8



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	EDW0059
Site Address	ShAP4 – Former Thoresby Colliery
Parish	Edwinstowe
Ward	Edwinstowe & Clipstone
Area (ha)	176.09ha
Housing/Employment/Both:	Mixed Use SUE
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is allocated for development under ShAP4 and is currently under construction.	

SUITABILITY	
Character Land Use Location	
Location:	Inside village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	176.09ha (Greenfield)
Area Character:	Rural / Former Industrial / Residential
Setting:	Sherwood Forest / Rural
Current Use:	Former Colliery / Coal Mine
Policy	
Current Policy Status:	Site allocated (ShAP4)
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	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access approved through planning permission.
Topography Constraints:	Spoil tips provide hill features in an otherwise fairly flat undulating topography.
Contaminated Land:	Yes
Contamination Category:	Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	13.87% Grade 3 (Good to Moderate), 86.13% Non-Agricultural

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Site Apparatus:	Numerous former colliery buildings, many of which have been demolished.
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 2% Medium Risk and 6% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Sherwood Forest ancient woodlands is adjacent to site although not proposed development area
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	Adjacent to Conservation Area
Heritage Assets (Designated & Non-Designated)	Edwinstowe Hall is within 100m

SUITABILITY CONCLUSION:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site under construction and remains available.
Achievability Comment:	No evidence to suggest the site is not 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 known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

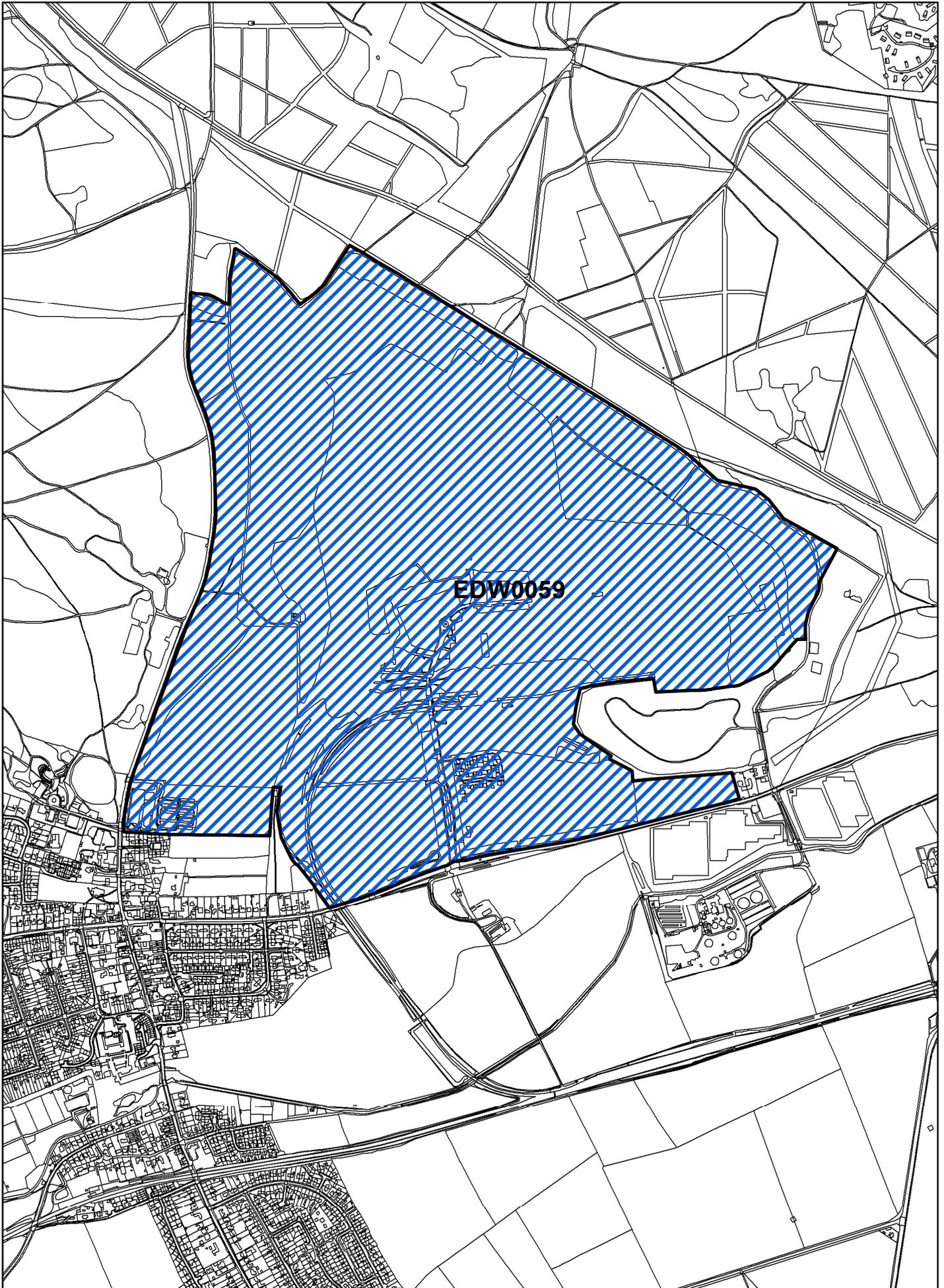
ADDITIONAL COMMENTS

Site benefits from 16/02173/OUTM for up to 800 dwellings and various reserved matters applications.

Yield: 800



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Site Reference	EDW0065
Site Address	Ollerton Road, Land north of
Parish	Edwinstowe
Ward	Edwinstowe & Clipstone
Area (ha)	1.43ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site would not be achievable.
OVERALL CONCLUSION:	
The site has benefit of Reserved Matters approval for 28 dwellings and is currently under construction. The site is both available and achievable.	

SUITABILITY	
Character Land Use Location	
Location:	Within village envelope
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Residential
Setting:	Sherwood Forest
Current Use:	Grassland / Bracken / Amenity Land
Policy	
Current Policy Status:	Site benefits from Reserved Matters Approval
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		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Reserved Matters approval
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)
Site Apparatus:	None

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Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	2% High Risk, 7% Medium Risk, 15% Low Risk
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site under construction which confirms availability
Achievability Comment:	Site has Reserved Matters approval
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

Formerly 08_0116. Site benefits from reserved matters approval for 28 dwellings (18/00822/RMAM) and is under construction.

Yield: 28 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	EDW0160
Site Address	Mansfield Road (North of) (Ed/Ho/2)
Parish	Edwinstowe
Ward	Edwinstowe & Clipstone
Area (ha)	1.71ha
Housing/Employment/Both:	Housing
Last Updated	June 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. The site lies within an area of former coal mining activity. Any development in this area needs to demonstrate that the development will be safe and stable, taking full account of former coal mining activities. The site has outline planning permission under 21/02094/OUTM. However, a reserved matters application was withdrawn in 2023.

SUITABILITY	
Character Land Use Location	
Location:	Within village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.71ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Edge of settlement
Current Use:	Agricultural
Policy	
Current Policy Status:	Allocated (ED/Ho/2)
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	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		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.

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Topography Constraints:	Some land level differences / gradual rising landform
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding area
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% Low Risk
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land remains available at 2023
Achievability Comment:	Nothing suggests site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site consists of part of the former 08_0138

Yield: 50 dwellings



Strategic Housing and Employment Land Availability Assessment 2023

