

## **Blidworth Parish**

- 5.29** Within Blidworth Parish, 18 sites have been through the full Assessment process. 9 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.30** 1 site is considered suitable for development and could provide for approximately 21 dwelling units.
- 5.31** 8 sites may be considered suitable for development and could provide for approximately 501 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.32** The following sites within the parish of Bilsthorpe have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

### **Sites not Considered Suitable**

- 08\_0005
- 08\_0007
- 08\_0066
- 08\_0152
- 08\_0186
- 08\_0211
- 08\_0465
- 08\_0604
- 08\_0605

### **Sites which are Considered Suitable**

- 08\_0464

### **Sites which may be Considered Suitable**

- 08\_0038
- 08\_0178a
- 08\_0178b
- 08\_0303
- 08\_0462
- 08\_0463
- 08\_0602
- 08\_0603

**5.33** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. The exception to this is site 08\_0279 which is a duplicate of 08\_0186.

- 08\_0279- 2 Clay Bank Villas, Fishpool Road
- 08\_0339- Corner of Main Street and Rockwood Close
- 08\_0361- Land to Rear of 29 Main Street

**5.34** However, the information provided will be used in developing the new detailed planning policies for this area.

**Site Ref:** The Epicentre, Mansfield Road, Blidworth

**08\_0005**

**Area(ha):** 0.25

**Parish:** BLIDWORTH

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information supplied: Developer has shown interest in the site. Number of dwellings approx 12. Available within 5 years

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

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.

**Overall Final Conclusion:**

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.

**Character Land Use Location** The site may be suitable

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** PDL

**Area Character:** Mixed

**Area Greenfield:**

**Setting:** Green Belt

**Area PDL:** 0.25

**Current Use:** Vacant Land

**Proposed Use:**

**Policy** The site may be suitable

**AllocatedSite:** Green Belt

**Other:** FS8-11 Green Belt Greenwood Community Forest

**Conflicting Issues** Yes Green Belt

**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13309m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 175m

**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** Comments: May be difficult to access due to the vertical alignment of Mansfield Road. Could be included as part of site 08\_0602.

**Topography Constraints:** No Slope down to NE (tarmac)

**Access to Utilities?** Yes

**Contaminated Land?:** No

**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref:** The Epicentre, Mansfield Road, Blidworth

**08\_0005**

**Area(ha):** 0.25

**Parish:** BLIDWORTH

**Proposed Yield :**

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** site office on land

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site may be suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/Habitats:** Yes Abuts Tippings Wood LNR. Indirect impacts might occur.

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information supplied: Developer has shown interest in the site. Number of dwellings approx 12. Available within 5 years

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

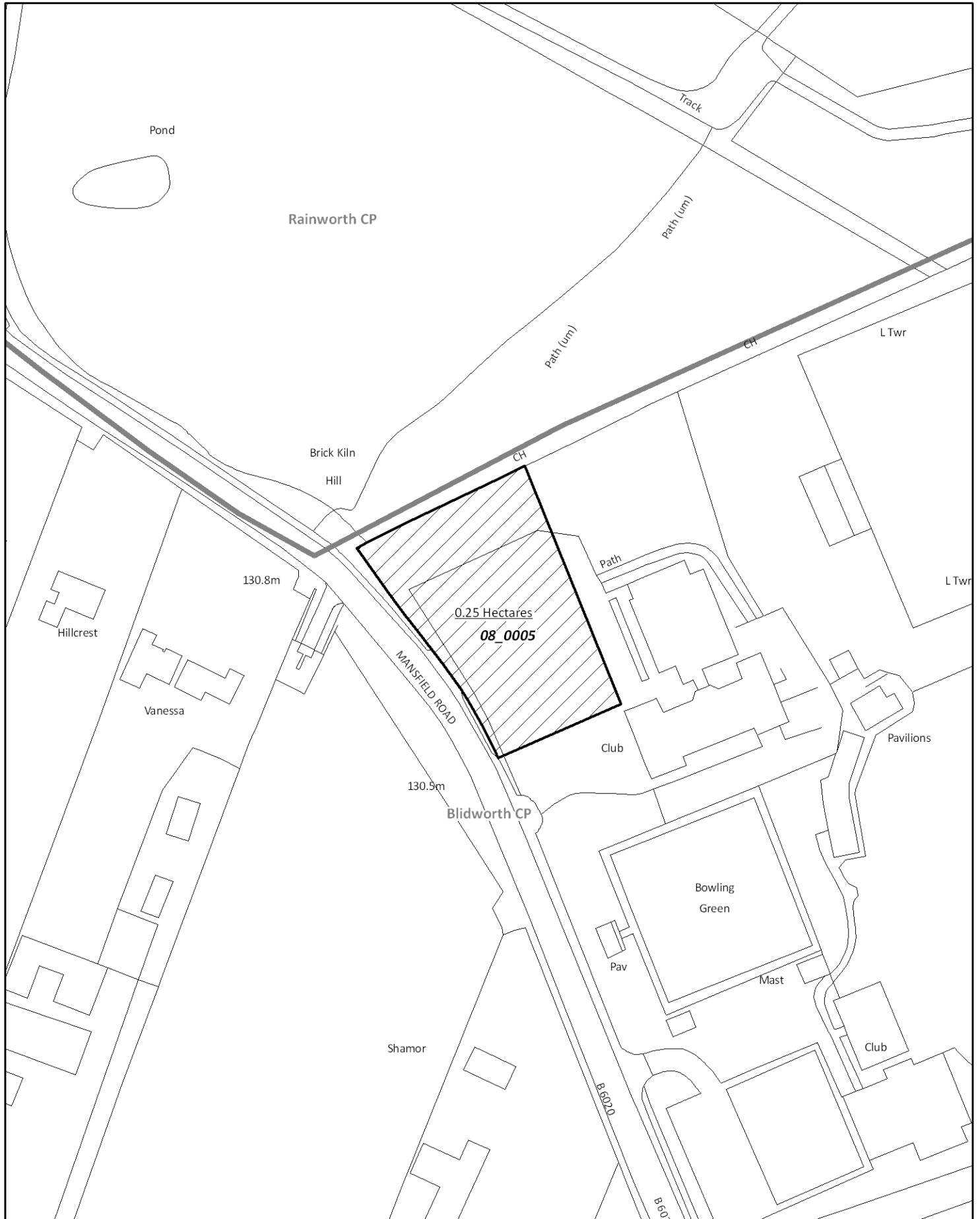
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Adjacent to site 08\_0602.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Off New Lane, Blidworth**

**08\_0007**

**Area(ha): 2.51**

**Parish: BLIDWORTH**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside

**Area Greenfield:** 2.51

**Setting:** Green Belt

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

**Policy The site may be suitable**

**AllocatedSite:** Green Belt FS8-11 Green Belt;

**Other:** Within MLA, Outside Village Envelope, Sherwood Forest Special Landscape Area, adjacent to Conservation Area, within Greenwood Community Forest

**Conflicting Issues** Yes Green Belt

**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** No **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13078m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 118m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Off site Highway works and Traffic Assessment required. Narrow country lane with no pedestrian facility in this vicinity. Comprehensive dev of this size of site would likely generate highway safety issues on New Lane.

**Topography Constraints:** No Slopes to South then rises again

**Access to Utilities?** Yes

**Contaminated Land?:** No As per Submission Form

**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** Yes

**Site Ref: Off New Lane, Blidworth**

**08\_0007**

**Area(ha): 2.51**

**Parish: BLIDWORTH**

**Proposed Yield :**

**SFRA Comments:** SFRA Ref 9: Identified as being in Flood Zone 1 and suitable for all types of development

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**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No Potential for impact on views into and out of the Conservation Area

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Path borders western side of site.

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

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## **Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** Yes Restrictive covenant no detail provided.

**Legal Comments:** Restrictive covenant no detail provided.

**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:**

[illegible]

Date:	08/03/2010
Scale:	1:2,500

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**Site Ref:** Allotments, Dale Lane, Blidworth

**08\_0038**

**Area(ha):** 1.61

**Parish:** BLIDWORTH

**Proposed Yield :** 45

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:**

Information Supplied: Developer has shown interest in the site. Site could be available within 5 years.

The site has not been submitted by the owners or their representatives therefore it is unclear when or if the site will become available.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No. of dwellings 45.

**Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Recreation Policy designation is changed through the Development Plan process following assessment of allotment land provision, this site could be considered suitable subject to appropriate mitigation works. The site has not been submitted by the owners or their representatives therefore it is unclear when or if the site will become available. The site is Achievable and could be Available within 5-10 years time.

**Overall Final Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Recreation Policy designation is changed through the Development Plan process following assessment of allotment land provision, this site could be considered suitable subject to appropriate mitigation works. The site has not been submitted by the owners or their representatives therefore it is unclear when or if the site will become available. The site is Achievable and could be Available within 5-10 years time.

**Character Land Use Location** The site is suitable

**Location:** Village (within boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Mixed open space within settlement

**Area Greenfield:** 1.61

**Setting:** Village

**Area PDL:**

**Current Use:** Allotments/Other

**Proposed Use:**

**Policy** The site may be suitable

**Allocated Site:** Open Space Within village envelope

**Other:** R2 Existing Open Space

**Conflicting Issues** Yes Open Space

**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12486m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpace Standards:** Within 400m of publicly accessible green space

**GreenSpace Strategy Comments:** 6m

**Physical Constraints** The site may be suitable

**Site Ref:** Allotments, Dale Lane, Blidworth

**08\_0038**

**Area(ha):** 1.61

**Parish:** BLIDWORTH

**Proposed Yield :** 45

**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

**Access to Utilities?** Yes

**Contaminated Land?:** Yes

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

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site may be suitable

**Impact on views:** No

**Natural Features:** Yes Allotments

**Impact on existing Recreational Use:** Yes Allotments

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site may be suitable

## Availability and Achievability

**Availability Conclusions:** The site could be available in 10 - 15 years time

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

**Availability Comments:** Information Supplied: Developer has shown interest in the site. Site could be available within 5 years.  
The site has not been submitted by the owners or their representatives therefore it is unclear when or if the site will become available.

**Achievability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No. of dwellings 45.

**Ownership Constraints** No ownership constraints 0-5 years Not submitted by the owner or owners representative. Currently used as allotments.

**Ownership Comments:** Not submitted by the owner or owners representative. Currently used as allotments.

**Legal Issues:** Yes Currently used as allotments.

**Legal Comments:** Currently used as allotments.

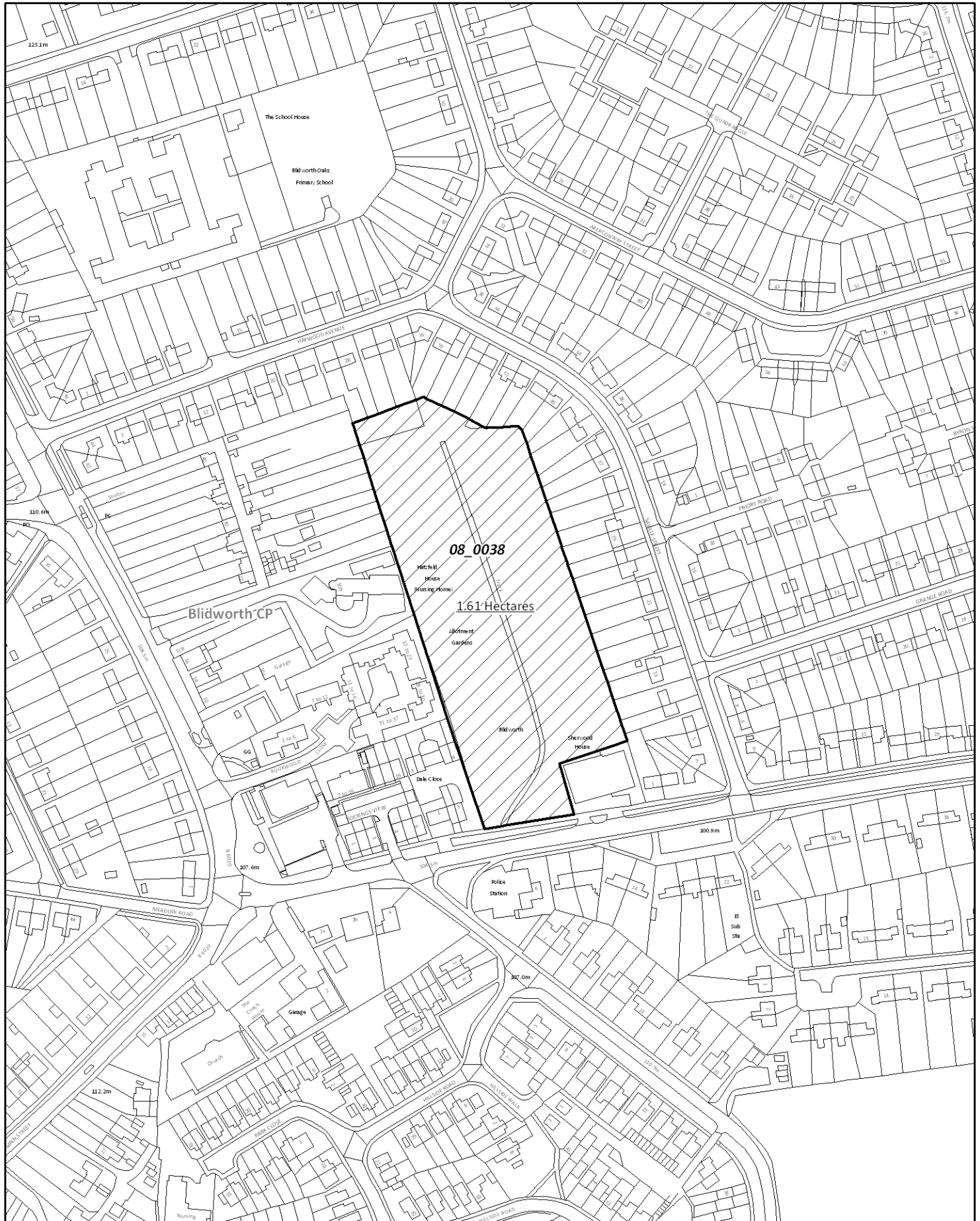
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No. of dwellings 45.

**Additional Comments:**

# Strategic Housing Land Availability Assessment 2010



**Site Ref: New Lane**

**08\_0066**

**Area(ha): 1.70**

**Parish: BLIDWORTH**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: Developer has shown an interest in the site. Site available within 5 years.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Potential contamination issues in the locality 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.

**Overall Final Conclusion:**

Potential contamination issues in the locality 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.

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside

**Area Greenfield:** 1.7

**Setting:** Green Belt

**Area PDL:**

**Current Use:** Set aside Vacant Land

**Proposed Use:**

**Policy The site may be suitable**

**AllocatedSite:** Green Belt The site is within a smoke control order area

**Other:** FS8-11 Green Belt NE8 Mature Landscape Area, NE9 Sherwood Forest Special Landscape Area NE23 Greenwood Community Forest PU4 Aquifer Protection Zone

**Conflicting Issues** Yes Green Belt

**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** No **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13094m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 180m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Offsite highway works and Traffic Statement required. Linear site that may struggle to provide adequate visibility onto Mansfield Rd. Off site works would be needed in order to provide an adequate pedestrian link to the village centre.

**Topography Constraints:** Yes Slopes down to the east, 'undulating'

**Access to Utilities?** Yes From neighbouring housing estate

**Contaminated Land?:** Maybe

**Site Ref:** New Lane

**08\_0066**

**Area(ha):** 1.70

**Parish:** BLIDWORTH

**Proposed Yield :**

**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** Yes

**SFRA Comments:** Entire site within flood zone 1 should be suitable for all types of development

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: Developer has shown an interest in the site. Site available within 5 years.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years Multiple owners- 6 relatives

**Ownership Comments:** Multiple owners- 6 relatives

**Legal Issues:** No

**Legal Comments:**

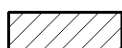
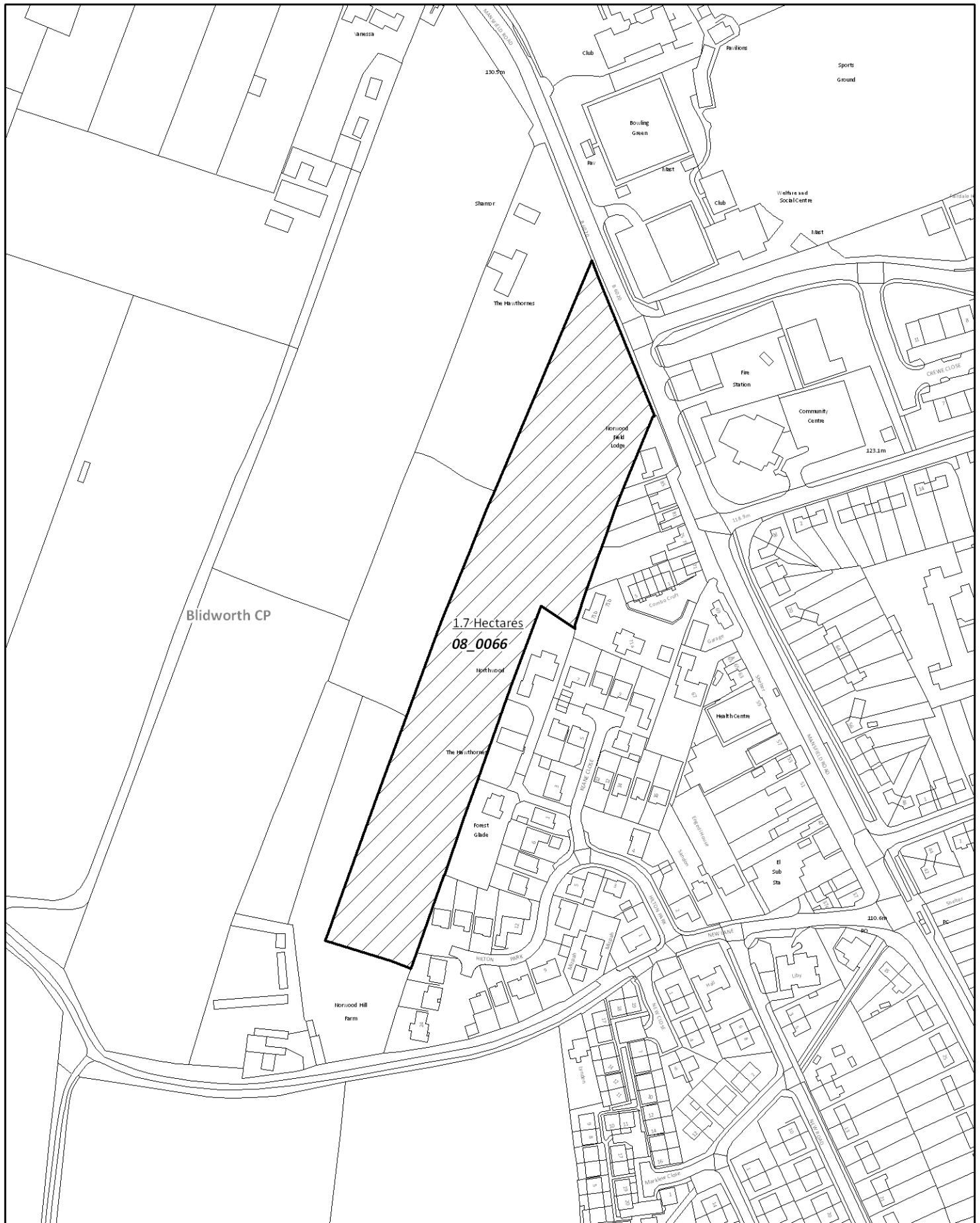
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Adjacent to SHLAA site 08\_0152.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: The Hawthornes, Mansfield Road****08\_0152****Area(ha): 0.96****Parish: BLIDWORTH****Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**

Information Suuplied: Developer has shown interest in the site, number and types of dwellings 8 no 4 bed houses / bungalows in phase 1 and 10 no 2 bed entry level bungalows with disabled / aged design considerations in phase 2. All to be constructed to latest eco considerations and renewable energy facilities. Available within 5 years

**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site is not appropriate for development in isolation. However, this site is adjacent to another site, which may be considered suitable for development. See Site 08\_0066.

**Overall Final Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site is not appropriate for development in isolation. However, this site is adjacent to another site, which may be considered suitable for development. See Site 08\_0066.

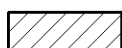
**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Green Belt**Area PDL:** 0.96**Current Use:** garden to houseResidential**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Nottingham Green Belt, NE8 Mature Landscape Area, PU4 Aquifer Protection, NE23 Greenwood CF, NE9 Sherwood Forest SLA**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 13135m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 179m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to required standard. Off site highway work and a Traffic Assessment required. Narrow frontage onto Mansfield Rd may restrict visibility also there is no pedestrian facility to this side of the road.



**Site Ref: The Hawthornes, Mansfield Road****08\_0152****Area(ha):** 0.96**Parish:** BLIDWORTH**Proposed Yield :****Topography Constraints:** No slopes down to south**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** within floodrisk zone 1 and all forms of development should be suitable.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Suuplied: Developer has shown interest in the site, number and types of dwellings 8 no 4 bed houses / bungalows in phase 1 and 10 no 2 bed entry level bungalows with disabled / aged design considerations in phase 2. All to be constructed to latest eco considerations and renewable energy facilities. Available within 5 years**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** SHLAA sites 08\_0066, 08\_0465 border this site to the east and south.



# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land adj Dale Lane****08\_0178a** Area(ha): 1.90

Parish: BLIDWORTH

Proposed Yield : 54

<b>Suitability Conclusion</b>	The site may be suitable
<b>Availability Conclusions:</b>	The site could be available in 5 - 10 years time
<b>Availability Comments:</b>	Information Supplied: 'Potential for family housing and affordable housing. Site could accommodate a minimum of 60 dwellings based on PPS 3.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
<b>Achievability Conclusion:</b>	The site is economically viable/acheivable for housing
<b>Achievability Comments:</b>	Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 54.
<b>Overall Draft Conclusion:</b>	<b>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 both Available and Achievable.</b>
<b>Overall Final Conclusion:</b>	<b>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.</b>

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.9**Setting:** Green Belt Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-11 Green Belt; NE9 Sherwood Forest Special Landscape Area; PU4 Aquifer Protection Zone; NE23 Greenwood Comm Forest**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 12165m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 602m**Physical Constraints The site is suitable****Highway Engineers Comments:** Access from Dale Lane would need to conform to the appropriate standards. Transport Assessment required.**Topography Constraints:** Yes Rise to South**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref:** Land adj Dale Lane

**08\_0178a** Area(ha): 1.90 Parish: BLIDWORTH

**Proposed Yield :** 54

**Agricultural Land Quality:** Grade 3 (Good-moderate)  
Part Grade 3/Part non  
Agricultural

**Site Apparatus:** No

**Neighbour Issues:** None

**Identified in SFRA:** Yes

**Site within a flood zone?:** In Floodzone 1

**SFRA Comments:** Flood Zone 1 suitable for all forms of development

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site may be suitable

## Availability and Achievability

**Availability Conclusions:** The site could be available in 5 - 10 years time

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

**Availability Comments:** Information Supplied: 'Potential for family housing and affordable housing. Site could accommodate a minimum of 60 dwellings based on PPS 3.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 54.

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

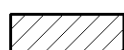
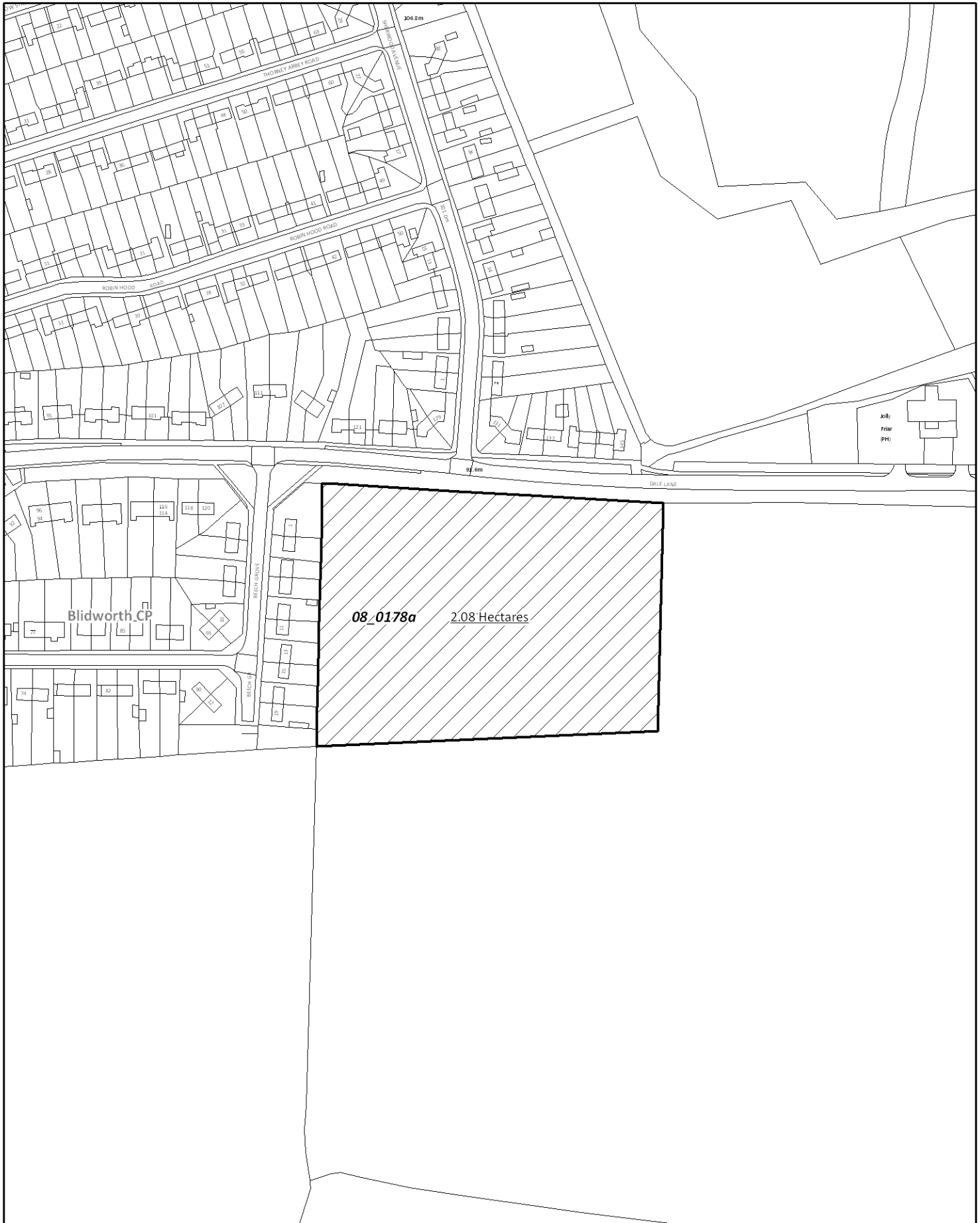
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 54.

**Additional Comments:** Site lies within an area of a Smoke Control Order

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land adj Haywood Oaks Lane****08\_0178b** Area(ha): 7.60

Parish: BLIDWORTH

Proposed Yield : 160

<b>Suitability Conclusion</b>	The site may be suitable
<b>Availability Conclusions:</b>	The site could be available in 5 - 10 years time
<b>Availability Comments:</b>	Information Supplied: Potential for family housing, affordable housing and other mixed uses if appropriate. Density appropriate in the region of 30-35dph. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
<b>Achievability Conclusion:</b>	The site is economically viable/acheivable for housing
<b>Achievability Comments:</b>	Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 160.
<b>Overall Draft Conclusion:</b>	<b>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 both Available and Achievable.</b>
<b>Overall Final Conclusion:</b>	<b>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.</b>

**Character Land Use Location The site may be suitable**

<b>Location:</b> Village (outside but adjoining Boundary)	<b>PDL/Greenfield:</b> Greenfield
<b>Area Character:</b> CountrysideVillage	<b>Area Greenfield:</b> 7.6
<b>Setting:</b> Green Belt Village	<b>Area PDL:</b>
<b>Current Use:</b> Agriculture	<b>Proposed Use:</b>

**Policy The site may be suitable**

<b>AllocatedSite:</b> Green Belt	<b>Other:</b> FS8-11 Green Belt; NE9 Sherwood Forest Special Landscape Area; PU4 Aquifer Protection Zone; NE23 Greenwood Comm Forest
----------------------------------	--

**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
<b>Primary school:</b> No	<b>Bus stop:</b> Yes			<b>Secondary school:</b> Yes	<b>Retail Area:</b> Yes		
<b>GP/ Health Centre:</b> No	<b>Cash Machine/PO:</b> Yes			<b>Further Education:</b> Yes	<b>Hospital:</b> No		
<b>Store of Local Importance:</b>				<b>Supermarket:</b> No	<b>Employment:</b> Yes		

<b>Proximity to Town centre:</b> Over 1km from a town centre Southwell Town Centre 12165m	<b>Proximity Transport Node:</b> Over 1km from a major public transport node
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**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 602m**Physical Constraints The site is suitable****Highway Engineers Comments:** Access from Haywood Oaks Lane would need to conform to the appropriate standards. Transport Assessment required.

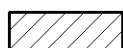
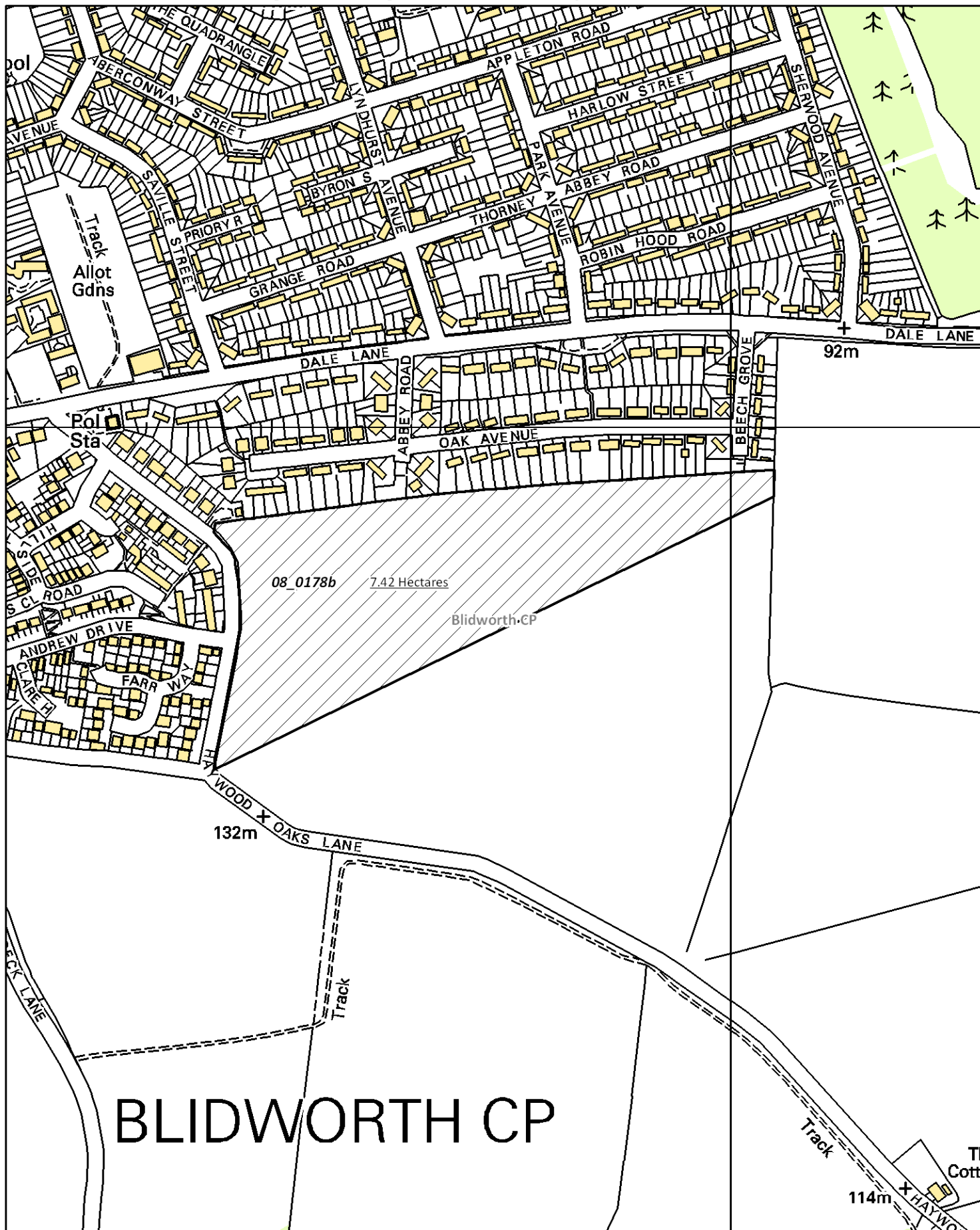
<b>Topography Constraints:</b> Yes Steep slope down to north	<b>Access to Utilities?</b> Yes	<b>Contaminated Land?:</b> No
<b>Contamination Category:</b> C-Potentially contaminative usage is yet to be identified at the site or surrounding areas		

**Site Ref: Land adj Haywood Oaks Lane****08\_0178b** Area(ha): 7.60 Parish: BLIDWORTH**Proposed Yield :** 160**Agricultural Land Quality:** Grade 3 (Good-moderate)  
Part Grade 3/Part non  
Agricultural**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood  
zone?:**

In Floodzone 1

**SFRA Comments:** Flood Zone 1 suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing  
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/  
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Potential for family housing, affordable housing and other mixed uses if appropriate. Density appropriate in the region of 30-35dph.' Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 160.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 160.**Additional Comments:**

# Strategic Housing Land Availability Assessment 2010





**Site Ref: 2 Clay Bank Villas, Fishpool Road**

**08\_0186**

**Area(ha): 0.29**

**Parish: BLIDWORTH**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information provided: 6 dwellings (inc. 1 conversion) detailed in submission. Site available within 5 years.

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

**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.**

**Overall Final Conclusion:**

**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.**

**Character Land Use Location The site may be suitable**

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** PDL

**Area Character:** CountrysideVillage

**Area Greenfield:**

**Setting:** Green Belt

**Area PDL:** 0.29

**Current Use:** Residential

**Proposed Use:**

**Policy The site may be suitable**

**AllocatedSite:** Green Belt Also with Conservation Area Policies C1-C5, C12, C15 to C18.

**Other:** FS8-11 Green Belt; NE8 Mature Landscape Area; NE9 Sherwood Forest Special Landscape Area;PU4 Aquifer Protection Zone; NE23 Greenwood Comm forest

**Conflicting Issues** Yes Green Belt

**Access to Services The site may be suitable**

**Within 800m or 10 mins walking**

**Primary school:** No **Bus stop:** Yes

**GP/ Health Centre:** No **Cash Machine/PO:** No

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** Yes **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13564m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 232m

**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** Visibility to be provided to standard. Visibility would be an issue from this site given the horizontal and vertical alignment of Fishpool Rd. It is doubtful if an acceptable means of access could be achieved to serve this site.

**Topography Constraints:** No Slopes down to south

**Access to Utilities?** Yes

**Contaminated Land?:** No

**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas



**Site Ref:** 2 Clay Bank Villas, Fishpool Road

**08\_0186**

**Area(ha):** 0.29

**Parish:** BLIDWORTH

**Proposed Yield :**

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:**

**Neighbour Issues:**

**Site within a flood zone?:**

In Floodzone 1

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is not suitable

**Impact on views:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape.

**Natural Features:** No

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** Yes

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information provided: 6 dwellings (inc. 1 conversion) detailed in submission. Site available within 5 years.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

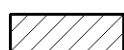
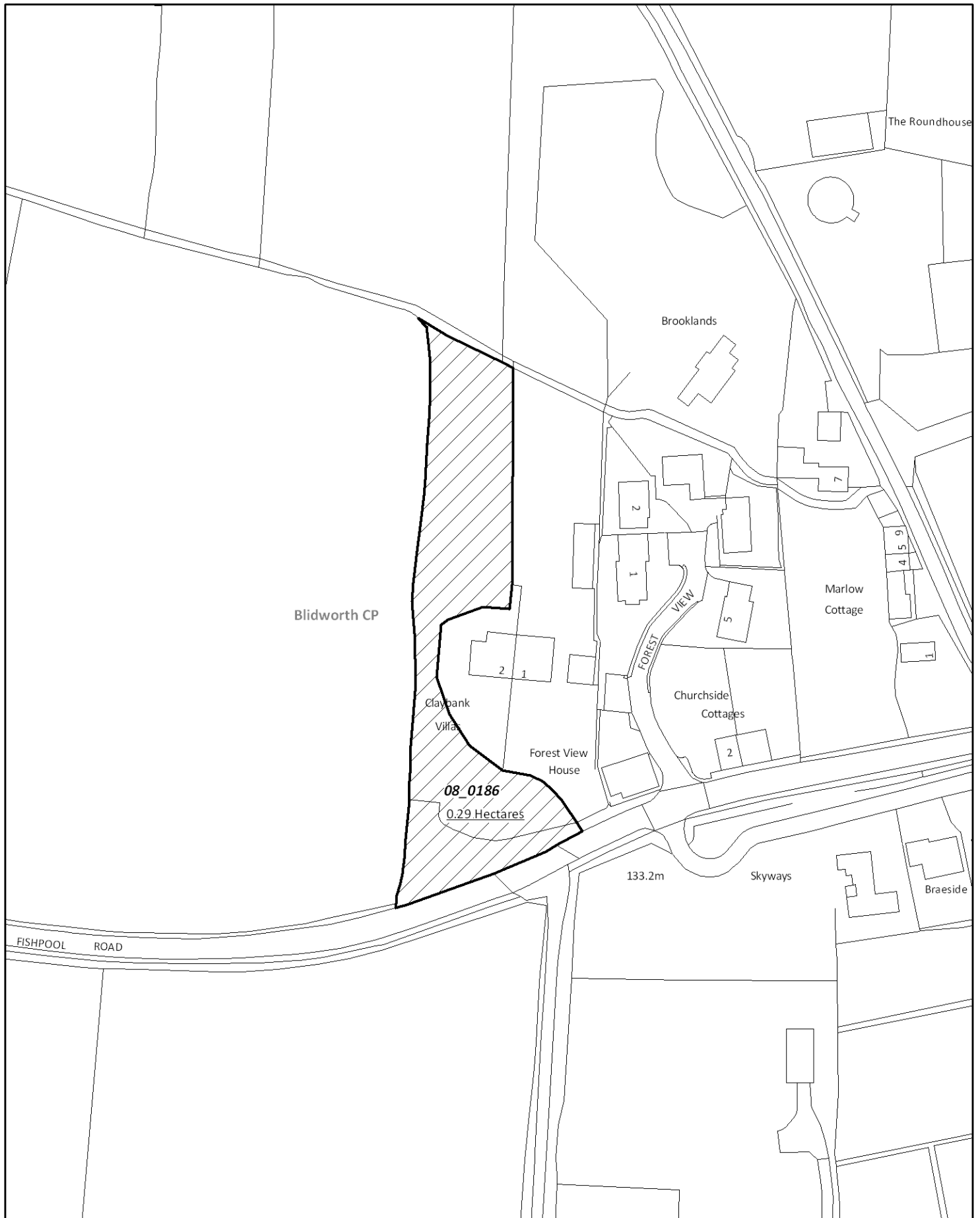
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

**Additional Comments:** Identical site to 08\_0279.

# Strategic Housing Land Availability Assessment 2010



**Site Ref: Land off Ricket Lane****08\_0211****Area(ha):** 0.35**Parish:** BLIDWORTH**Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:**

Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Would logically be developed in association with adjoining land and will be subject to an amendment to the village envelope boundary as shown on the enclosed plan. Available within 5 years.

**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.35**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Green Belt**Other:** Nottinghamshire Green Belt, NE8- Mature Landscape Area, PU4- Aquifer Protection Zone, NE23- GCF, NE9- SFSLA**Conflicting Issues** Yes Green Belt**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 13694m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 374m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility to be provided to standard. Narrow site on a bend on Rickett lane it is unlikely that an access with adequate visibility could be accommodated without third party land.**Topography Constraints:** Yes Steep slope to South**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref: Land off Ricket Lane****08\_0211****Area(ha):** 0.35**Parish:** BLIDWORTH**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on boundary of site**Impact on existing Recreational Use:** Yes Blidworth FP11**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:**

**Availability Comments:** Information Supplied: In answer to the question concerning number/type of dwellings, the respondent states: Would logically be developed in association with adjoining land and will be subject to an amendment to the village envelope boundary as shown on the enclosed plan. Available within 5 years.

**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

**Additional Comments:** Adjacent to SHLAA sites 08\_0462 and 08\_0605. Submission states site would be logically developed with adjacent land.

08\_0211  
0.35 Hectares

Blidworth CP

Red Gate Farm

The Ringholls

The Roundhouse

Hillop House

Hillop Farm

Brooklands

Churchside Cottages

Forest View House

Claybank Villa

Rock Cott

Rock Terrace

St Mary of the Purification

Cross (remains of)

Path (un)

R101 ROAD

135.2m



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**Site Ref: Land to north of Kirks Croft, Fishpool Road****08\_0303****Area(ha): 1.74****Parish: BLIDWORTH****Proposed Yield : 49****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information provided: Approximately 50 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 49.

**Overall Draft Conclusion:**

**Topography constraint. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Green Belt 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.**

**Overall Final Conclusion:**

**Topography constraint. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Green Belt Boundary 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.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside village**Area Greenfield:** 1.74**Setting:** Green Belt village**Area PDL:****Current Use:** Horse Grazing Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Green Belt With area of smoke control order**Other:** FS8-11 Greenbelt, C1-C5, C12, C15-C18 Con Areas NE9 Sherwood Forest Special Landscape Area, NE8 MLA, NE23 Greenwood Community Forest, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13142m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 97m**Physical Constraints The site is suitable**

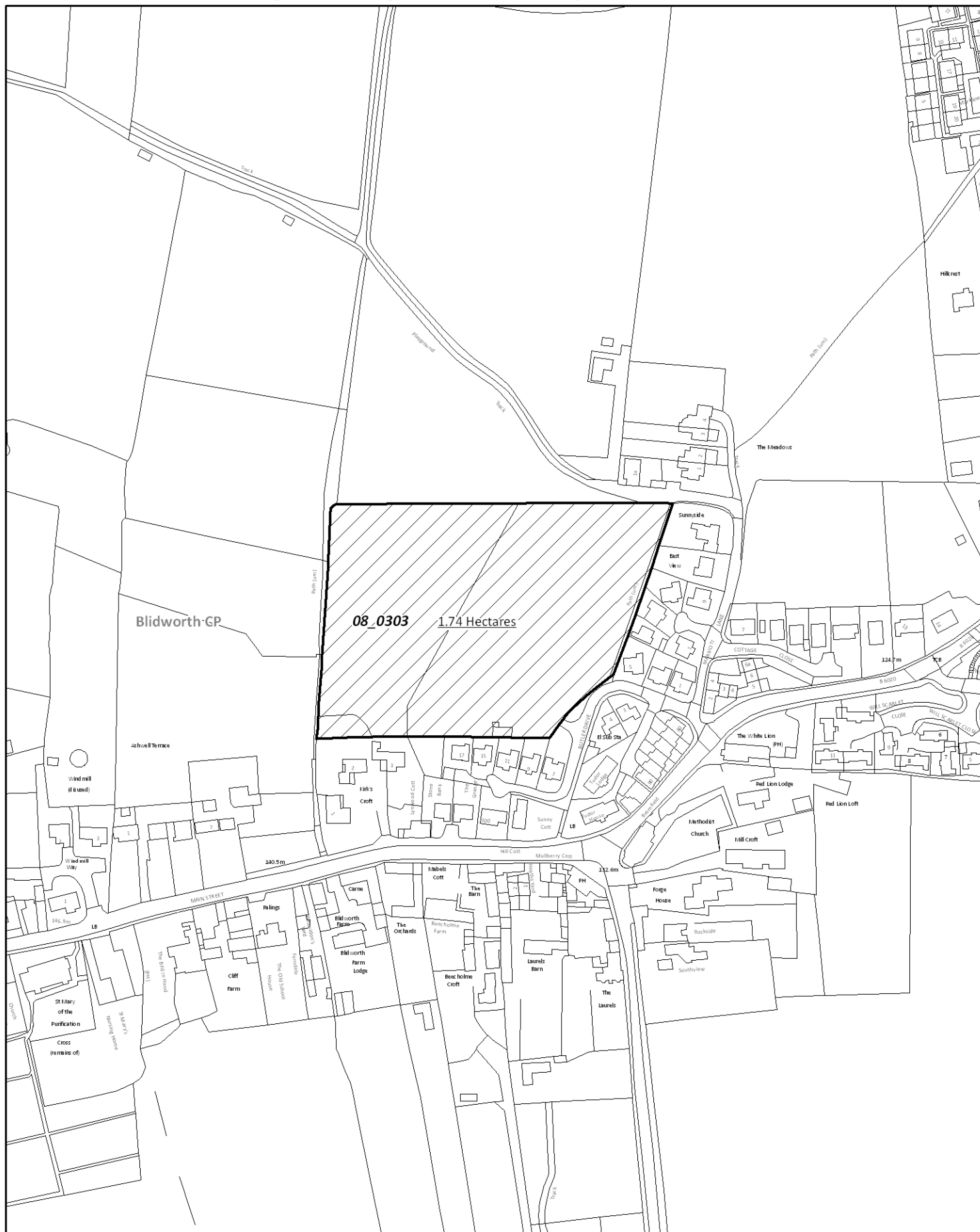
**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Butler Drive is a cul-de-sac therefore the number of units that could be developed on this site would be restricted in accordance with the

**Site Ref: Land to north of Kirks Croft, Fishpool Road****08\_0303****Area(ha):** 1.74**Parish:** BLIDWORTH**Proposed Yield :** 49

current guidelines.

**Topography** Yes steep slope  
**Constraints:** to north east**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** No**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood zone 1 suitable for all forms of development**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes Neutral - Potential development should complement the scale, landform and pattern of the landscape/Minor adverse – Potential development may not quite fit into the landform and scale of the landscape.**Natural Features:** No**Impact on existing Recreational Use:** Yes paths around site. Blidworth FP1**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Approximately 50 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 49.**Ownership Constraints** No ownership constraints 0-5 years Land is within 2 ownerships**Ownership Comments:** Land is within 2 ownerships**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 49.**Additional Comments:**

# Strategic Housing Land Availability Assessment 2010



**08\_0303 - Land To North Of Kirks Croft, Fishpool Road, Blidworth**

Date: 08/03/2010

Scale: 1:2,500

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**Site Ref: Brooklands, Ricket Lane****08\_0462****Area(ha): 1.15****Parish: BLIDWORTH****Proposed Yield : 31****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH with 5% site reduction to reflect on-site trees. 6% on-site POS requirement. POS commuted sum also required. No of dwellings 31.

**Overall Draft Conclusion:**

**Possible off site highways mitigation works may be required. If the Green Belt Boundary 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 10- 15 years.**

**Overall Final Conclusion:**

**Possible off site highways mitigation works may be required. If the Green Belt Boundary 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 10- 15 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Countryside, Residential**Area Greenfield:** 0.95**Setting:** Green Belt Countryside, Residential**Area PDL:** 0.2**Current Use:** agricultural, domestic dwelling and garden Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, H13 Housing in Large Villages, C1-C5, C12, C15-C18 CA's, PU4 Aquifer protection Zone, NE1 Development in the Countryside, NE8 MLA's, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest**Conflicting Issues** Yes Greenbelt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13597m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 290m**Physical Constraints The site may be suitable****Highway Engineers Comments:** The site is located on a narrow country lane which provides for no pedestrian facility. In view of this, comprehensive development of this site, would likely have highway safety issues.

**Site Ref: Brooklands, Ricket Lane****08\_0462****Area(ha): 1.15****Parish: BLIDWORTH****Proposed Yield : 31****Topography Constraints:** No**Access to Utilities?** Unknown**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-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Rights of way 167/11/1 Blidworth FP11 (w to S Boundary) Rights of way 167/4/1 Blidworth FP4 Adj. Eastern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 5% site reduction to reflect on-site trees. 6% on-site POS requirement. POS commuted sum also required. No of dwellings 31.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 5% site reduction to reflect on-site trees. 6% on-site POS requirement. POS commuted sum also required. No of dwellings 31.**Additional Comments:** Most of the site is outside but adjoining the village envelope, a small area is within the village envelope.  
Mining Area - Smoke Control Zone  
SHLAA Sites 08\_0186, 08\_0211 and 08\_0279 adjoin the site.  
Parish Council Comments: Concerns regarding natural springs in this area

[illegible]

Date:	08/03/2010
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**Site Ref: Land off Field Lane****08\_0463****Area(ha):** 1.98**Parish:** BLIDWORTH**Proposed Yield :** 56**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 56.

**Overall Draft Conclusion:**

**Possible off site highways mitigation works may be required. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable in all other respects/ subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**

**Overall Final Conclusion:**

**Possible off site highways mitigation works may be required. If the Green Belt Boundary designation is changed through the Development Plan process, this site could be considered suitable in all other respects/ subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside, residential**Area Greenfield:** 1.98**Setting:** Green Belt Countryside, residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Green Belt

**Other:** FS8-FS11 Nottinghamshire Greenbelt, H13 Housing in Large Villages, C1-C5, C12, C15-C18 CA's, PU4 Aquifer protection Zone, NE1 Development in the Countryside, NE8 MLA's, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest

**Conflicting Issues** Yes Greenbelt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 13050m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 351m**Physical Constraints The site is suitable**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works and traffic statement required. Access would only be achievable from Field Ln as Beck Ln is a private rd and little more than an unmade track along the site frontage. Off site highway works would be required in order to provide a

**Site Ref: Land off Field Lane****08\_0463****Area(ha):** 1.98**Parish:** BLIDWORTH**Proposed Yield :** 56

pedestrian link, along Field Ln, to the village centre.

**Topography** No Undulating  
**Constraints:** land**Access to Utilities?** Unknown**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-moderate)**Site Apparatus:** Overhead cabling running across the field**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Rights of way- 167/23/1 Blidworth BOAT23 adj to SE Boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 56.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 56.**Additional Comments:** Planning application refused was on small part of site on east and west of site

The map is a detailed site plan of Blidworth CP. A large area in the center is hatched and labeled '08\_0463' and '1.98 Hectares'. This area is bounded by a thick black line. To the north of this area are several buildings, including 'The Meadows', 'Sunside', 'The White Lion (PH)', 'Methodist Church', 'Red Lion Lodge', 'Red Lion Loft', 'Forge House', 'Rockside', 'The Laurels', and 'Up Top Stables'. To the east of the hatched area is a building labeled 'Comerius'. To the south of the hatched area is a large open area. The map also shows a river and a railway line. Various other buildings and landmarks are labeled throughout the map, including 'The Barn', 'Sunny Cott', 'The Laurels', 'The Meadows', 'Sunside', 'The White Lion (PH)', 'Methodist Church', 'Red Lion Lodge', 'Red Lion Loft', 'Forge House', 'Rockside', 'The Laurels', 'Up Top Stables', and 'Comerius'. The map also shows a river and a railway line.



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Scale:	1:2,500

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**Site Ref: Land off Marriott Lane****08\_0464****Area(ha):** 0.71**Parish:** BLIDWORTH**Proposed Yield :** 21**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 21.

**Overall Draft Conclusion:****This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.71**Setting:** Countryside**Area PDL:****Current Use:** PaddockOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H13 - Housing Development in Large Villages, C1-C4 (inc), NE23 Greenwood Community Forest, PU4 Aquifer Protection Zone**Conflicting Issues****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 12930m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 180m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement required. Although the site abuts two adopted roads access would only be feasible from Marriot Ln as visibility onto Main St could not be provided to standard.**Topography Constraints:** No Gradual slope downwards from south end to the north**Access to Utilities?** Unknown**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-moderate)**Site Apparatus:** 2 telephone masts in the bottom corner. (North west)**Neighbour Issues:** None

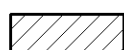
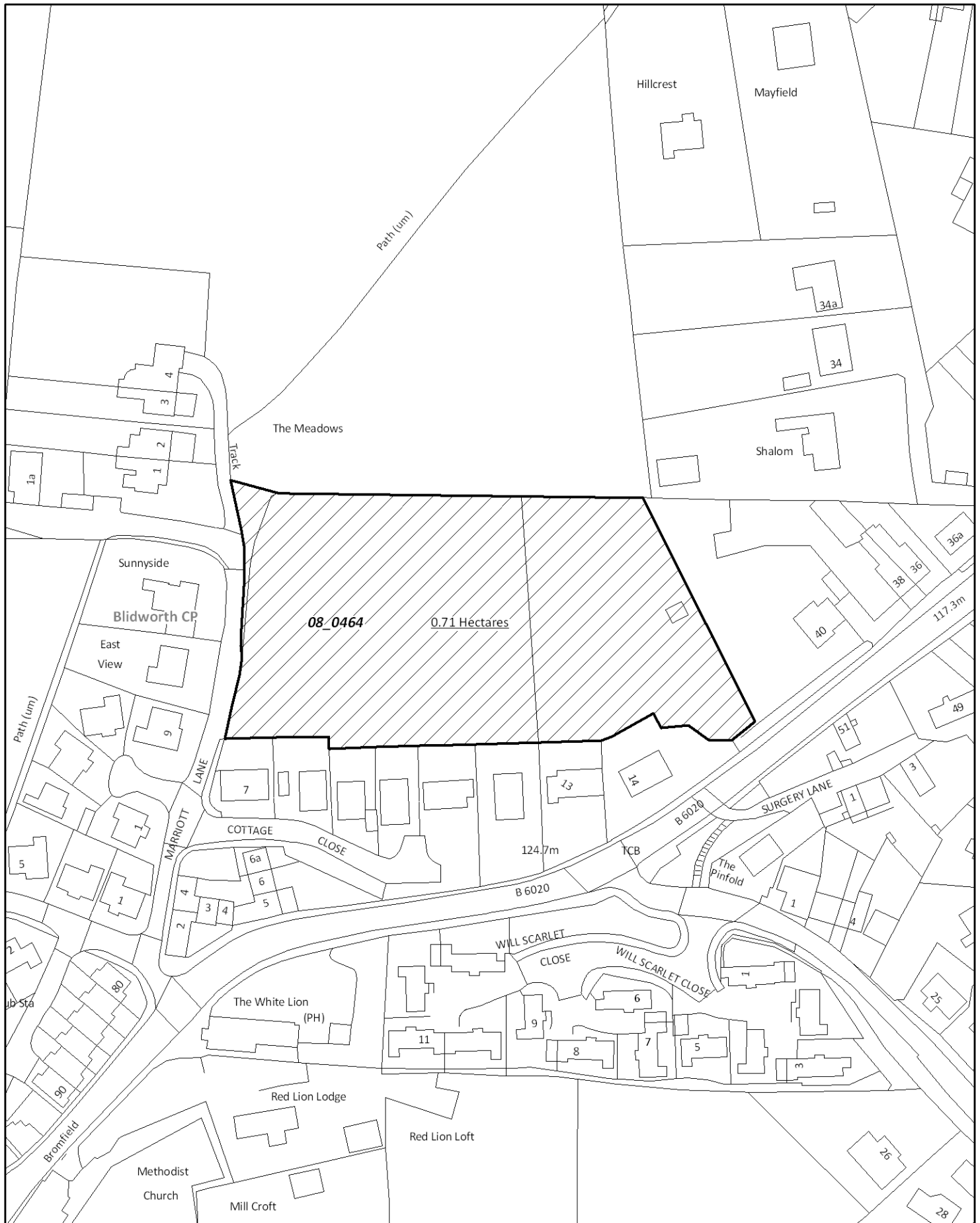
**Site Ref: Land off Marriott Lane****08\_0464****Area(ha):** 0.71**Parish:** BLIDWORTH**Proposed Yield :** 21**Identified in SFRA:** No**Site within a flood zone?:**

In Floodzone 1

**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees and hedgerows on boundaries**Impact on existing Recreational Use:** Yes Rights of way-167/1/2 Blidworth FP1 adj to top western corner of site.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 21.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with 6% on-site POS and POS commuted sum. No. of dwellings 21.**Additional Comments:** Smoke control zone. Mining.  
SHLAA Site 08\_0604 to North of site.



# Strategic Housing Land Availability Assessment 2010



**Site Ref:** Norwood Hill Farm, New Lane

**08\_0465**

**Area(ha):** 0.80

**Parish:** BLIDWORTH

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location** The site may be suitable

**Location:** Village (outside but adjoining Boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside

**Area Greenfield:** 0.8

**Setting:** Green Belt

**Area PDL:**

**Current Use:** PaddockOther

**Proposed Use:**

**Policy** The site may be suitable

**AllocatedSite:** Green Belt

**Other:** FS9 and FS10 - Green Belt, NE9 - Sherwood Forest Special Landscape Area, NE8 - Mature Landscape Areas, NE23 - Greenwood Community Forest, PU4 - Aquifer Protection Zone

**Conflicting Issues** Yes Green Belt,

**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** No **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 13073m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 338m

**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** The site is located on the section of New Ln which is essentially a narrow country lane with no pedestrian facility. The size of the site could produce a significant increase in traffic flow onto New Ln to the detriment of highway safety. The route of New Lane to it's junction with Mansfield Rd is also substandard .

**Topography Constraints:** No Bank up from road- relatively flat.

**Access to Utilities?** Unknown

**Contaminated Land?:** No

**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref:** Norwood Hill Farm, New Lane

**08\_0465**

**Area(ha):** 0.80

**Parish:** BLIDWORTH

**Proposed Yield :**

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** No

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Rights of way-167/22/1  
Blidworth BOAT22 Adj.  
Southern boundary

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

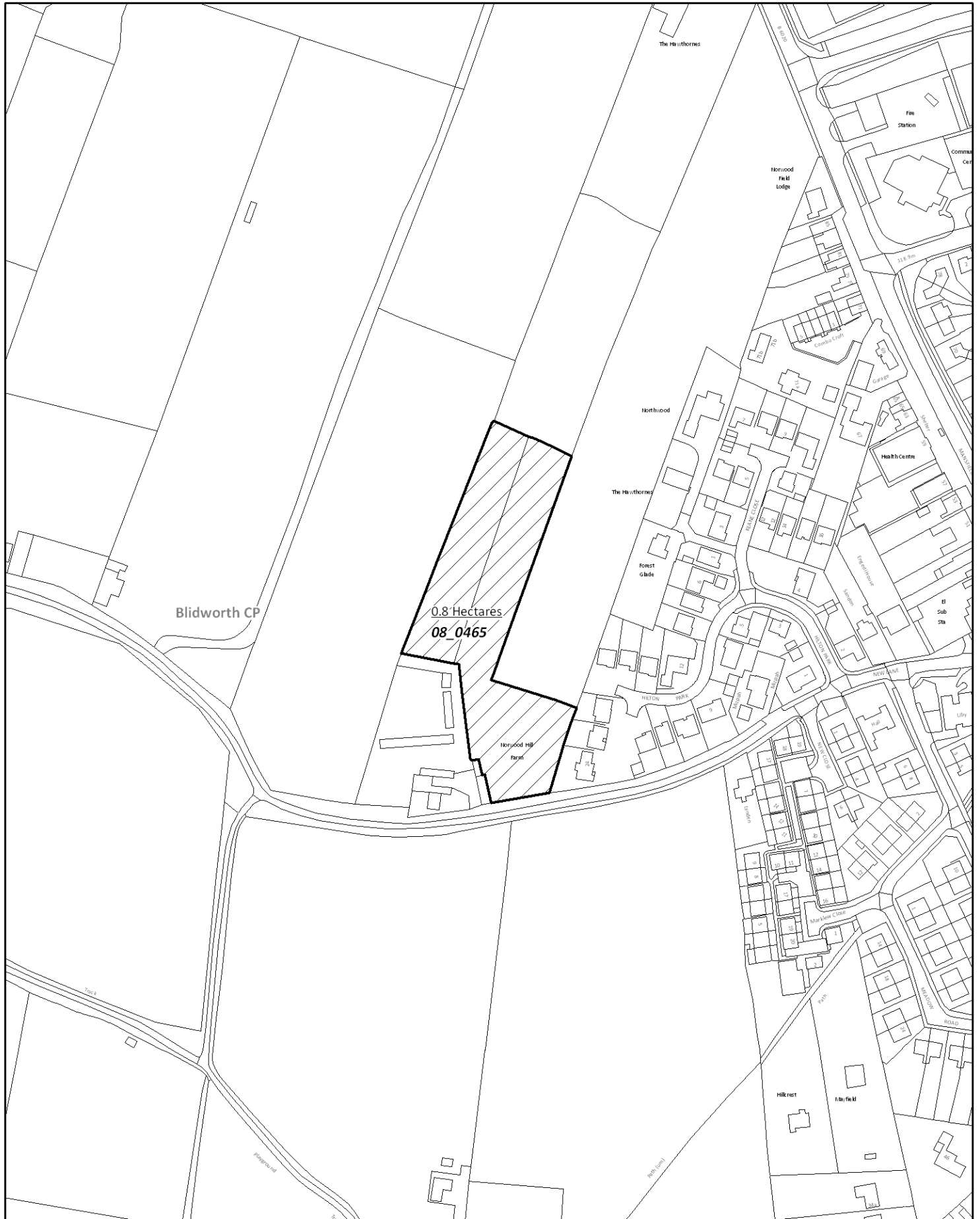
**Availability Other Issues:**

**Viability Comments:**

**Additional Comments:** Smoke Control zone and mining area.

Parish Council Comments: Potential flood site and former landfill site

# Strategic Housing Land Availability Assessment 2010



 **08\_0465 - Norwood Hill Farm, New Lane,  
Blidworth**

Date:	08/03/2010
Scale:	1:2,500

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**Site Ref: Former Miners Welfare, Mansfield Road****08\_0602****Area(ha):** 4.53**Parish:** BLIDWORTH**Proposed Yield :** 94**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with 14% on-site POS and POS commuted sum. No. of dwellings 94.

**Overall Draft Conclusion:**

**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 Tippings Wood Local Nature Reserve adjacent to the site. Any possible development would need to make provision for replacement Sports facilities within an appropriate location if required. If the Green Belt Boundary 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.**

**Overall Final Conclusion:**

**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 Tippings Wood Local Nature Reserve adjacent to the site. Any possible development would need to make provision for replacement Sports facilities within an appropriate location if required. If the Green Belt Boundary 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.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Employment/ Countryside**Area Greenfield:** 4.53**Setting:** Green Belt**Area PDL:****Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, PU4-Aquifer Protection Zone, NE23- Greenwood Community Forest**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health** Yes **Cash** Yes**Centre:** **Machine/PO:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to** Over 1km from a town centre  
**Town centre:** Southwell Town Centre 13295m**Proximity** Over 1km from a major public transport  
**Transport Node:** node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 55m**Physical Constraints The site may be suitable**

**Site Ref:** Former Miners Welfare, Mansfield Road

**08\_0602**

**Area(ha):** 4.53

**Parish:** BLIDWORTH

**Proposed Yield :** 94

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic assessment required. Part of this site is currently being developed. The remainder may be able to be developed provided that a satisfactory standard of access could be provided

**Topography** No  
**Constraints:**

**Access to Utilities?** Unknown

**Contaminated Land?:** Yes

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

**Agricultural Land Quality:** Grade 3 (Good-moderate)

**Neighbour Issues:** No

**Site Apparatus:** Mobile phone mast, number of buildings (club house and pavillions) on site

**Identified in SFRA:** No

**Site within a flood zone?:** In Floodzone 1

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Miners Welfare Sports Club occupies site

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/Habitats:** Yes Abuts Tippings Wood LNR. Indirect impacts might occur.

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site may be suitable

## Availability and Achievability

**Availability Conclusions:** The site could be available in 5 - 10 years time

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

**Availability Comments:**

**Achievability Comments:** Viable - Assessed at 30 dph with 14% on-site POS and POS commuted sum. No. of dwellings 94.

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

**Availability Other Issues:**

**Viability Comments:** Viable - Assessed at 30 dph with 14% on-site POS and POS commuted sum. No. of dwellings 94.

**Additional Comments:** Adjacent to SHLAA Site 08\_0005



Scale: 1:2,500

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**Site Ref: Blidworth Industrial Park****08\_0603****Area(ha):** 0.40**Parish:** BLIDWORTH**Proposed Yield :** 12**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 12.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Employment 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 10 -15 years.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Employment 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 10 -15 years.**

**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Employment/Residential**Area Greenfield:** 0.4**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Employment

**Other:** E2-WD Blidworth Industrial Park, H13- Housing Development in Large Villages, NE23- Greenwood Community Forest, PU4- Aquifer Protection Zone

**Conflicting Issues** Yes Allocated employment use**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** No **Cash Machine/PO:** Yes

**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 12608m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 148m**Physical Constraints** The site may be suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Abuts the adopted highway , no apparent problems.

**Topography Constraints:** No

**Access to Utilities?** Unknown**Contaminated Land?:** Yes

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



**Site Ref: Blidworth Industrial Park****08\_0603****Area(ha):** 0.40**Parish:** BLIDWORTH**Proposed Yield :** 12**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Industrial uses adjacent**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Mature trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 12.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 dph with no on-site POS but POS commuted sum. No. of dwellings 12.**Additional Comments:** Parish Council Comments: Industrial park and former landfill site

[illegible]

Date:	08/03/2010
Scale:	1:2,500

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**Site Ref:** Land at the Meadows, New Lane

**08\_0604**

**Area(ha):** 3.12

**Parish:** BLIDWORTH

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Possible highway constraints in this location make this site unsuitable for development.

**Overall Final Conclusion:**

Possible highway constraints in this location make this site unsuitable for development.

**Character Land Use Location** The site is suitable

**Location:** Village (within boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Countryside/Village

**Area Greenfield:** 3.12

**Setting:** Countryside

**Area PDL:**

**Current Use:** Agriculture

**Proposed Use:**

**Policy** The site is suitable

**AllocatedSite:** Not Allocated

**Other:** H13- Housing development in large villages, NE23- Greenwood Community Forest, PU4- Aquifer Protection Zone

**Conflicting Issues** No

**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

**Primary school:** Yes **Bus stop:** Yes

**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes

**Store of Local Importance:**

**Within 30 mins travel by public transport**

**Secondary school:** Yes **Retail Area:** Yes

**Further Education:** Yes **Hospital:** No

**Supermarket:** No **Employment:** Yes

**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 12913m

**Proximity Transport Node:** Over 1km from a major public transport node

**GreenSpaceStandards:** Within 400m of publicly accessible green space

**GreenSpaceStrategy Comments:** 203m

**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Abuts that part of New Ln that is effectively a country lane with a narrow carriageway and no footway . New Lane in this vicinity is not therefore of a standard that could support further development.

**Topography Constraints:** Yes Slopes up to hill

**Access to Utilities?** Unknown

**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-moderate)

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** Yes

**SFRA Comments:** Zone 1 and should be suitable for all forms of development

**Site Ref:** Land at the Meadows, New Lane

**08\_0604**

**Area(ha):** 3.12

**Parish:** BLIDWORTH

**Proposed Yield :**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing** Yes Blidworth FP1  
**Recreational Use:**

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/** No

**Tree Preservation Order:** Yes

**Habitats:**

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

**Availability Other Issues:**

**Viability Comments:**

**Additional Comments:** Parish Council Comments: Potential flood site and former landfill site.



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**Site Ref: Land at Ricketts Lane****08\_0605****Area(ha):** 0.43**Parish:** BLIDWORTH**Proposed Yield :****Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.43**Setting:** Green Belt**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Green Belt**Other:** FS8-FS11 Nottinghamshire Greenbelt, NE23-Greenwood Community Forest, PU4- Aquifer Protection Zone, NE8- Mature Landscape Area, NE9- Sherwood Forest Special Landscape Area**Conflicting Issues** Yes Green Belt**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre  
Southwell Town Centre 13723m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 403m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility to be provided to standard. Long narrow site that may accommodate a frontage property. However, the access would still need to comply with current guidelines which would be doubtful without the inclusion of third party land**Topography Constraints:** No Sloping to South**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Metal container at the entrance to site.**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1

**Site Ref:** Land at Ricketts Lane

**08\_0605**

**Area(ha):** 0.43

**Parish:** BLIDWORTH

**Proposed Yield :**

---

**SFRA Comments:**

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing** Yes Blidworth FP11  
**Recreational Use:**

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/** No  
**Habitats:**

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site is not suitable

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

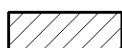
**Availability Other Issues:**

**Viability Comments:**

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**Additional Comments:** Parish Council Comments: Concerns regarding natural springs in the area.  
Smoke Control Zone, Coal Authority

# Strategic Housing Land Availability Assessment 2010

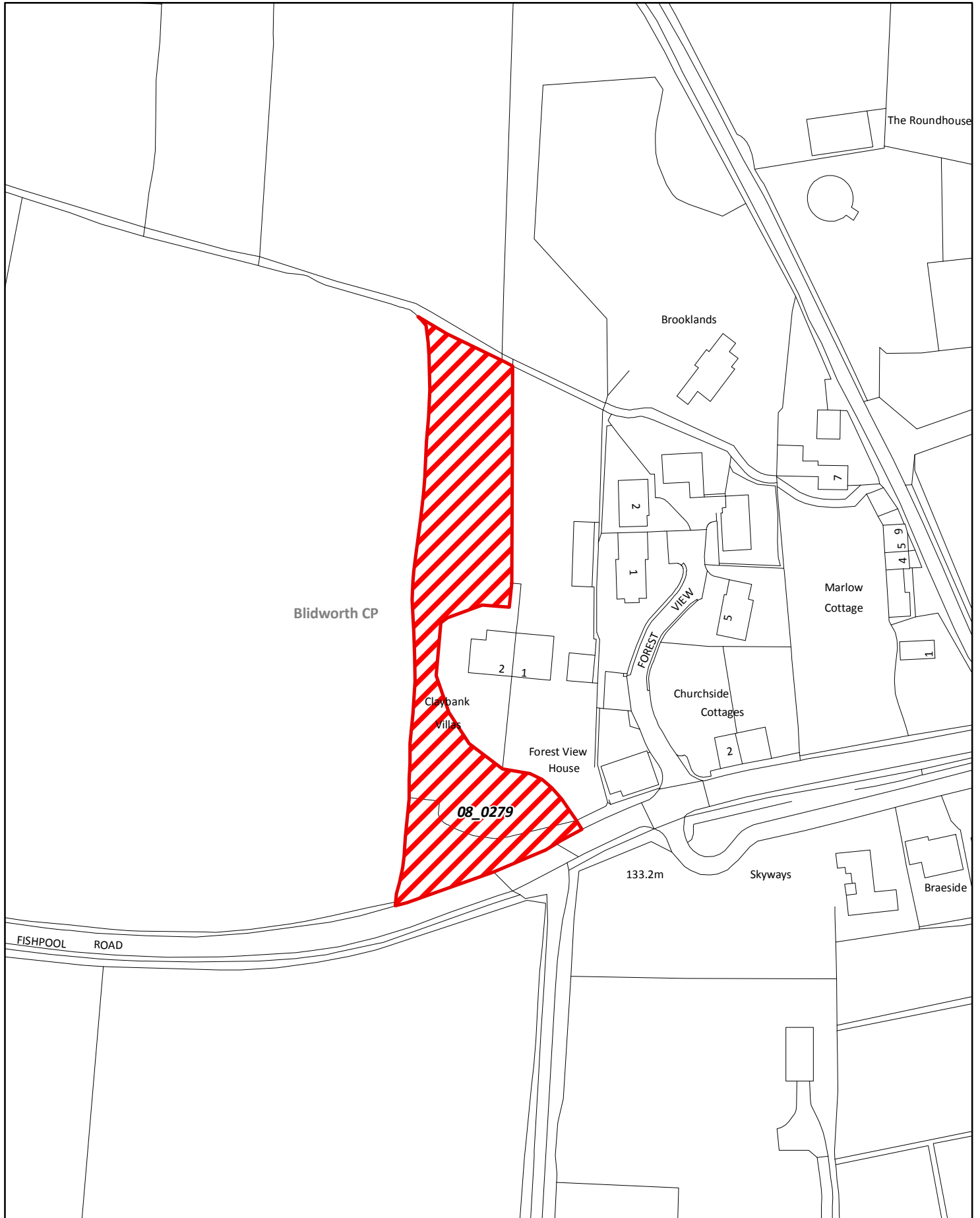




**BLIDWORTH – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY**

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed/Removed from the Study</b>
08_0279	2 Clay Bank Villas	Blidworth	Duplicate site. See SHLAA Site 08_0186
08_0339	Corner of Main Street and Rockwood Close	Blidworth	Site below 0.25ha. Not included in study.
08_0361	Land to rear of 29 Main Street	Blidworth	Site below 0.25ha. Not included in study.

# Strategic Housing Land Availability Assessment 2010



# Strategic Housing Land Availability Assessment 2010

