### **Collingham Parish**

- 5.56 Within Collingham Parish, 33 sites have been through the full Assessment process.20 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- **5.57** 3 sites are considered suitable for development and could provide for approximately 37 dwelling units.
- **5.58** 10 sites may be considered suitable for development and could provide for approximately 567 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.
- **5.59** The following sites within the parish of Collingham 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\_0012
- 08\_0019
- 08 0048
- 08\_0179
- 08\_0296
- 08 0316
- 08\_0390b
- 08\_0397
- 08\_0475
- 08\_0476
- 08\_0477
- 08\_0479
- 08\_0480
- 08\_0481
- 08\_0482
- 08\_0484
- 08\_0485
- 08\_0486
- 08\_0487
- 08\_0613

Sites which are Considered Suitable

- 08\_0283
- 08\_0612
- 08\_0614

Sites which May be Considered Suitable

- 08\_0002
- 08\_0006
- 08\_0149
- 08\_0158
- 08\_0174
- 08\_0184
- 08\_0292
- 08\_0390a
- 08\_0402
- 08\_0483
- **5.60** 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 sites 08\_0199 and 08\_0278 which are duplicates of 08\_0158 and 08\_0184 respectively, and 08\_0082 and 08\_0615 which are in the settlement of Brough, remote from Collingham.
  - 08\_0013 Homestead, Potterhill Road, Collingham
  - 08\_0063 148 High Street, Collingham
  - 08\_0082 1 Coltons Cottage, Fosse Road, Brough
  - 08\_0199 Land to North of Collingham Cricket Club, Collingham
  - 08\_0247 Land off Braemer Road, Collingham
  - 08\_0278 North of Station Road, Collingham
  - 08\_0615 West of Brough, Collingham
- **5.61** However, the information provided will be used in developing the new detailed planning policies for this area.

| Site Ref: Land to rear                     | of High Street and 29  | Swinderby Road  |  |                                |  |  |
|--|--|---|--|--------------------------------|--|--|
| <b>08_0002</b> Area(ha): 1.21              | Parish: COLLINGHAN   | Propos  | ed Yield :   | 34                             |  |  |
| Suitability Conculsion                     | The site may be suitable   | e   |  |                                |  |  |
| Availability Conclusions:                  | The site could be availa   | ble in 5 - 10 years time  |  |                                |  |  |
| Availability Comments:                     | sites have been submitt<br>Information submitted:<br>now.  | comprehensively would involve a<br>ed).<br>Several Developers are very int<br>rrently has policy constraints it h   | erested. Site  | e is available                 |  |  |
| Achievability Conclusion:                  | The site is economically   | viable/acheivable for housing   |  |                                |  |  |
| Achievabilty Comments:                     | Viable - Assessed at 30 of dwellings 34.   | dph with 6% on-site POS and P   | OS commute   | ed sum - No                    |  |  |
| Overall Draft Conclusion:                  | Possible contamination issues in the locality would need to inver-<br>mitigated if necessary. If the Main Open Area designation is cha<br>through the Development Plan process, this site could be consi<br>suitable. To develop wider area comprehensively would involve<br>owners (all sites have been submitted). The site is both Availab<br>Achievable. |   |  |                                |  |  |
| Overall Final Conclusion:                  | mitigated if necessary<br>through the Developm<br>suitable. To develop v<br>owners (all sites have   | n issues in the locality would<br>If the Main Open Area designent Plan process, this site co<br>wider area comprehensively w<br>been submitted). The site is<br>ld be developed within 5 - 10 y | nation is ch<br>uld be consi<br>ould involve<br>Achievable a | anged<br>idered<br>a number of |  |  |
| Character Land Use Location                | on The site is suitable  |   |  |                                |  |  |
| Location: Village (within bou              | indary)  | PDL/Greenfield: Combinat  | ion  |                                |  |  |
| Area Character: Residential                | Open space within village  | Area Greenfield:  | 1.21   |                                |  |  |
| Setting: Village                           |  | Area PDL:   |  |                                |  |  |
| Current Use: Grazing / vaca                | ant landOpen Land  | Proposed Use:   |  |                                |  |  |
| Policy The site may be su                  | itable   |   |  |                                |  |  |
| AllocatedSite: Main Open A<br>H13 apply to | Area Policies FS7, C1 and<br>this site   | Other: Conservation Area  |  |                                |  |  |
| Conflicting Issues Yes Ma                  | nin Open Area  |   |  |                                |  |  |
| Access to Services The                     | site is suitable   |   |  |                                |  |  |
| Within 800m or 10 mins wal                 | king   | Within 30 mins travel by  | / public tran  | sport                          |  |  |
| Primary school: Yes Bus                    | stop: Yes  | Secondary school: No  | Retail A   | Area: Yes                      |  |  |
| GP/Health Yes Cash<br>Centre: Mac          | h Yes<br>hine/PO:  | Further Education: No   | Hospita  | l: No                          |  |  |

| Centre:                      | Machine/PO:   | Supermar                     | ket: No | Employment:            | Yes  |
|------------------------------|---|------------------------------|---------|------------------------|------|
| Store of Local In            | mportance:  |                              |         |                        |      |
| Proximity to<br>Town centre: | Over 1km from a town centre<br>Newark Town Centre 9737m | Proximity<br>Transport Node: |         | f a major public trans | port |

GreenSpaceStandards: Within 400m of publicly accessible green space

Machine/PO:

GreenSpaceStrategy Comments: 97m

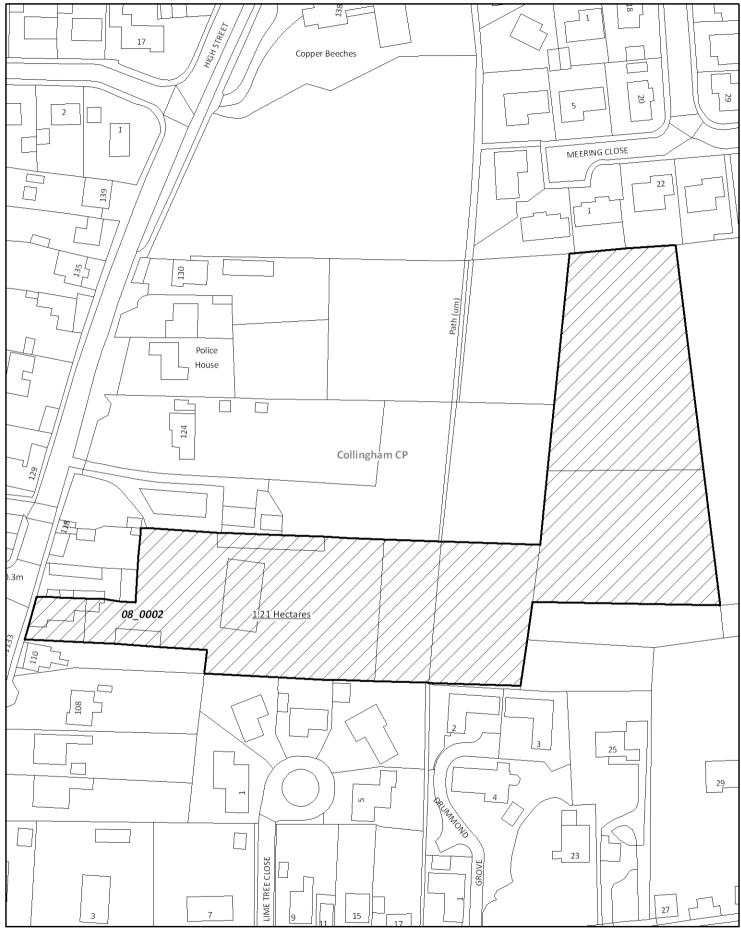
Centre:

Physical Constraints The site may be suitable

Highway Engineers Comments: Visability and on site highway layout to be provided to standard. Traffic Statement

| Requir<br>visibilit<br>Topography No Flat Land Acce<br>Constraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>Contraints:<br>SFRA Comments: Not identified<br>Impact on Landscape Biodiversity Th<br>Impact on existing<br>Yes Path run | ty for the speed of<br>ess to Utilities?<br>amination Cates<br>ood-moderate)<br>other SHLAA site<br>the site is suitable<br>as north - south<br>f the site. North | Possible<br>from High<br>Street,<br>Manor Road<br><b>jory:</b> B-Potentially contaminative usage has been<br>identified in close proximity to the site<br>Site Apparatus: No<br>Site within a flood In Floodzone 1<br>zone?:  |  |  |
|---|---|---|--|--|
| visibilit<br>Topography No Flat Land Acce<br>Constraints:<br>Agricultural Land Quality: Grade 3 (Go<br>Neighbour Issues: No, however and<br>adjoins the site<br>Identified in SFRA:<br>SFRA Comments: Not identified<br>Impact on Landscape Biodiversity Th<br>Impact on views: No<br>Impact on existing Yes Path run   | ty for the speed of<br>ess to Utilities?<br>amination Cates<br>ood-moderate)<br>other SHLAA site<br>the site is suitable<br>as north - south<br>f the site. North | f traffic on High Street.<br>Yes Contaminated Land?: Maybe<br>Possible<br>from High<br>Street,<br>Manor Road<br>Jory: B-Potentially contaminative usage has been<br>identified in close proximity to the site<br>Site Apparatus: No<br>Site within a flood In Floodzone 1<br>zone?:<br>Natural Features: No |  |  |
| Topography No Flat Land Acce         Constraints:         Agricultural Land Quality: Grade 3 (Go         Neighbour Issues:       No, however and adjoins the site         dentified in SFRA:         SFRA Comments: Not identified         mpact on Landscape Biodiversity Th         mpact on views: No         mpact on existing       Yes Path run   | ess to Utilities?<br>amination Catego<br>ood-moderate)<br>other SHLAA site<br>the site is suitable<br>as north - south<br>f the site. North                       | Yes Contaminated Land?: Maybe<br>Possible<br>from High<br>Street,<br>Manor Road<br>Jory: B-Potentially contaminative usage has been<br>identified in close proximity to the site<br>Site Apparatus: No<br>Site within a flood In Floodzone 1<br>zone?:<br>Natural Features: No                              |  |  |
| Agricultural Land Quality:Grade 3 (GoNeighbour Issues:No, however and<br>adjoins the siteIdentified in SFRA:SFRA Comments:Not identifiedImpact on LandscapeBiodiversityThImpact on views:NoImpact on existingYesPath run  | ood-moderate)<br>other SHLAA site<br><b>he site is suitabl</b><br>is north - south<br>f the site. North   | identified in close proximity to the site<br>Site Apparatus: No<br>Site within a flood In Floodzone 1<br>zone?:<br>Natural Features: No   |  |  |
| Neighbour Issues:       No, however and adjoins the site         Identified in SFRA:         SFRA Comments:       Not identified         Impact on Landscape       Biodiversity       Th         Impact on views:       No         Impact on existing       Yes       Path run  | other SHLAA site<br>ne site is suitable<br>ns north - south<br>f the site. North  | Site within a flood In Floodzone 1<br>zone?:<br>Natural Features: No  |  |  |
| adjoins the site<br>Identified in SFRA:<br>SFRA Comments: Not identified<br>Impact on Landscape Biodiversity Th<br>Impact on views: No<br>Impact on existing Yes Path run   | <b>ie site is suitabl</b><br>is north - south<br>f the site. North  | Site within a flood In Floodzone 1<br>zone?:<br>Natural Features: No  |  |  |
| SFRA Comments: Not identified<br>Impact on Landscape Biodiversity Th<br>Impact on views: No<br>Impact on existing Yes Path run  | is north - south<br>f the site. North   | Natural Features: No  |  |  |
| Impact on Landscape Biodiversity Th<br>Impact on views: No<br>Impact on existing Yes Path run   | is north - south<br>f the site. North   | Natural Features: No  |  |  |
| Impact on views: No Impact on existing Yes Path run   | is north - south<br>f the site. North   | Natural Features: No  |  |  |
| Impact on existing Yes Path run   | f the site. North   |   |  |  |
| Recreational Use: through part of<br>Collingham FF  | P14   | Listed Bldg / Local Interest Bldg: No   |  |  |
| ProtectedSpecies/ No<br>Habitats:   | Tree Preservation Order: No<br>Conservation Area: Yes   |   |  |  |
| Suitability Conclusion: The site n  | nay be suitable   |   |  |  |
| Availability and Achievability  |   |   |  |  |
| Availability Conclusions: The site  | able in 5 - 10 years time   |   |  |  |
| Achievability Conclusion: The sit   | ly viable/acheivable for housing  |   |  |  |
| sites ha<br>Informa<br>now.   | However, as the site currently has policy constraints it has been put in the 5-1  |   |  |  |
| -   | <b>y Comments:</b> Viable - Assessed at 30dph with 6% on-site POS and POS commuted s of dwellings 34.   |   |  |  |
| Ownership Constraints No ownership c<br>years To develo<br>comprehensive<br>involve a numbe<br>(all sites have b<br>submitted).   | op wide area<br>Iy would<br>er of owners  | <b>Dwnership Comments:</b> To develop wide area<br>comprehensively would in<br>number of owners (all site<br>been submitted).   |  |  |
| Legal Issues: No  |   | Legal Comments:   |  |  |
| Timescale: No other constraints 0-5 yea   | ars   | Availability Other Issues: No other constraints 0-5   |  |  |
| Viability Comments: Viable - Assessed 34.   | at 30dph with 6%  | on-site POS and POS commuted sum - No of dw   |  |  |

Strategic Housing Land Availability Assessment 2010





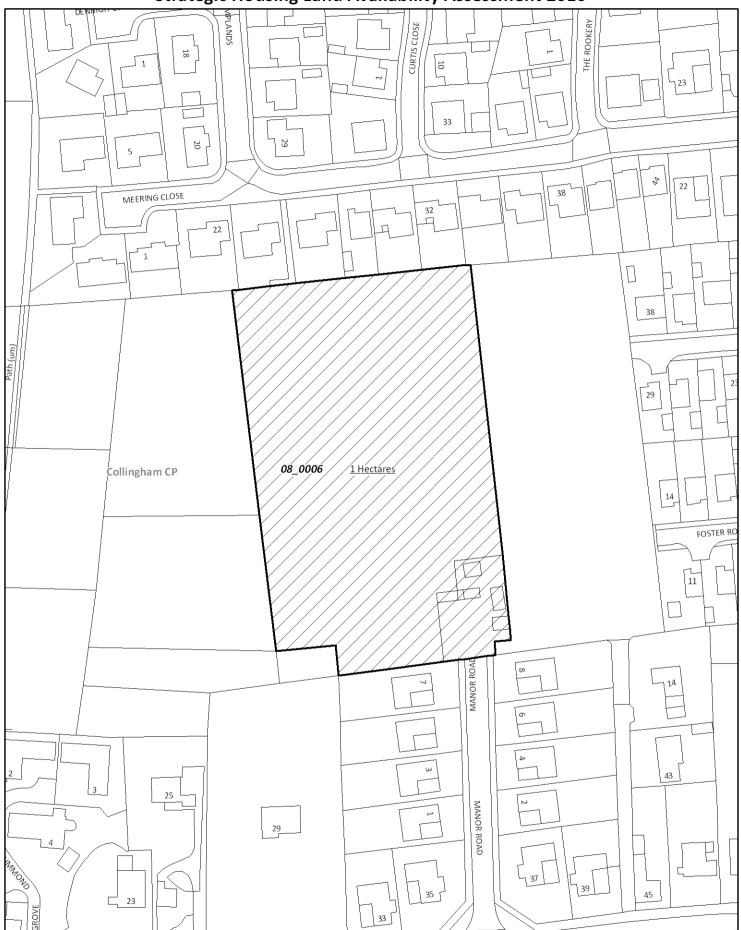
08\_0002 - Land To Rear Of High Street And 29 Swinderby Road, Collingham Sca

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Cite Defe Land (  | Manar Dead Oalling  |  |                       |                   |                     |  |  |
|---|---|--|-----------------------|-------------------|---------------------|--|--|
|   | f Manor Road, Collingh  |  |                       |                   |                     |  |  |
| 08_0006 Area(ha):   | 1.00 Parish: COLLING  | HAM  | Proposed              | <b>Yield :</b> 28 |                     |  |  |
| Suitability Conculsion  | The site may be su  | uitable  |                       |                   |                     |  |  |
| Availability Conclusion   | ns: The site could be a   | available in 5 - 10 yea  | ars time              |                   |                     |  |  |
| Availability Comments   |   | ed: A developer has s<br>as the site currently h                         |                       |                   |                     |  |  |
| Achievability Conclusi  | on: The site is econom  | nically viable/acheiva   | ble for housing       |                   |                     |  |  |
| Achievabilty Comment  | s: Viable - Assessed<br>of dwellings 28.  | at 30dph with 6% or  | n-site POS and POS    | S commuted s      | um No               |  |  |
| Overall Draft Conclusio   | Overall Draft Conclusion: If the Main Open Area des<br>process, this site could be<br>and Achievable. |  |                       |                   |                     |  |  |
| Overall Final Conclusion:<br>If the Main Open Area designation is changed through the Development P process, this site could be considered suitable. The site is Achievable and is considered that it could be developed within 5 - 10 years. |   |  |                       |                   |                     |  |  |
| Character Land Use Lo   | ocation The site is suitable  |  |                       |                   |                     |  |  |
| Location: Village (withi  | n boundary)   | PDL/Greenfi  | ield: Greenfield      |                   |                     |  |  |
| Area Character: Coun  | trysidePaddock(s) within villa  | ge Area Greenf   | ield:                 | 1                 |                     |  |  |
| Setting: Village  |   | Area PDL:  |                       |                   |                     |  |  |
| Current Use: Open La  | nd  | Proposed U   | Proposed Use:         |                   |                     |  |  |
| into and out of the Conservation Area Conflicting Issues Yes Main Open Area   |   |  |                       |                   |                     |  |  |
| Access to Services The site is suitable   |   |  |                       |                   |                     |  |  |
| Within 800m or 10 min   | s walking   | Within 3   | 0 mins travel by p    | ublic transpo     | rt                  |  |  |
| Primary school: Yes   | Bus stop: Yes   | Seconda  | ary school: No        | Retail Area       | : Yes               |  |  |
| GP/ Health Yes  | Cash Yes  | Further  | Education: No         | Hospital:         | No                  |  |  |
| Centre:   | Machine/PO:   | Superma  | arket: No             | Employmer         | nt: Yes             |  |  |
|   | 1km from a town centre  | Proximity  | Within 1km of a       | major public t    | ransport            |  |  |
| Town centre:         Newark Town Centre 9874m         Transport Node:         node  |   |  |                       |                   |                     |  |  |
| GreenSpaceStandards<br>GreenSpaceStrategy C   | : Within 400m of publicly acc   | cessible green space   | •                     |                   |                     |  |  |
| Physical Constraints  | The site is suitable  |  |                       |                   |                     |  |  |
| -   |   | l averat ta ba anavida   | d to otop doub. Trof  | fin Otata mantu   |                     |  |  |
| Highway Engineers Co  |   | Layout to be provided<br>te would be a continu<br>ould be limited to the | uation of an existing | g adopted road    | l.                  |  |  |
| Topography No Flat Constraints:   | and Access to Utiliti   | es? Yes  | Contaminated La       |                   | s per<br>ssion form |  |  |
|   | Contamination   | Category: C-Poter  | ntially contaminative |                   |                     |  |  |

| Site Ref: Land off Man                                | or Road, Collingham  |  |  |
|---|--|--|--|
| <b>08_0006</b> Area(ha): 1.00                         | Parish: COLLINGHAM   | Proposed Yield : 28  |  |
| Agricultural Land Quality:                            | Grade 3 (Good-moderate)  | Site Apparatus: Pylon in corner of site  |  |
| Neighbour Issues:<br>Identified in SFRA: Yes          |  | Site within a flood In Floodzone 1 zone?:  |  |
| SFRA Comments: SFRA Ref                               | 33: Identified as suitable for   | or all types of development  |  |
| Impact on Landscape Biodiv                            | versity The site is suitabl  | e  |  |
| Impact on views: No Sites<br>Area would<br>and out of | have impact on views into  | <b>Natural Features:</b> No Trees and hedgerows outline site   |  |
| Recreational Use: acr                                 | <ul> <li>Footpath identified cuttin<br/>oss site on the Definitive</li> <li>p. North Collingham FP6</li> </ul>                     | <sup>g</sup> Listed Bldg / Local Interest Bldg: No   |  |
| ProtectedSpecies/ No                                  |  | Tree Preservation Order: No  |  |
| Habitats:   |  | Conservation Area: No  |  |
| Suitability Conclusion:                               | The site may be suitable   |  |  |
| Availability and Achieva                              | bility   |  |  |
| Availability Conclusions:                             | •  | able in 5 - 10 years time  |  |
| Achievability Conclusion:                             | The site is economica  | Ily viable/acheivable for housing  |  |
|   |  | developer has shown interest in the site. Available within 5 site currently has policy constraints it has been put in the 5-       |  |
| Achievabilty Comments:                                | Viable - Assessed at 30 of dwellings 28.   | Odph with 6% on-site POS and POS commuted sum No   |  |
| com<br>invo   | ownership constraints 0-5<br>is To develop wider area<br>prehensively would<br>lve a number of owners<br>site have been submitted) | Ownership Comments: To develop wider area<br>comprehensively would involve a<br>number of owners (all site have<br>been submitted) |  |
| Legal Issues: No                                      |  | Legal Comments:  |  |
| Timescale: No other constrai<br>Pole                  | nts 0-5 years Electricity  | Availability Other Issues: No other constraints 0-5 years  |  |
| Viability Comments: Viable -<br>28.                   | Assessed at 30dph with 69  | % on-site POS and POS commuted sum No of dwellings   |  |
|   | ent to SHLAA sites: 08_040<br>tially all be developed toget  | 02, 08_0002, 08_0149; 08_397, 08_0174. Sites could her.  |  |

Strategic Housing Land Availability Assessment 2010







08\_0006 - Land Off Manor Road, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

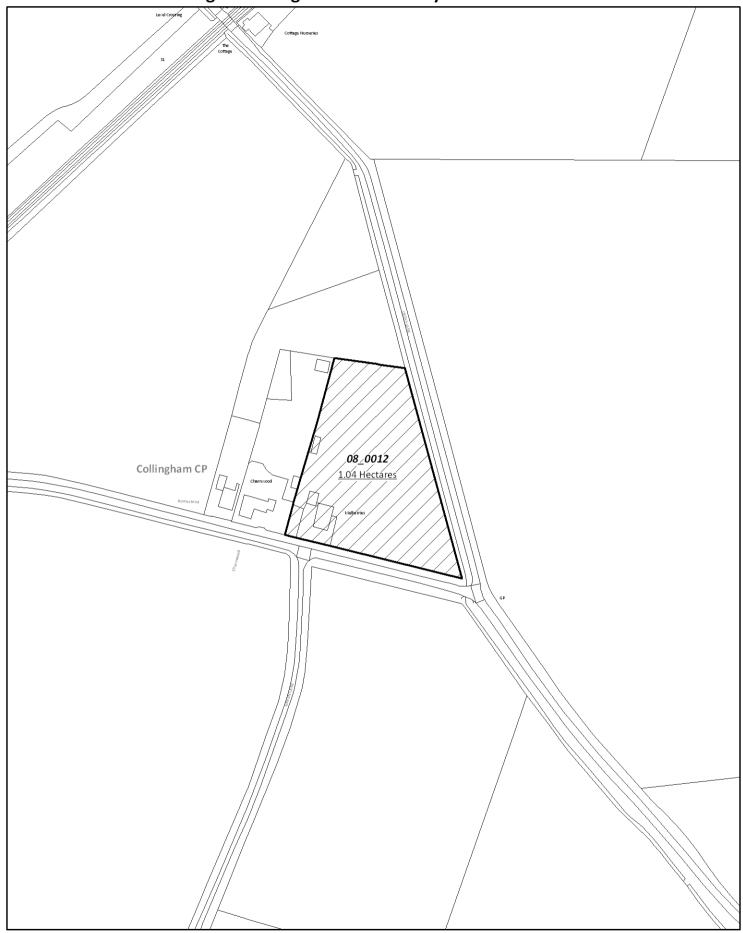
| Site Ref: Mu  | ulberr   | ies, Potte               | erhill Ro        | ad, Colli    | nghan            | 1                |                  |           |   |       |
|---|----------|--------------------------|------------------|--------------|------------------|------------------|------------------|-----------|---|-------|
| 08_0012 Are   | ea(ha):  | 1.04                     | Parish: C        | OLLINGHA     | M                |                  | Pro              | oposed    | Yield :   |       |
| Suitability Conc                                      | ulsion   | -                        | The site is      | not suitabl  | е                |                  |                  |           |   |       |
| Availability Con                                      | clusior  | ns:                      |                  |              |                  |                  |                  |           |   |       |
| Availability Com                                      | nments   |                          |                  |              |                  |                  |                  |           | e site for approximation some smaller ur                  |       |
| Achievability Co                                      | onclusi  | on:                      |                  |              |                  |                  |                  |           |   |       |
| Achievabilty Co                                       | mment    | s:                       |                  |              |                  |                  |                  |           |   |       |
| Overall Draft Co                                      | nclusi   | F                        | Possible h       | nighway co   | onstrain         |                  | ocation, i       | n conju   | existing settleme<br>unction with othen<br>nent.          |       |
| Overall Final Co                                      | onclusio | F                        | Possible h       | nighway co   | onstrain         |                  | ocation, i       | n conju   | existing settleme<br>unction with other<br>nent.          |       |
| Character Land  | Use Lo   | ocation Th               | e site is r      | not suitable | e                |                  |                  |           |   |       |
| Location: Sepe  | rated fr | om urban/v               | illage bou       | ndary        | PD               | L/Greenfiel      | ld: PDL          |           |   |       |
| Area Character:                                       | Coun     | tryside                  |                  |              | Are              | a Greenfie       | ld:              |           |   |       |
| Setting: Countr                                       | yside    |                          |                  |              | Are              | a PDL:           |                  |           | 1.04  |       |
| Current Use: R  | esident  | tial                     |                  |              | Pro              | posed Use        | <b>:</b> :       |           |   |       |
| AllocatedSite:<br>Conflicting Issu<br>Access to Servi | es Yes   |                          |                  |              |                  |                  |                  |           | e Countryside   |       |
| Within 800m or  | 10 min   | s walking                | -                |              |                  | Within 30        | mins trav        | /el bv n  | ublic transport   |       |
| Primary school:                                       |          | Bus stop:                | Yes              | 3            |                  | Secondary        |                  |           | Retail Area:  | Yes   |
| GP/ Health<br>Centre:                                 | No       | Cash<br>Machine/I        | No<br><b>PO:</b> |              |                  | Further Ec       | ducation:        |           | Hospital:   | No    |
| Store of Local Ir                                     | nporta   |                          |                  |              |                  | Supermar         | ket: N           | NO        | Employment:   | Yes   |
| Proximity to<br>Town centre:                          |          | 1km from a<br>ark Town C |                  |              | Proxin<br>Transp | ity<br>ort Node: | Within 1<br>node | km of a   | major public trans  | sport |
| GreenSpaceSta   | ndards   | : Within 80              | 0m of put        | olicly acces | sible gre        | en space         |                  |           |   |       |
| GreenSpaceStra  | ategy C  | comments:                | 777m             |              |                  |                  |                  |           |   |       |
| Physical Constr                                       | aints    | The site i               | s not suit       | able         |                  |                  |                  |           |   |       |
| Highway Engine  | ers Co   |                          | pedestriar       | n link to Co | llingham         | . Site on a      | narrow co        | ountry la | emote from any<br>ane with no pedest<br>on of safeguarded |       |
| Topography No   | D        |                          | Access           | to Utilities | ? Yes            | C                | ontamin          | ated La   | Ind?: No  |       |
| Constraints:  |          |                          | Contam           | ination Ca   | tegory:          |                  |                  |           | e usage is yet to b<br>rounding areas                     | е     |
| Agricultural Lan                                      | d Qual   | ity: Grade               | 3 (Good-         | moderate)    | Sid              | e Apparatı       | <b>ıs:</b> Non   | e         |   |       |
| Neighbour Issue                                       | es:      | None                     |                  |              |                  |                  |                  |           |   |       |
| Identified in SFF                                     |          | S                        |                  |              |                  | e within a ne?:  | tiood            | In Fl     | oodzone 1   |       |

SFRA Comments: Identified as suitable for all types of development

|  |   | ngham<br>Marina Brancood Vield                                     |
|--|---|--|
| 08_0012 Area(ha):  | 1.04 <b>Parish:</b> COLLINGHA   | M Proposed Yield :   |
| mpact on Landscape   | Biodiversity The site is suitab   | ble  |
| mpact on views: No   |   | Natural Features: No   |
| mpact on existing<br>Recreational Use:                                       | No  | Listed Bldg / Local Interest Bldg: No                              |
| ProtectedSpecies/ No   |   | Tree Preservation Order: No  |
| labitats:  |   | Conservation Area: No  |
| Suitability Conclusion:  | The site is not suitable  |  |
| Availability Conclusion<br>Achievability Conclusic<br>Availability Comments: | on:   | Developer has shown interest in the site for approximately         |
|  | •   | ugh may be prepared to negotiate on some smaller units.            |
| Achievabilty Comments  | 8:  |  |
| Ownership Constraints  | No ownership constraints 0-5<br>years Could be developed in<br>conjunction with 08_0048 | Ownership Comments: Could be developed in conjunction with 08_0048 |
| .egal Issues: No   |   | Legal Comments:  |
| egai issues. No  |   |  |
| Timescale: No other co   | nstraints 0-5 years   | Availability Other Issues: No other constraints 0-5 years          |

Additional Comments: Adjacent to SHLAA sites 08\_0048 on north and west

Strategic Housing Land Availability Assessment 2010







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

| Town centre:Newark Town Centre 8751mTransport Node:nodeGreenSpaceStandards:Within 400m of publicly accessible green spaceGreenSpaceStrategy Comments:280mPhysical ConstraintsThe site is not suitableHighway Engineers Comments:Traffic statement required. Narrow county lane with limited pedestrian facility<br>over it's lenth. Due to the restricted width of the highway it is unlkely that any<br>upgrade of South End could be acheived to accommodate the traffic generatedTopographyNo topographyConstraints:Access to Utilities? YesContamination Category:C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areasAgricultural Land Quality:Grade 3 (Good-moderate)Neighbour Issues:NoneSite Apparatus:Pylon line lies to the West of the<br>Site within a floodIn zone 3Approx 20% it   | Site Ref: Field to the sou  | uth of South End, Co       | llingham   |  |  |  |  |
|---|---|----------------------------|--|--|--|--|--|
| Availability Conclusions:       Information provided: A developer has shown interest in the site.         Achievability Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Draft Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint 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:       Creenfield:         Current Use:       Agriculture         Policy The site may be suitable       Access to Services         Access to Services       The site may be suitable         Mitchardster:       No         Ref Health       No         Carling Issues Yes       Outside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport      <   | 08_0019 Area(ha): 1.47  | Parish: COLLINGHAM         | Propos   | sed Yield :  |  |  |  |
| Availability Conclusions:       Information provided: A developer has shown interest in the site.         Achievability Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Draft Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint 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:       Creenfield:         Current Use:       Agriculture         Policy The site may be suitable       Access to Services         Access to Services       The site may be suitable         Mitchardster:       No         Ref Health       No         Carling Issues Yes       Outside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport      <   |   |                            |  |  |  |  |  |
| Availability Comments:       Information provided: A developer has shown interest in the site.         Achievability Conclusion:       Achievability Conclusion:         Achievability Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Location: I no onjunction with other considerations, make this site unsuitable for development.         Character Countryside Adjoins gettlement       Area Greenfield: I 1.47         Setting: Countryside adjoins settlement       Area PDL:         Current Use: Agriculture       Proposed Use:         Policy The site may be suitable       AllocatedSite: Countryside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school: No       Bus stop: Yes       Secondary school: No       Retail Area:         GP/ Health       No       Cash       No       Employment:         Store of Local Importance:<   | -   | The site is not suitable   |  |  |  |  |  |
| Achievability Conclusion:       Achievability Comments:         Overall Draft Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint 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 Adjoins settlement       Area Greenfield: 1.47         Setting:       Countryside adjoins settlement       Area PDL:         Current Use:       Agriculture       Proposed Use:         Policy       The site may be suitable       AllocatedSite: Countryside Outside Village Envelope         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Primary school:       No       Further Education: No       Hospital:         Centre:       Machine/PO:       Supermarket: No       Employment:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity Over 1km from a major public transport ransport Node: node </td <td>-</td> <td>Information provided: A</td> <td>developer has shown interest</td> <td>in the site</td> | -   | Information provided: A    | developer has shown interest   | in the site  |  |  |  |
| Achievability Comments:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Location: in conjunction with other considerations, make this site unsuitable for development.         Character:       Contryside Adjoins gettlement       Area Greenfield:       1.47         Setting:       Countryside Adjoins settlement       Area PDL:       1.47         Current Use:       Agrora 20% of the site lies within 30 mins travel by public transport         Policy       The site may be suitable       Within 30 mins travel by public transport         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes         Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No       Further Education:       No       Hospital:         GreenSpaceStandards:       Within 400m of publicly accessible green space       Gr  | -   | information provided. At   | developer has shown interest   |  |  |  |  |
| residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Ecotion, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Area Greenfield: Greenfield: 1.47         Setting: Countryside Adjoins settlement       Area Greenfield: 1.47         Setting: Countryside adjoins settlement       Area Greenfield: 1.47         Setting: Countryside Outside Village Envelope       Other: NE1 Development in the Countryside         Conflicting Issues Yes       Outside Village Envelope       Other: NE1 Development in the Countryside         Conflicting Issues Yes       Outside Village Envelope       No       Retail Area:         BP/ Health       No       Cash       No       Further Education: No       Hospital:         Centre:       Machine/PO:       Supermarket: No       Employment:         Stor of Local Importance:       Proximity       Over 1 km from a town centre       Proximity       Over 1 km from a town centre 8751m       Transport Node: node   | -   |                            |  |  |  |  |  |
| bis location, in conjunction with other considerations, make this site unsuitable for development.         Overall Final Conclusion:       Approx 20% of the site lies within Environment Agency Flood Zone 3 whe residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Encation, in conjunction with other considerations, make this site unsuitable for development.         Character Land Use Location The site may be suitable       Area Greenfield: Greenfield         Location: Village (outside but adjoining Boundary)       PDL/Greenfield: Greenfield         Area Character: Countryside Adjoins settlement       Area Greenfield: 1.47         Setting: Countryside adjoins settlement       Area PDL:         Current Use: Agriculture       Proposed Use:         Policy The site may be suitable       AllocatedSite: Countryside Outside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school: No       Bus stop: Yes       Secondary school: No       Retail Area:         GP/ Health       No       Cash       No       Further Education: No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from   | Overall Draft Conclusion:   |                            |  |  |  |  |  |
| Overall Final Conclusion:         Approx 20% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraint this location, in conjunction with other considerations, make this site unsuitable for development.           Character Land Use Location The site may be suitable         Elecation, in conjunction with other considerations, make this site unsuitable for development.           Character Land Use Location The site may be suitable         Elecation, in conjunction with other considerations, make this site unsuitable for development.           Character:         Countryside doins settlement         Area Greenfield:         1.47           Area Character:         Countryside adjoins settlement         Area PDL:         Current Use:         Agriculture         Proposed Use:           Policy         The site may be suitable         AllocatedSite:         Countryside         Outside Village Envelope         Other:         NE1 Development in the Countryside         Conflicting Issues Yes         Outside Village Envelope           Access to Services         The site may be suitable         Within 30 mins travel by public transport         Primary school:         No         Retail Area:           GP/ Health         No         Cash         No         Further Education:         No         Hospital:           Centre:         Machine/PO:         Supermarket:         No         Employment:  |   | this location, in conjun   | ction with other consideration   |  |  |  |  |
| this location, in conjunction with other considerations, make this site<br>unsuitable for development.         Character Land Use Location The site may be suitable         Location: Village (outside but adjoining Boundary)       PDL/Greenfield: Greenfield         Area Character: Countryside Adjoins settlement       Area Greenfield: 1.47         Setting: Countryside adjoins settlement       Area PDL:         Current Use: Agriculture       Proposed Use:         Policy The site may be suitable       Area PDL:         AllocatedSite: Countryside Outside Village Envelope       Other: NE1 Development in the Countryside         Conflicting Issues Yes       Outside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school: No       Bus stop: Yes       Secondary school: No       Retail Area:         GP/ Health       No       Cash       No       Further Education: No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transport Node: node         GreenSpaceStrategy Comments: 280m       Transport Node: node       Store of South End could be achelived to accommodate the traffic generate         Physical Constraints       The sit is not suitable       Highway Engineers Co   | Overall Final Conclusion:   | Approx 20% of the site     | lies within Environment Age  |  |  |  |  |
| Location: Village (outside but adjoining Boundary)       PDL/Greenfield:       Greenfield:         Area Character:       Countryside Adjoins settlement       Area Greenfield:       1.47         Setting:       Countryside adjoins settlement       Area PDL:       Image: Countryside adjoins settlement       Area PDL:         Current Use:       Agriculture       Proposed Use:       Image: Countryside Countryside Countryside Countryside Countryside Countryside Countryside Countryside Countryside Village Envelope       Other:       NE1 Development iin the Countryside Countryside Countryside Countryside Countryside Countryside Village Envelope         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No       Further Education:       No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transport         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Trafic statement required.       Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unkley that any upgrade of South End could be acheived to accommodate the trafic generate.  | this location, in conjunction with other considerations, make this site |                            |  |  |  |  |  |
| Area Character:       Countryside Adjoins settlement       Area Greenfield:       1.47         Setting:       Countryside adjoins settlement       Area PDL:       Image: Countryside adjoins settlement       Area PDL:         Current Use:       Agriculture       Proposed Use:       Proposed Use:       Other:       NE1 Development iin the Countryside         Policy       The site may be suitable       AllocatedSite:       Countryside Outside Village Envelope       Other:       NE1 Development iin the Countryside         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No       Further Education:       No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transport         Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transport         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments:       Traffic statement required.       Narrow country lane with limite  |   | -                          |  |  |  |  |  |
| Setting:       Countryside       adjoins settlement       Area PDL:         Current Use:       Agriculture       Proposed Use:         Policy       The site may be suitable         AllocatedSite:       Countryside       Outside Village Envelope         Other:       NE1       Development iin the Countryside         Conflicting Issues       Yes       Other:       NE1         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Further Education:       No       Hospital:         Centre:       Machine/PO:       Supermarket:       No       Employment:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transp         Town centre:       Newark Town Centre 8751m       Transport Node:       node         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Traffic statement required.       Narrow counrty lane with limited pedestrian facility over  | <b>C</b>  |                            |  |  |  |  |  |
| Current Use:       Agriculture       Proposed Use:         Policy       The site may be suitable       AllocatedSite:       Countryside       Outside Village Envelope       Other:       NE1 Development iin the Countryside         Conflicting Issues       Yes       Outside Village Envelope       Other:       NE1 Development iin the Countryside         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Further Education:       No       Hospital:         Centre:       Machine/PO:       Supermarket:       No       Employment:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transp         Town centre:       Newark Town Centre 8751m       Transport Node:       node         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Traffic statement required.       Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unikely that any upgrade of South End could be a   | -   | -                          |  | 1.47   |  |  |  |
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| AllocatedSite:       Countryside       Outside Village Envelope         Other:       NE1 Development iin the Countryside         Conflicting Issues       Yes       Outside Village Envelope         Access to Services       The site may be suitable       Within 30 mins travel by public transport         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes         Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No         Centre:       Machine/PO:       Supermarket:       No         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity         Prown centre:       Newark Town Centre 8751m       Transport Node:       node         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceGreategy Comments:       280m         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Traffic statement required.       Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generater         Topography       No topography       Access to Utilitites?       Yes       Cont   | Agriculture   |                            | 1 1000300 030.   |  |  |  |  |
| Conflicting Issues Yes Outside Village Envelope         Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school: No       Bus stop: Yes       Secondary school: No       Retail Area:         GP/ Health       No       Cash       No       Further Education: No       Hospital:         Centre:       Machine/PO:       Supermarket: No       Employment:         Store of Local Importance:       Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transport         Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transport         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments: 280m         Physical Constraints       The site is not suitable       Highway Engineers Comments: Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlikely that any upgrade of South End could be acheived to accommodate the traffic generated constraints:         Topography No topography       Access to Utilities? Yes       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: <th></th> <th></th> <th><b>Other:</b> NF1 Development ii</th> <th>n the Countryside</th>   |   |                            | <b>Other:</b> NF1 Development ii   | n the Countryside  |  |  |  |
| Access to Services       The site may be suitable         Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school: No       Bus stop: Yes       Secondary school: No       Retail Area:         GP/ Health       No       Cash       No       Further Education: No       Hospital:         Centre:       Machine/PO:       Supermarket: No       Employment:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transport         Proximity to       Over 1km from a town centre 8751m       Transport Node:       node         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments: 280m         Physical Constraints       The site is not suitable       Highway Engineers Comments: Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be acheived to accommodate the traffic generated of South End could be a                             |   |                            |  |  |  |  |  |
| Within 800m or 10 mins walking       Within 30 mins travel by public transport         Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No       Further Education:       No       Hospital:         Centre:       Machine/PO:       Supermarket:       No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transport         Town centre:       Newark Town Centre 8751m       Proximity       Over 1km from a major public transport         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated.         Topography       No topography       Access to Utilities? Yes       Contaminated Land?: No         Constraints:       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 Appar  |   |                            |  |  |  |  |  |
| Primary school:       No       Bus stop:       Yes       Secondary school:       No       Retail Area:         GP/ Health       No       Cash       No       Further Education:       No       Hospital:         Centre:       Machine/PO:       Supermarket:       No       Hospital:       Supermarket:       No       Hospital:         Store of Local Importance:       Proximity       Over 1km from a town centre       Proximity       Over 1km from a major public transp         Town centre:       Newark Town Centre 8751m       Proximity       Over 1km from a major public transp         GreenSpaceStandards:       Within 400m of publicly accessible green space       GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable       Highway Engineers Comments:       Traffic statement required.       Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated over it's lenth. Due tothe restrict  |   | •                          | Within 30 mins travel b  | v public transport   |  |  |  |
| Centre:       Machine/PO:       Supermarket:       No       Employment:         Store of Local Importance:       Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transp         Town centre:       Newark Town Centre 8751m       Proximity       Over 1km from a major public transp         GreenSpaceStandards:       Within 400m of publicly accessible green space       node         GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable         Highway Engineers Comments:       Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated         Topography       No topography       Access to Utilities? Yes       Contaminated Land?: No         Constraints:       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:       Pylon line lies to the West of the         Neighbour Issues:       None       Site within a flood       In zone 3 Approx 20% it  |   | -                          |  |  |  |  |  |
| Store of Local Importance:       Supermarket:       No       Employment:         Store of Local Importance:       Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transport node:         Proximity to       Over 1km from a town centre       Proximity       Over 1km from a major public transport node:         GreenSpaceStandards:       Within 400m of publicly accessible green space         GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable         Highway Engineers Comments:       Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated to accommodate the site or surrounding areas         Agricultural Land Quality:       Grade 3 (Good-moderate)         Neighbour Issues:       None   | •   | No                         | Further Education: No  | <b>Hospital:</b> No  |  |  |  |
| Proximity to<br>Town centre:       Over 1km from a town centre<br>Newark Town Centre 8751m       Proximity<br>Transport Node:       Over 1km from a major public transponder         GreenSpaceStandards:       Within 400m of publicly accessible green space       over 1km from a major public transponder         GreenSpaceStandards:       Within 400m of publicly accessible green space       over 1km from a major public transponder         GreenSpaceStandards:       Within 400m of publicly accessible green space       over 1km from a major public transponder         GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable         Highway Engineers Comments:       Traffic statement required. Narrow country lane with limited pedestrian facility<br>over it's lenth. Due to the restricted width of the highway it is unlkely that any<br>upgrade of South End could be acheived to accommodate the traffic generated<br>to constraints:       No         Constraints:       Access to Utilities? Yes       Contaminated Land?: No         Constraints:       Contamination Category:       C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areas         Agricultural Land Quality:       Grade 3 (Good-moderate)       Site Apparatus:       Pylon line lies to the West of the         None       Site within a flood       In zone 3 Approx 20% in  |   | e/PO:                      | Supermarket: No  | Employment: Yes  |  |  |  |
| Town centre:Newark Town Centre 8751mTransport Node:nodeGreenSpaceStandards:Within 400m of publicly accessible green spaceGreenSpaceStrategy Comments:280mPhysical ConstraintsThe site is not suitableHighway Engineers Comments:Traffic statement required.Narrow county lane with limited pedestrian facility<br>over it's lenth.Due to the restricted width of the highway it is unlkely that any<br>upgrade of South End could be acheived to accommodate the traffic generatedTopographyNo topographyConstraints:Access to Utilities? YesContamination Category:C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areasAgricultural Land Quality:Grade 3 (Good-moderate)Neighbour Issues:NoneSite Apparatus:Pylon line lies to the West of the<br>Site within a floodIn zone 3Approx 20% it   | Store of Local Importance:  |                            |  |  |  |  |  |
| GreenSpaceStrategy Comments:       280m         Physical Constraints       The site is not suitable         Highway Engineers Comments:       Traffic statement required. Narrow country lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated.         Topography No topography Constraints:       Access to Utilities? Yes       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:       Pylon line lies to the West of the         Neighbour Issues:       None       Site within a flood       In zone 3 Approx 20% in  |   |                            |  |  |  |  |  |
| Physical Constraints       The site is not suitable         Highway Engineers Comments:       Traffic statement required. Narrow county lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated.         Topography No topography       Access to Utilities? Yes       Contaminated Land?: No         Constraints:       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:       Pylon line lies to the West of the         Neighbour Issues:       None       Site within a flood       In zone 3 Approx 20% in   | GreenSpaceStandards: Within   | 400m of publicly accessibl | e green space  |  |  |  |  |
| Highway Engineers Comments:       Traffic statement required. Narrow county lane with limited pedestrian facility over it's lenth. Due to the restricted width of the highway it is unlkely that any upgrade of South End could be acheived to accommodate the traffic generated.         Topography No topography Constraints:       Access to Utilities? Yes       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)         Neighbour Issues:       None  | GreenSpaceStrategy Comments: 280m                                       |                            |  |  |  |  |  |
| over it's lenth. Due to the restricted width of the highway it is unlkely that any<br>upgrade of South End could be acheived to accommodate the traffic generatedTopographyNo topographyAccess to Utilities? YesContaminated Land?: NoConstraints:Contamination Category:C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areasAgricultural Land Quality:Grade 3 (Good-moderate)Site Apparatus:Pylon line lies to the West of the<br>Site within a floodNeighbour Issues:NoneSite within a floodIn zone 3 Approx 20% in  | Physical Constraints The site is not suitable                           |                            |  |  |  |  |  |
| Topography No topography Constraints:       No topography Access to Utilities? Yes       Contaminated Land?: No         Constraints:       Access to Utilities? Yes       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)         Neighbour Issues:       None         Site within a flood       In zone 3 Approx 20% in   | Highway Engineers Comments  |                            |  |  |  |  |  |
| Constraints:       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:       Pylon line lies to the West of the West of the Site within a flood         Neighbour Issues:       None       Site within a flood       In zone 3       Approx 20% in  |   |                            |  |  |  |  |  |
| 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 within a flood       In zone 3 Approx 20% in  | Tenegraphy No topography  |                            |  |  |  |  |  |
| Agricultural Land Quality:       Grade 3 (Good-moderate)         Neighbour Issues:       None         Site Apparatus:       Pylon line lies to the West of the         Site within a flood       In zone 3 Approx 20% in  |   | Access to Utilities?       | res Contaminated   | Land?: No  |  |  |  |
| Neighbour Issues:         None           Site within a flood         In zone 3         Approx 20% in  |   |                            | ory: C-Potentially contamina   | ative usage is yet to be   |  |  |  |
|   | Constraints:  | Contamination Catego       | ory: C-Potentially contamination identified at the site or s                             | ative usage is yet to be<br>surrounding areas                                    |  |  |  |
| Identified in SFRA: Yes zone?: Zones 2 and 3.   | Constraints:<br>Agricultural Land Quality: Gra                          | Contamination Catego       | ory: C-Potentially contamina<br>identified at the site or s<br>Site Apparatus: Pylon lin | ative usage is yet to be<br>surrounding areas<br>e lies to the West of the site. |  |  |  |

## Site Ref: Field to the south of South End, Collingham

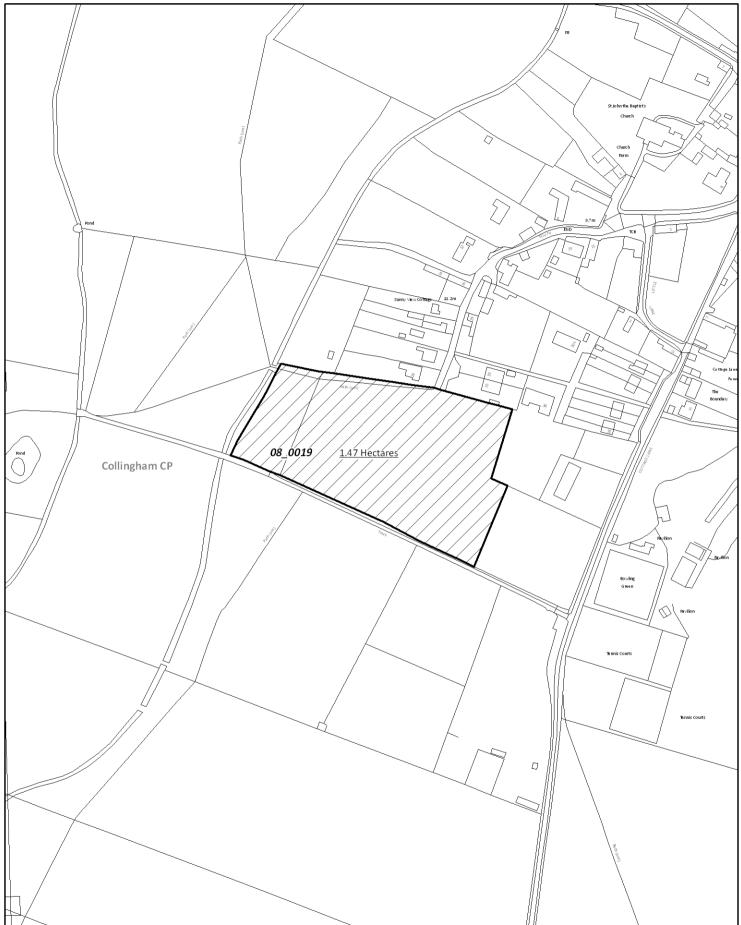
08\_0019 Area(ha): 1.47 Parish: COLLINGHAM

**SFRA Comments:** Some forms of development may be deemed appropriate providing the necessary mitigation measures are implemented. Raised flood defences exist along this stretch of the Trent.

| Impact on Landscape E  | Biodiversity The site is suitable  |  |
|--|--|--|
| Impact on views: No  |  | Natural Features: No   |
| Impact on existing<br>Recreational Use:  | Yes Footpath abuts<br>northwestern site boundary.<br>South CollinghamFP1/South<br>CollinghamFP1/South<br>CollinghamFP4 | Listed Bldg / Local Interest Bldg: No  |
| ProtectedSpecies/ No   |  | Tree Preservation Order: No  |
| Habitats:  |  | Conservation Area: No  |
| Suitability Conclusion:  | The site is not suitable   |  |
| Availability and Ach<br>Availability Conclusions<br>Achievability Conclusio<br>Availability Comments:<br>Achievabilty Comments | s:<br>n:<br>Information provided: A  | developer has shown interest in the site.  |
| Ownership Constraints  | No ownership constraints 0-5 years   | Ownership Comments:  |
| Legal Issues: No   | I  | Legal Comments:  |
| Timescale: No other con  | nstraints 0-5 years  | Availability Other Issues: No other constraints 0-5 years  |
| Viability Comments:  |  |  |
|  |  | ndicating that this site may have flooded in the past. It ome instances was caused by watercourse and drainage |

blockage that may or may not present a risk in the future.

Strategic Housing Land Availability Assessment 2010







08\_0019 - Field To The South Of South End, Collingham

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

| Site Ref: Charnwood P   | otter Hill Road   |  |   |  |
|---|---|--|---|--|
| 08_0048 Area(ha): 1.23  | Parish: COLLINGHAM  | 1                                      | Proposed Yield :  |  |
|   |   |  |   |  |
| Suitability Conculsion  | The site is not suitable  |  |   |  |
| Availability Conclusions:   |   |  |   |  |
| Availability Comments:  | Information Supplied: D<br>5 years.   | eveloper has show inte                 | erest in the site. Site available within  |  |
| Achievability Conclusion:   |   |  |   |  |
| Achievabilty Comments:  |   |  |   |  |
| Overall Draft Conclusion:   | Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement. |  |   |  |
| Overall Final Conclusion:   | Possible highways mi<br>due to level of separa  | • •                                    | e required. Not presently suitable tlement.   |  |
| Character Land Use Location                                       | The site is not suitable  |  |   |  |
| <b>_ocation:</b> Seperated from urba                              | an/village boundary   | PDL/Greenfield:                        | Combination   |  |
| Area Character: MixedVillage                                      | and Countryside   | Area Greenfield:                       | 1.09  |  |
| Setting: Countryside  |   | Area PDL:                              | 0.14  |  |
| Current Use: Residential, pas                                     | ture and orchardOther   | Proposed Use:                          |   |  |
| Conflicting Issues Yes Deve<br>Access to Services The sig         |   | e                                      |   |  |
| Access to Services The si   | te may be suitable  |  |   |  |
| Within 800m or 10 mins walki                                      | ng  | Within 30 mins                         | travel by public transport  |  |
| Primary school: No Bus st   | op: Yes   | Secondary sch                          | ool: No Retail Area: Yes  |  |
| GP/ Health No Cash<br>Centre: Machin                              | No<br>ne/PO:  | Further Educat                         |   |  |
| Store of Local Importance:  |   | Supermarket:                           | No <b>Employment:</b> Yes   |  |
| -   |   | Proximity With<br>Fransport Node: node | nin 1km of a major public transport<br>e  |  |
| GreenSpaceStandards: Within                                       | n 800m of publicly accessi  | ble green space                        |   |  |
| GreenSpaceStrategy Commer   | nts: 690m   |  |   |  |
| Physical Constraints The s  | ite may be suitable   |  |   |  |
| Highway Engineers Comment   | works required along w  |  | vided to standard. Off side highway<br>. Remote location from any<br>narrow country lane. |  |
| Topography No Flat land -   | Access to Utilities?  | Yes Conta                              | minated Land?: No   |  |
| Constraints: drainage ditch<br>between the site<br>and Cross Lane | Contamination Cate  |  | ontaminative usage is yet to be<br>e site or surrounding areas                            |  |
| Agricultural Land Quality: Gr                                     | ade 3 (Good-moderate)   | Site Apparatus:                        | Overhead power line from North  |  |
| Neighbour Issues:   |   |  | crosses the site and follows the<br>boundary between this and site<br>08_0012             |  |
| Identified in SFRA: Yes   |   | Site within a flood zone?:             | In Floodzone 1  |  |

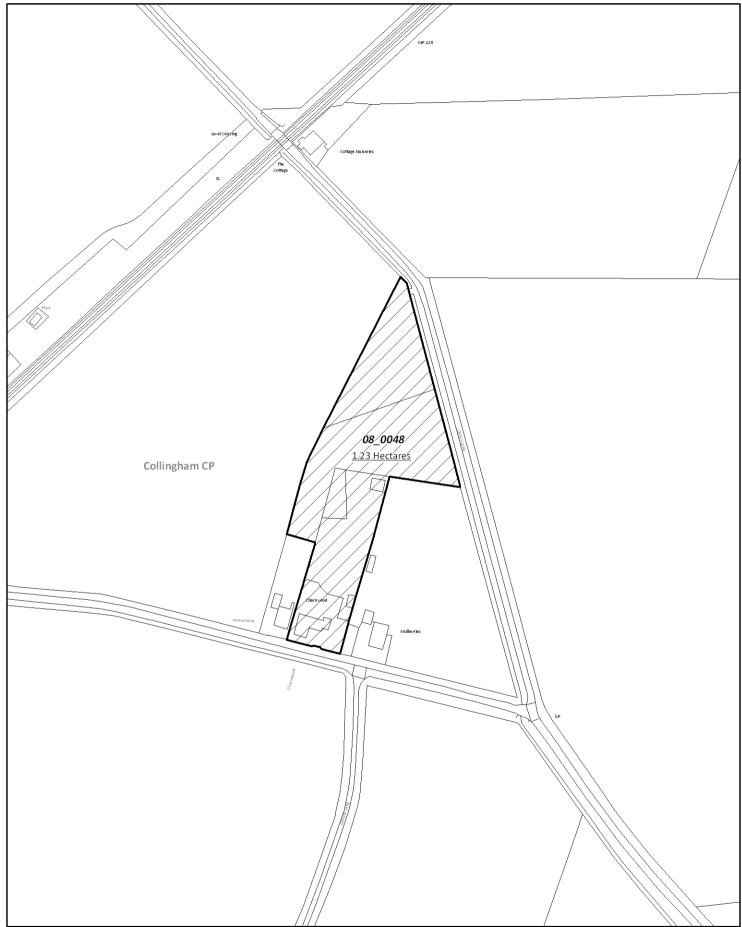
Site Ref:Charnwood Potter Hill Road08\_0048Area(ha): 1.23Parish: COLLINGHAM

**Proposed Yield :** 

SFRA Comments: Entire site in Floodzone 1 and is therefore suitable for all forms of developments

| Impact on Landscape Biodiversity The site is suit   | table   |  |  |
|---|---|--|--|
| Impact on views: No   | Natural Features: No Trees on boundary (east and west)  |  |  |
| Impact on existing     No       Recreational Use:     ProtectedSpecies/       No     No   | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No<br>Conservation Area: No |  |  |
| Habitats:Suitability Conclusion:The site is not suitable  |   |  |  |
| Availability and AchievabilityAvailability Conclusions:Achievability Conclusion:Availability Comments:Information Supplied<br>5 years.  | d: Developer has show interest in the site. Site available within                             |  |  |
| Achievabilty Comments:  |   |  |  |
| Ownership Constraints No ownership constraints 0-<br>years  | 5 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: Surrounded by SHLAA sites 08_0012, 08_0013, 08_0179.<br>The site is on the eastern side of the proposed Collingham ByPass it would be effectively isolated from the village if the by-pass is built. |   |  |  |

Strategic Housing Land Availability Assessment 2010







08\_0048 - Charnwood Potter Hill Road, Collingham

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

| Site Ref:  | Land of                                     | f Foster &                     | Barnfield Road  | ds               |                        |  |            |              |      |
|--|---|--------------------------------|---|------------------|------------------------|--|------------|--------------|------|
| 08_0149  | Area(ha):                                   | : 0.64 <b>Pa</b>               | rish: COLLINGH  | AM               |                        | Proposed                               | Yield :    | 19           |      |
| Suitability Co   | onculsion                                   | Th                             | e site may be suita   | able             |                        |  |            |              |      |
| Availability C   |   |                                | e site could be ava   |                  | 5 - 10 years t         | time                                   |            |              |      |
| Availability C   | comments                                    | ma                             | ormation Supplied<br>arket and affordable<br>rrently has policy c | e houses         | Available w            | vithin 5 years. H                      | lowever, a |              |      |
| Achievability  | Conclus                                     | ion: Th                        | e site is economica   | ally viable      | /acheivable            | for housing                            |            |              |      |
| Achievabilty   | Commen                                      |                                | able - Assessed at<br>. of dwellings 19.                          | 30dph no         | o on-site affo         | rdable housing                         | but POS o  | commuted s   | sum. |
| Overall Draft  | Conclusi                                    | pro                            | he Main Open Aro<br>ocess, this site co<br>d Achievable.          |                  |                        |  |            |              |      |
| Overall Final  | Conclusi                                    | pro                            | he Main Open Ar<br>ocess, this site co<br>considered that it      | ould be c        | onsidered s            | suitable. The si                       | te is Achi |              |      |
| Character La   | nd Use L                                    | ocation The                    | site is suitable  |                  |                        |  |            |              |      |
| Location: Vil  | llage (with                                 | in boundary)                   |   | PDI              | ./Greenfield           | : Greenfield                           |            |              |      |
| Area Charact   | er: Resid                                   | dential                        |   | Are              | a Greenfield           | 1:                                     | 0.64       |              |      |
| Setting: Villa   | age   |                                |   | Are              | a PDL:                 |  |            |              |      |
| Current Use:   | paddock                                     | Other                          |   | Pro              | posed Use:             |  |            |              |      |
|  |   |                                |   |                  |                        |  |            |              |      |
| -  | -   | be suitable                    |   |                  |                        |  |            |              |      |
| AllocatedSite  |   |                                |   | Oth              | er: FS7 Mai            | in Open Area                           |            |              |      |
| Conflicting Issues Yes Main Open Area  |   |                                |   |                  |                        |  |            |              |      |
| Access to Se   | Access to Services The site may be suitable |                                |   |                  |                        |  |            |              |      |
| Within 800m  | or 10 min                                   | s walking                      |   |                  | Within 30 m            | ins travel by p                        | ublic tran | sport        |      |
| Primary scho   | ol: Yes                                     | Bus stop:                      | Yes   |                  | Secondary s            | school: No                             | Retail A   | rea:         | Yes  |
| GP/ Health<br>Centre:  | Yes   | Cash<br>Machine/PC             | Yes   |                  |                        | ication: No                            | Hospita    |              | No   |
| Store of Loca  | al Importa                                  |                                | -   |                  | Supermarke             | et: No                                 | Employ     | ment:        | Yes  |
| Proximity to<br>Town centre:   | With  | in 1km of a to<br>ark Town Cer | · -   | Proxim<br>Transp |                        | Within 1km of a<br>node                | major put  | olic transpo | rt   |
| GreenSpaceS  | Standards                                   | s: Within 400                  | n of publicly acces   | ssible are       | en space               |  |            |              |      |
| GreenSpaceStandards: Within 400m of publicly accessible green space<br>GreenSpaceStrategy Comments: 127m |   |                                |   |                  |                        |  |            |              |      |
| Physical Con   | straints                                    | The site is                    | suitable  |                  |                        |  |            |              |      |
| Highway Eng  | jineers Co                                  |                                | sibility and on site<br>quired. Natural ext                       |                  |                        |  |            |              | d.   |
| Topography   | No flat I                                   | and A                          | Access to Utilities   | s? Yes           | Co                     | ntaminated La                          | nd?: No    | )            |      |
| Constraints:   |   | (                              | Contamination Ca  | tegory:          |                        | ly contaminative<br>t the site or surr |            |              |      |
| Agricultural I   | Land Qua                                    | lity: Grade 3                  | (Good-moderate)   | 6:4              | Annaratua              |  | adiacont   | to site      |      |
| -<br>Neighbour Is  | sues:                                       | None                           |   |                  |                        | : Single pylon                         | -          |              |      |
| Identified in §  |   |                                |   |                  | e within a flo<br>ne?: | ood In Flo                             | odzone 1   |              |      |
|  |   |                                |   | 201              |                        |  |            |              |      |

## Site Ref: Land off Foster & Barnfield Roads

08\_0149 Area(ha): 0.64 Parish: COLLINGHAM

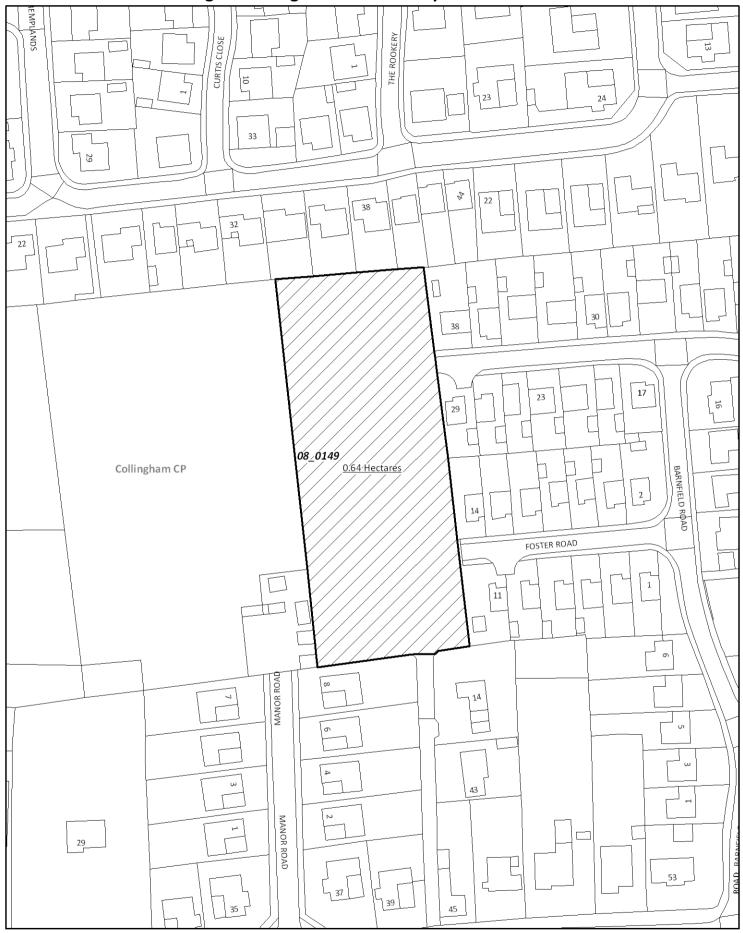
Proposed Yield : 19

SFRA Comments: The site is within flood zone 1 and is suitable for all types of development

| Impact on Landscape Biodive   | rsity The site is suitable  | 9   |  |  |  |
|---|---|---|--|--|--|
| Impact on views: No   |   | Natural Features: No                                      |  |  |  |
| Impact on existingYes paddock land. NorthRecreational Use:Collingham FP6  |   | Listed Bldg / Local Interest Bldg: No                     |  |  |  |
| ProtectedSpecies/ No<br>Habitats:   |   | Tree Preservation Order: No<br>Conservation Area: No      |  |  |  |
| Suitability Conclusion:   | The site may be suitable  |   |  |  |  |
| Availability and Achievab<br>Availability Conclusions:  | Availability and Achievability<br>Availability Conclusions: The site could be available in 5 - 10 years time  |   |  |  |  |
| -   |   | •   |  |  |  |
| Achievability Conclusion:   | The site is economical  | ly viable/acheivable for housing                          |  |  |  |
| Availability Comments:  | Information Supplied: Developer has shown an interest in the site, 30-40 small market and affordable houses. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche. |   |  |  |  |
| Achievabilty Comments:  | Viable - Assessed at 30<br>No. of dwellings 19.   | dph no on-site affordable housing but POS commuted sum.   |  |  |  |
| Ownership Constraints No ow years   | nership constraints 0-5   | Ownership Comments:                                       |  |  |  |
| Legal Issues: No  | I   | Legal Comments:   |  |  |  |
| Timescale: No other constraint  | s 0-5 years   | Availability Other Issues: No other constraints 0-5 years |  |  |  |
| Viability Comments: Viable - Assessed at 30dph no on-site affordable housing but POS commuted sum. No. of dwellings 19. |   |   |  |  |  |

Additional Comments: Abuts another SHLAA site to west - 08\_0006

Strategic Housing Land Availability Assessment 2010







| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: Land to Nort              | h of Collingham Cr   | ricket Club   |  |  |
|-------------------------------------|--|---|--|--|
| 08_0158 Area(ha): 1.47              | Parish: COLLING  | HAM Proposed Yield : 13   |  |  |
| Suitability Conculsion              | The site may be sui  | iitable   |  |  |
| Availability Conclusions:           | -  | ivailable in 5 - 10 years time  |  |  |
| Availability Comments:              |  | ed: Available within 5 years. However, as the site currently has  |  |  |
| Availability Comments.              |  | t has been put in the 5-10 tranche.   |  |  |
| Achievability Conclusion:           | The site is economi  | ically viable/acheivable for housing  |  |  |
| Achievabilty Comments:              | mments: Viable - Site area reduced by 70% to reflect on-site trees. Assessed at 30dph 6% on-site POS accomodated within site area reduction and POS commuted s Number of dwellings 13. |   |  |  |
| Overall Draft Conclusion:           | constraints could<br>could accommoda<br>changed through t  | highways mitigation works may be required. Although Tree<br>prevent 70% of the site from being developed, some areas<br>ate development if the Village Envelope designation is<br>the Development Plan process, subject to appropriate<br>The site is both Available and Achievable.                                    |  |  |
| Overall Final Conclusion:           | constraints could<br>could accommoda<br>changed through t  | highways mitigation works may be required. Although Tree<br>prevent 70% of the site from being developed, some areas<br>ate development if the Village Envelope designation is<br>the Development Plan process, subject to appropriate<br>The site is Achievable and it is considered that it could be<br>5 - 10 years. |  |  |
| Character Land Use Locatio          | n The site may be suit   | table   |  |  |
| Location: Village (outside bu       | t adjoining Boundary)  | PDL/Greenfield: Greenfield  |  |  |
| Area Character: MixedVillag         | e/Countryside/Leisure  | Area Greenfield: 1.47   |  |  |
| Setting: Other Village/Cour         | ntryside   | Area PDL:   |  |  |
| Current Use: Agriculture            |  | Proposed Use:   |  |  |
| Policy The site may be su           | itable   | <b>Other:</b> NE1 Developmemt in the Countryside; C1-C5,  |  |  |
| AllocatedSite: Countryside          |  | C12, C15-C18 Conservation Area  |  |  |
| Conflicting Issues Yes Out          | tside Village Envelope   |   |  |  |
| Access to Services The              | site is suitable   |   |  |  |
| Within 800m or 10 mins wall         | king   | Within 30 mins travel by public transport   |  |  |
| Primary school: No Bus              | stop: Yes  | Secondary school: Yes Retail Area: Yes  |  |  |
| GP/ Health Yes Cash<br>Centre: Mach | n Yes<br>nine/PO:  | Further Education: Yes Hospital: No<br>Supermarket: Yes Employment: Yes   |  |  |
| Store of Local Importance:          |  |   |  |  |
|                                     | rom a town centre<br>wn Centre 8685m   | <b>Proximity</b> Over 1km from a major public transport<br><b>Transport Node:</b> node  |  |  |

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 22m

#### Physical Constraints The site is suitable

**Highway Engineers Comments:** Visibility and on site highway layout to required standard. Off site highways and a Traffic Statement is required. The site is likely to provide for adequate visibility onto the A1133 but may require some upgrading of the pedestrian link to Collingham.

| Site Ref: Land to North  | of Collingham Crick      | tet Club   |  |  |
|--|--------------------------|--|--|--|
| 08_0158 Area(ha): 1.47   | Parish: COLLINGHAN       | Proposed Yield : 13  |  |  |
| Tana manku Na Elat   |                          |  |  |  |
| Topography No Flat<br>Constraints:   | Access to Utilities?     |  |  |  |
|  | Contamination Cate       | <b>gory:</b> C-Potentially contaminative usage is yet to be identified at the site or surrounding areas  |  |  |
| Agricultural Land Quality: G   | ade 3 (Good-moderate)    | Site Apparatus: No   |  |  |
| Neighbour Issues: No   |                          | Site within a flood In Floodzone 1   |  |  |
| Identified in SFRA: No   |                          | zone?:   |  |  |
| SFRA Comments:   |                          |  |  |  |
| Impact on Landscape Biodiv   | ersity The site may be s | uitable  |  |  |
| Impact on views: No  |                          | Natural Features: Yes Trees within and around site   |  |  |
| Impact on existing Yes<br>Recreational Use:  | South Collingham FP6A    | Listed Bldg / Local Interest Bldg: No  |  |  |
| ProtectedSpecies/ No   |                          | Tree Preservation Order: No  |  |  |
| Habitats:  |                          | Conservation Area: Yes   |  |  |
| Suitability Conclusion:  | The site may be suitable |  |  |  |
| Availability and Achieva   | oility                   |  |  |  |
| Availability Conclusions:  | The site could be avai   | lable in 5 - 10 years time   |  |  |
| Achievability Conclusion:  | The site is economica    | Ily viable/acheivable for housing  |  |  |
| Availability Comments:   |                          | vailable within 5 years. However, as the site currently has been put in the 5-10 tranche.  |  |  |
| Achievabilty Comments:   | 6% on-site POS accom     | Viable - Site area reduced by 70% to reflect on-site trees. Assessed at 30dph with 6% on-site POS accomodated within site area reduction and POS commuted sum. Number of dwellings 13. |  |  |
| Ownership Constraints No or years  |                          | Ownership Comments:  |  |  |
| Legal Issues: No   |                          | Legal Comments:  |  |  |
| Timescale: No other constrain  | its 0-5 years            | Availability Other Issues: No other constraints 0-5 years  |  |  |
| Viability Comments: Viable - Site area reduced by 70% to reflect on-site trees. Assessed at 30dph with 6% on-site POS accomodated within site area reduction and POS commuted sum. Number of dwellings 13. |                          |  |  |  |

Additional Comments: 22890106 Application for single dwelling refused. Also site 199.

Strategic Housing Land Availability Assessment 2010





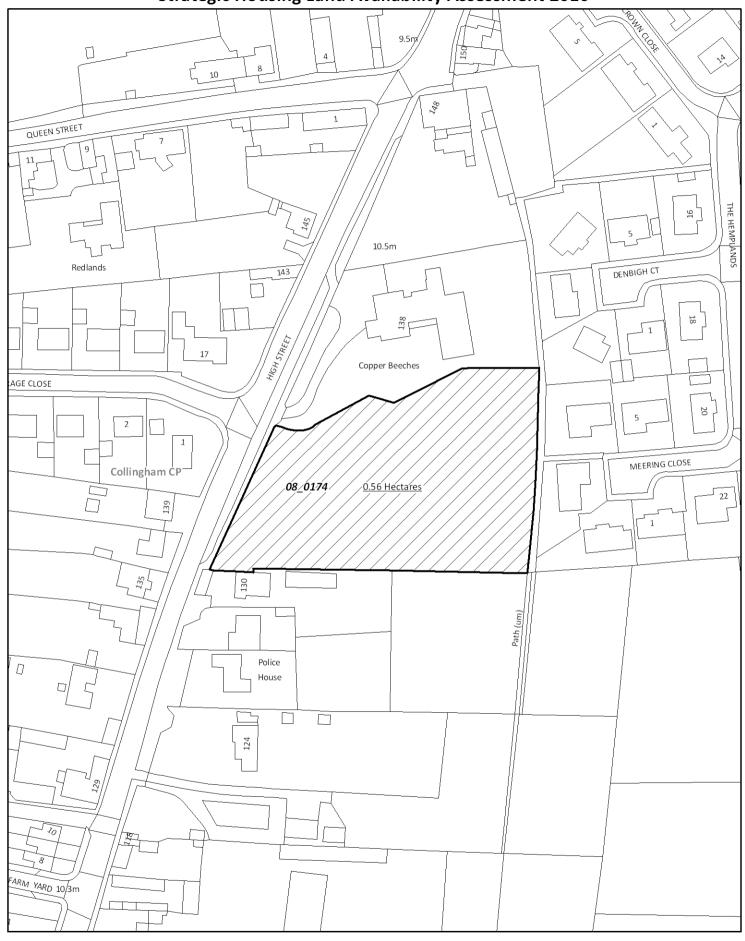
08\_0158 - Land To North Of Collingham Cricket CLub, Collingham

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

|  | Land of   | f High Stree  | t   |   |  |  |                                     |  |
|--|---|---|---|---|--|--|-------------------------------------|--|
| 08_0174  | Area(ha):   | 0.56 <b>Pari</b>  | sh: COLLINGHAM  |   | Proposed   | Yield :  | 17                                  |  |
|  |   |   |   |   |  |  |                                     |  |
| Suitability C  |   |   | site may be suitable  |   |  |  |                                     |  |
| Availability   |   |   |   | ble in 5 - 10 years tim   |  |  |                                     |  |
| Availability   | Comments  | all th  | ne timescales specif  | A developer has show<br>ied on the Site Submi<br>straints it has been pu                                | ssion Form.                                      | However, as  |                                     |  |
| Achievability Conclusion: The site is economic   |   |   | site is economically  | viable/acheivable for   | housing  |  |                                     |  |
| Achievabilt  | y Commen  |   | Viable - Assessed at 30dph, no on-site POS but POS commuted sum. No. of dwellings 17.   |   |  | No. of   |                                     |  |
| Overall Drat   | ft Conclusi   | proc  | If the Main Open Area 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.   |   |  |  |                                     |  |
| Overall Fina   | al Conclusi   | proo<br>is A  | If the Main Open Area designation is changed through the Development Plan<br>process, this site could be considered suitable in all other respects. The site<br>is Achievable and it is considered that it could be developed within 5 - 10<br>years. |   |  |  |                                     |  |
| Character L  | and Use L   | ocation The s   | ite is suitable   |   |  |  |                                     |  |
| Location: \  | /illage (with   | in boundary)  |   | PDL/Greenfield:   | Greenfield                                       |  |                                     |  |
| Area Chara   | cter: Resid   | dentialVillage  |   | Area Greenfield:  |  | 0.56   |                                     |  |
| Setting: Vi  | llage   |   |   | Area PDL:   |  |  |                                     |  |
| Current Use  | e: Grazing  | Agriculture   |   | Proposed Use:   |  |  |                                     |  |
| Policy Th  | e site mav  | be suitable   |   |   |  |  |                                     |  |
| AllocatedSi  | -   |   |   | Other: FS7- Main<br>Conservati  |  | , C1-5, C12,                                       | C15-18                              |  |
| Conflicting  | <b>Issues</b> Ye  | s Main Open   | Area  |   |  |  |                                     |  |
| Access to S  | Services  | The site is su  | ıitable   |   |  |  |                                     |  |
| Within 800n  | n or 10 min   |   |   |   |  |  |                                     |  |
|  |   | s walking   |   | Within 30 mins  | s travel by p                                    | ublic transp                                       | oort                                |  |
| Primary sch  |   | •   | Yes   | Within 30 mins<br>Secondary sch   |  | ublic transp<br>Retail Are                         |                                     |  |
| Primary sch<br>GP/ Health  |   | Bus stop:<br>Cash   | Yes   |   | nool: No   | -  | ea: Y                               |  |
| -  | n <b>ool:</b> Yes   | Bus stop:   | Yes   | Secondary sch   | nool: No   | Retail Are   | ea: Y<br>N                          |  |
| GP/ Health   | n <b>ool:</b> Yes<br>Yes  | Bus stop:<br>Cash<br>Machine/PO:  | Yes   | Secondary sch<br>Further Educa  | tion: No   | Retail Are<br>Hospital:                            | ea: Y<br>N                          |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to  | nool: Yes<br>Yes<br>cal Importa   | Bus stop:<br>Cash<br>Machine/PO:  | Yes<br>wn centre P  | Secondary sch<br>Further Educa<br>Supermarket:  | nool: No<br>tion: No<br>No<br>hin 1km of a       | Retail Are<br>Hospital:                            | ea: Y<br>N<br>ent: Y                |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to<br>Town centro                             | nool: Yes<br>Yes<br>cal Importa<br>o Over<br>e: New   | Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>r 1km from a to<br>rark Town Cent  | Yes<br>wn centre P  | Secondary sch<br>Further Educa<br>Supermarket:<br>roximity Wit<br>ransport Node: noc                    | nool: No<br>tion: No<br>No<br>hin 1km of a       | Retail Are<br>Hospital:<br>Employm                 | ea: Y<br>N<br>ent: Y                |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to<br>Town centro<br>GreenSpace               | nool: Yes<br>Yes<br>cal Importa<br>o Over<br>e: New<br>eStandards   | Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>r 1km from a to<br>rark Town Cent  | Yes<br>wn centre P<br>re 9764m Tr<br>of publicly accessib   | Secondary sch<br>Further Educa<br>Supermarket:<br>roximity Wit<br>ransport Node: noc                    | nool: No<br>tion: No<br>No<br>hin 1km of a       | Retail Are<br>Hospital:<br>Employm                 | ea: Y<br>N<br>ent: Y                |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to<br>Town centro<br>GreenSpace               | nool: Yes<br>Yes<br>cal Importa<br>o Over<br>e: New<br>eStandards<br>eStrategy (  | Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>r 1km from a to<br>rark Town Centures: Within 400m   | Yes<br>wn centre P<br>re 9764m Tr<br>of publicly accessib<br>Om   | Secondary sch<br>Further Educa<br>Supermarket:<br>roximity Wit<br>ransport Node: noc                    | nool: No<br>tion: No<br>No<br>hin 1km of a       | Retail Are<br>Hospital:<br>Employm                 | ea: Y<br>N<br>ent: Y                |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to<br>Town centro<br>GreenSpace<br>GreenSpace | nool: Yes<br>Yes<br>cal Importa<br>o Over<br>e: New<br>eStandards<br>eStrategy (<br>onstraints                              | Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>Tark from a to<br>rark Town Centro<br>S: Within 400m<br>Comments: 10<br>The site is s  | Yes<br>wn centre P<br>re 9764m Tr<br>of publicly accessib<br>Om<br>uitable<br>ability and on site hig   | Secondary sch<br>Further Educa<br>Supermarket:<br>roximity Wit<br>ransport Node: noc                    | hool: No<br>tion: No<br>No<br>hin 1km of a<br>de | Retail Are<br>Hospital:<br>Employm<br>major public | ea: Y<br>N<br>ent: Y<br>c transport |  |
| GP/ Health<br>Centre:<br>Store of Loo<br>Proximity to<br>Town centro<br>GreenSpace<br>GreenSpace | nool: Yes<br>Yes<br>cal Importa<br>o Over<br>e: New<br>eStandards<br>eStrategy (<br>onstraints<br>ngineers Co<br>y No Sligi | Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>Tark from a to<br>rark Town Centres:<br>Within 400m<br>Comments: 10<br>The site is s<br>omments: Visa<br>site<br>ht slope Ac | Yes<br>wn centre P<br>re 9764m Tr<br>of publicly accessib<br>Om<br>uitable<br>ability and on site hig   | Secondary sch<br>Further Educa<br>Supermarket:<br>roximity Wit<br>ransport Node: noc<br>ole green space | hool: No<br>tion: No<br>No<br>hin 1km of a<br>de | Retail Are<br>Hospital:<br>Employm<br>major public | ea: Y<br>N<br>ent: Y<br>c transport |  |

| Site Ref: Land off                        | High Street   |   |
|---|---|---|
| <b>08_0174</b> Area(ha): 0                | <b>Parish:</b> COLLINGHAM   | Proposed Yield : 17   |
| •   | <b>y:</b> Grade 3 (Good-moderate)<br>None   | Site Apparatus: None Site within a flood In Floodzone 1 zone?:  |
| Impact on Landscape B                     | iodiversity The site is suitable  |   |
| Impact on views: No                       |   | Natural Features: Yes Trees on Northern boundary.   |
| Impact on existing                        | No  | Listed Bldg / Local Interest Bldg: No   |
| Recreational Use:<br>ProtectedSpecies/ No |   | Tree Preservation Order: No   |
| Habitats:                                 |   | Conservation Area: Yes  |
| Suitability Conclusion:                   | The site may be suitable  |   |
| Availability and Ach                      | ievability  |   |
| Availability Conclusions                  | : The site could be availa  | ble in 5 - 10 years time  |
| Achievability Conclusion                  | n: The site is economicall  | y viable/acheivable for housing   |
| Availability Comments:                    | all the timescales specifie   | developer has shown interest in this site. Available within<br>ed on the Site Submission Form. However, as the site<br>traints it has been put in the 5-10 tranche. |
| Achievabilty Comments:                    | : Viable - Assessed at 30d<br>dwellings 17.   | ph, no on-site POS but POS commuted sum. No. of   |
|   | No ownership constraints 0-5 <b>C</b><br>years currently held under an<br>agricultural tenancy<br>agreement | Ownership Comments: currently held under an agricultural tenancy agreement  |
| Legal Issues: No                          | L   | egal Comments:  |
| Timescale: No other cor                   | straints 0-5 years  | vailability Other Issues: No other constraints 0-5 years  |
| Viability Comments: Via                   | ble - Assessed at 30dph, no on-s  | ite POS but POS commuted sum. No. of dwellings 17.  |
|   | mmediately adjacent to SHLAA sit<br>and 08_ 0149.   | te 08_0397 which adjoins 08_0402, 08_0002, 08_0006  |

Strategic Housing Land Availability Assessment 2010







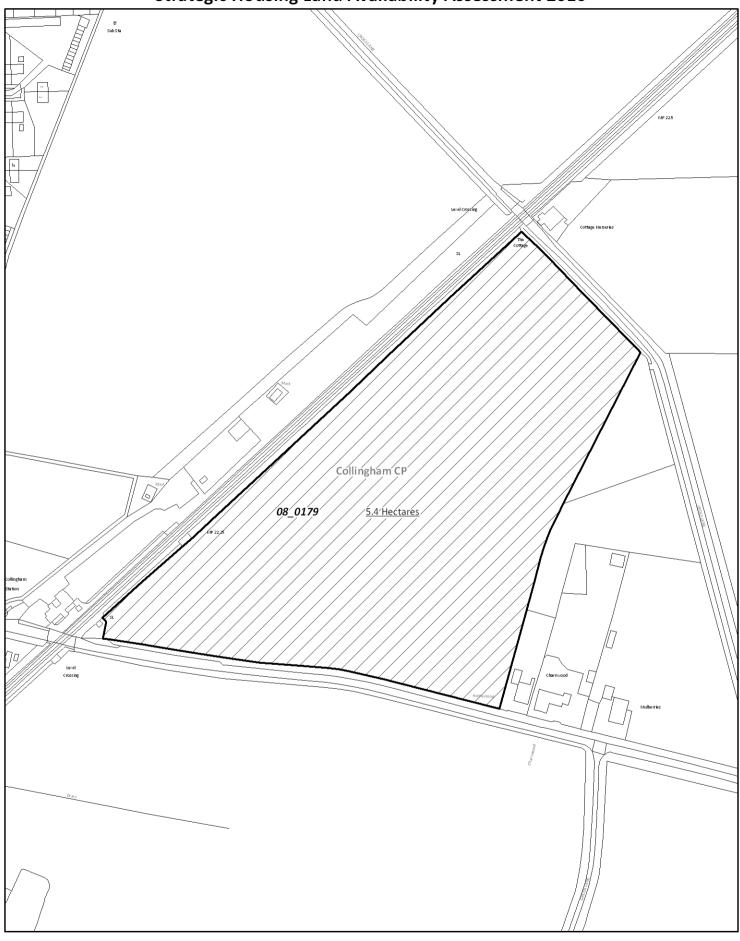
08\_0174 - Land Off High Street, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: Station Road   |  |   |  |  |  |  |
|--|--|---|--|--|--|--|
| <b>08_0179</b> Area(ha): 5.40  | Parish: COLLINGHAM   | Proposed Yield :  |  |  |  |  |
| Suitability Conculsion   | uitability Conculsion The site is not suitable   |   |  |  |  |  |
| Availability Conclusions:  |  |   |  |  |  |  |
| Availability Comments:   | Information Supplied: A c 5 years.   | eveloper has shown interest in this site. Available within                |  |  |  |  |
| Achievability Conclusion:  |  |   |  |  |  |  |
| Achievabilty Comments:   |  |   |  |  |  |  |
| Overall Draft Conclusion:  | Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. Any possible development would need to mitigate<br>against any detrimental impact from the Railway line adjacent to the site.<br>Possible highway constraints in this location. Not presently suitable due to<br>level of separation from existing settlement. |   |  |  |  |  |
| Overall Final Conclusion:  | Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. Any possible development would need to mitigate<br>against any detrimental impact from the Railway line adjacent to the site.<br>Possible highway constraints in this location. Not presently suitable due to<br>level of separation from existing settlement. |   |  |  |  |  |
| Character Land Use Location  | The site is not suitable   |   |  |  |  |  |
| Location: Seperated from urba  | n/village boundary   | PDL/Greenfield: Greenfield  |  |  |  |  |
| Area Character: Countryside  |  | Area Greenfield: 5.4  |  |  |  |  |
| Setting: Countryside   |  | Area PDL:   |  |  |  |  |
| Current Use: Agriculture   |  | Proposed Use:   |  |  |  |  |
| Policy The site is not suitab  | le   |   |  |  |  |  |
| AllocatedSite: Countryside   |  | Other: NE1 Development in the Countryside; T4<br>Collingham Bypass        |  |  |  |  |
| Conflicting Issues Yes Deve  | lopment in the Countryside   |   |  |  |  |  |
| Access to Services The sit   | Access to Services The site may be suitable  |   |  |  |  |  |
| Within 800m or 10 mins walking   | ng   | Within 30 mins travel by public transport                                 |  |  |  |  |
| Primary school: Yes Bus st   | op: Yes  | Secondary school: No Retail Area: Yes                                     |  |  |  |  |
| GP/ Health No Cash<br>Centre: Machir   | No<br>ne/PO:   | Further Education:NoHospital:NoSupermarket:NoEmployment:Yes               |  |  |  |  |
| Store of Local Importance:   |  |   |  |  |  |  |
| Proximity to<br>Town centre:Over 1km from a town centre<br>town centre:Proximity<br>Transport Node:Within 400m of a major public transport<br>node |  |   |  |  |  |  |
| GreenSpaceStandards: Within 800m of publicly accessible green space  |  |   |  |  |  |  |
| GreenSpaceStrategy Comments: 532m  |  |   |  |  |  |  |
| Physical Constraints The site is not suitable  |  |   |  |  |  |  |
| Highway Engineers Comment  | s: The site is directly affect<br>Bypass.  | ed by alternative routes for the proposed Collingham                      |  |  |  |  |
| Topography No Flat   | Access to Utilities?   | Yes Contaminated Land?: Yes   |  |  |  |  |
| Constraints:   | Contamination Catego   | ory: A-Potentially contaminative usage has been<br>identified at the site |  |  |  |  |

| Site Ref: Station Road  |  |  |  |  |  |
|---|--|--|--|--|--|
| 08_0179 Area(ha): 5.40 Parish: COLLINGHAM   | M Proposed Yield :   |  |  |  |  |
| Agricultural Land Quality: Grade 3 (Good-moderate)       Site Apparatus: Pylons cross site         Neighbour Issues:       Rail line         Identified in SFRA: Yes       Site within a flood lin Floodzone 1 zone?:         SFRA Comments:       Entire site in Flood zone 1. Suitable for all types of development |  |  |  |  |  |
| Impact on Landscape Biodiversity The site is suitab   | le   |  |  |  |  |
| Impact on views: No   | Natural Features: No   |  |  |  |  |
| Impact on existing No<br>Recreational Use:  | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No |  |  |  |  |
| ProtectedSpecies/ No<br>Habitats:   | Conservation Area: No  |  |  |  |  |
| Suitability Conclusion:         The site is not suitable  |  |  |  |  |  |
| Availability and Achievability  |  |  |  |  |  |
| Availability Conclusions:   |  |  |  |  |  |
| Achievability Conclusion:   |  |  |  |  |  |
| Availability Comments:Information Supplied: A5 years.   | • 11 1   |  |  |  |  |
| Achievabilty 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:  |  |  |  |  |  |

# Strategic Housing Land Availability Assessment 2010







08\_0179 - Station Road, Collingham

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

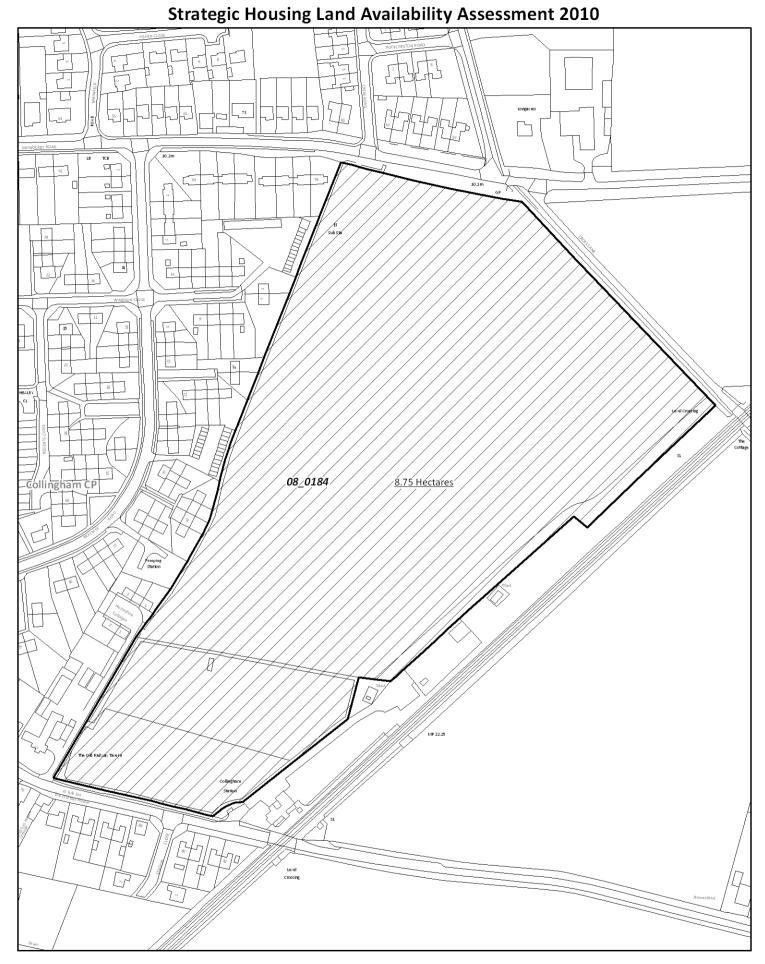
| Site Ref:   | Site Ref: North of Station Road |  |   |  |                           |            |          |           |        |  |
|---|---------------------------------|--|---|--|---------------------------|------------|----------|-----------|--------|--|
| 08_0184   | Area(ha)                        | : 9.72 <b>Par</b> i                        | sh: COLLINGHA   | М  |                           | Proposed   | Yield :  | 204       |        |  |
| Suitability Conculsion The site may be suitable   |                                 |  |   |  | e                         |            |          |           |        |  |
| Availability Conclusions: The site could be available   |                                 |  |   |  | able in 5 - 10 years time |            |          |           |        |  |
| Availability (  | Comments                        | inve<br>with                               | Information provided: Developer has shown interest in the site. Developer has invested in the site. 200-300 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been in the 5-10 tranche.   |  |                           |            |          | ;         |        |  |
| Achievabilit  | y Conclus                       | ion: The                                   | site is economical  | ly viable/acł                                    | neivable for h            | ousing     |          |           |        |  |
| Achievabilty  | y Commen                        |  | ble - Assessed at 3<br>Ilings 204.  | 0dph with 3                                      | 0% on-site P              | OS no POS  | S commut | ed sum. N | No. of |  |
| Overall Draf  | t Conclus                       | miti<br>aga<br>Pos<br>Env<br>this          | Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. Any possible development would need to mitigate<br>against any detrimental impact from the Railway line adjacent to the site.<br>Possible on/off site highways mitigation works may be required. If the Village<br>Envelope designation is changed through the Development Plan process,<br>this site could be considered suitable subject to appropriate mitigation<br>works. The site is both Available and Achievable. |  |                           |            |          |           |        |  |
|   |                                 | aga<br>Pos<br>Villa<br>proc<br>miti<br>dev | mitigated if necessary. Any possible development would need to mitigate<br>against any detrimental impact from the Railway line adjacent to the site.<br>Possible on/off site highways mitigation works may be required. If the<br>Village Envelope designation is changed through the Development Plan<br>process, this site could be considered suitable subject to appropriate<br>mitigation works. The site is Achievable and it is considered that it could be<br>developed within 5 - 10 years.                             |  |                           |            |          |           |        |  |
|   |                                 | ocation The s                              | ite may be suitab   |  | eenfield <sup>.</sup> (-  | Greenfield |          |           |        |  |
|   | •                               | ntrysideVillage                            | ig Doundary)  | PDL/Greenfield: Greenfield Area Greenfield: 8.75 |                           |            |          |           |        |  |
| Setting: Vil  |                                 |  |   | Area Greenfield: 0.75                            |                           |            |          |           |        |  |
| -   | -                               | -  | sslandVacant Land   | Proposed Use:                                    |                           |            |          |           |        |  |
| Current Use   |                                 | k and open gras                            |   |  | eu Use.                   |            |          |           |        |  |
| Policy       The site may be suitable         AllocatedSite:       Countryside         Other:       NE1 Development in the Countryside; T4 Collingham Bypass    |                                 |  |   |  |                           |            |          |           |        |  |
| Conflicting Issues Yes Outside Village Envelope   |                                 |  |   |  |                           |            |          |           |        |  |
| Access to Services The site is suitable   |                                 |  |   |  |                           |            |          |           |        |  |
| Within 800m or 10 mins walking Within 30 mins travel by public transport  |                                 |  |   |  |                           |            |          |           |        |  |
| Primary sch   | ool: Yes                        | Bus stop:                                  | Yes   | Sec  | ondary scho               | ool: No    | Retail   | Area:     | Yes    |  |
| GP/ Health<br>Centre:   | Yes                             | Cash<br>Machine/PO:                        | No  |  | her Educati               |            | Hospit   |           | No     |  |
| Store of Loc  | al Importa                      | ance:                                      |   | Sup  | ermarket:                 | No         | ⊂mpio;   | yment:    | Yes    |  |
| Proximity to<br>Town centre:Over 1km from a town centre<br>Newark Town Centre 10085mProximity<br>Transport Node:Within 400m of a major public transport<br>node |                                 |  |   |  |                           |            |          |           |        |  |
| GreenSpace  | Standard                        | s: Within 400m                             | of publicly access  | sible green s                                    | pace                      |            |          |           |        |  |

 $\label{eq:GreenSpaceStandards: Within 400m of publicly accessible green space$ 

GreenSpaceStrategy Comments: 297m

| Site Ref: North of   | Station Road   |   |  |  |  |
|--|--|---|--|--|--|
| 08_0184 Area(ha):  | 9.72 Parish: COLLINGHAM  | Proposed Yield : 204  |  |  |  |
| <b>Highway Engineers Comments:</b> Visibility and On site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic Assessment required. Large site that could generate a significant traffic flow onto the junctions of Swinderby and Station Rds with the High St. Visibility is limited onto High Stree from Swinderby Rd and there may be capacity issues at the signal controlled junction at the Station Rd junction with High St. These junctions would need detailed investigation as part of a TA. |  |   |  |  |  |
| Topography No Flat   | Access to Utilities?   | Yes Contaminated Land?: Yes   |  |  |  |
| Constraints:   | Contamination Categ  | <b>ory:</b> A-Potentially contaminative usage has been identified at the site   |  |  |  |
| Agricultural Land Quali  | ty: Grade 3 (Good-moderate)  | Site Apparatus:   |  |  |  |
| Neighbour Issues:  | Rail line  | Site within a flood In Floodzone 1  |  |  |  |
| Identified in SFRA: Yes  | 3  | zone?:  |  |  |  |
| SFRA Comments: Floo  | d zone 1 suitable for all types of de  | evelopment  |  |  |  |
| Impact on Landscape  | Biodiversity The site may be su  | itable  |  |  |  |
| Impact on views: No  |  | Natural Features: Yes Hedgerow and trees within site  |  |  |  |
| Impact on existing<br>Recreational Use:  | No   | Listed Bldg / Local Interest Bldg: Yes  |  |  |  |
| ProtectedSpecies/ No   |  | Tree Preservation Order: No   |  |  |  |
| Habitats:  | <b>T</b> he state of the | Conservation Area: No   |  |  |  |
| Suitability Conclusion:  | The site may be suitable   |   |  |  |  |
| Availability and Acl   | nievability  |   |  |  |  |
| Availability Conclusion  | s: The site could be availa  | ble in 5 - 10 years time  |  |  |  |
| Achievability Conclusion   | on: The site is economical   | ly viable/acheivable for housing  |  |  |  |
| Availability Comments:   | ility Comments: Information provided: Developer has shown interest in the site. Developer has invested in the site. 200-300 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been pu in the 5-10 tranche.   |   |  |  |  |
| Achievabilty Comments  | s: Viable - Assessed at 30c dwellings 204.   | dph with 30% on-site POS no POS commuted sum. No. of  |  |  |  |
| Ownership Constraints  | No ownership constraints 0-5 years Main land holding is<br>landowner stated on form.<br>However former station<br>building and land adjoining<br>the railway is in third party<br>ownership. These third parties<br>are supportive of a mixed use<br>scheme incorporating their<br>land  | <b>Dwnership Comments:</b> Main land holding is landowner<br>stated on form. However former<br>station building and land adjoining<br>the railway is in third party<br>ownership. These third parties<br>are supportive of a mixed use<br>scheme incorporating their<br>landholdings. |  |  |  |
| Legal Issues: No   | L  | Legal Comments:   |  |  |  |
| Timescale: No other co   | 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 204.   |   |  |  |  |
| Additional Comments: 06/01371/OUTM Buisness development refused on small part of site frontage.<br>Oil Pipeline buffer impinges on the extreme south west corner of the site. North eastern<br>corner affected by the possible alignment of the Collingham Bypass.<br>Identical site to 08_0278.   |  |   |  |  |  |

The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.







08\_0184 - North Of Station Road, Collingham

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

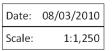
|  | Site Ref: 18 & 22 Station Road               |  |   |             |              |  |
|--|--|--|---|-------------|--------------|--|
| 08_0283 Area(ha): 0.7  | 6 Parish: COLLINGH                           | AM   | Proposed Y                                  | 'ield :     | 6            |  |
| Suitability Conculsion   | The site is suitable                         |  |   |             |              |  |
| Availability Conclusions:  | The site could be ava                        | ilable within 5 years  |   |             |              |  |
| Availability Comments:   | already invested in the by previous appeal d | Information Supplied: Developer has shown interest in the site. The Developer has already invested in the site. Number/type of dwellings in mind: In part determined by previous appeal decision. Otherwise to LPA requirements. Information Supplied: Available within 5 years. |   |             |              |  |
| Achievability Conclusion:  | The site is economication                    | ally viable/acheivable   | e for housing                               |             |              |  |
| Achievabilty Comments:   | Viable - Assessed wi<br>6.                   | th 6% on-site POS a  | nd POS commuted                             | d sum. No   | of dwellings |  |
| Overall Draft Conclusion:  | This site appears to mitigation. The site    |  |   | t to appro  | priate       |  |
| Overall Final Conclusion:  | This site appears to mitigation. The site    |  |   | t to appro  | priate       |  |
| Character Land Use Loca  | tion The site is suitable                    |  |   |             |              |  |
| Location: Village (within b  | oundary)                                     | PDL/Greenfield   | d: PDL                                      |             |              |  |
| Area Character: Resident   | ial  | Area Greenfiel   | d:  |             |              |  |
| Setting: Village   |  | Area PDL:  |   | 0.76        |              |  |
| Current Use: Residential   |  | Proposed Use   | :   |             |              |  |
| Policy The site is suitab  | le   |  |   |             |              |  |
| AllocatedSite: Other Other: H13 Area Within Village Envelope   |  |  |   |             |              |  |
| Conflicting Issues No  |  |  |   |             |              |  |
| Access to Services Th  | e site is suitable                           |  |   |             |              |  |
| Within 800m or 10 mins w   | alking                                       | Within 30 r  | nins travel by pul                          | blic trans  | oort         |  |
| Primary school: Yes Bu   | s stop: Yes                                  | Secondary  | school: No                                  | Retail Are  | ea: Yes      |  |
| GP/ Health Yes Ca  | <b>sh</b> Yes                                | Further Ed   | ucation: No                                 | Hospital:   | No           |  |
| Centre: Ma   | chine/PO:                                    | Supermark  | tet: No                                     | Employm     |              |  |
| Store of Local Importance  | :  | ·  |   |             |              |  |
| Proximity toOver 1km from a town centreProximityWithin 1km of a major public transportTown centre:Newark Town Centre 9224mTransport Node:node  |  |  |   | c transport |              |  |
| GreenSpaceStandards: Within 400m of publicly accessible green space  |  |  |   |             |              |  |
| GreenSpaceStrategy Com   | ments: 114m                                  |  |   |             |              |  |
| Physical Constraints The site is suitable  |  |  |   |             |              |  |
| Highway Engineers Comments: Visability and on site highway layout to be provided to standard. Off site highway works required. Site has previously been considered for residential development Subject to satisfactory details of access etc. there would be no objections to this site. |  |  |   |             | evelopment.  |  |
| Topography No Flat   | Access to Utilities                          | ? Yes C  | ontaminated Land                            | d?: No      |              |  |
| Constraints:   | Contamination Ca                             |  | ally contaminative of at the site or surrou |             |              |  |

| Site Ref: 18 & 22 S  | station Road                              |   |  |  |  |
|--|---|---|--|--|--|
| 08_0283 Area(ha): 0  | 0.76 Parish: COLLINGHAM                   | Proposed Yield : 6  |  |  |  |
| •  | <b>y:</b> Grade 3 (Good-moderate)<br>None | Site Apparatus: Buildings on site<br>Site within a flood In Floodzone 1<br>zone?:   |  |  |  |
| Impact on Landscape B  | iodiversity The site is suitabl           | e   |  |  |  |
| Impact on views: No  | ·   | Natural Features: Yes Trees   |  |  |  |
| Impact on existing<br>Recreational Use:<br>ProtectedSpecies/ No<br>Habitats:   | Yes North Collingham FP12                 | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: Yes<br>Conservation Area: No  |  |  |  |
| Suitability Conclusion:  | The site is suitable                      |   |  |  |  |
| Availability and Ach   | ievability                                |   |  |  |  |
| Availability Conclusions   | : The site could be avail                 | able within 5 years   |  |  |  |
| Achievability Conclusion   | n: The site is economica                  | ally viable/acheivable for housing  |  |  |  |
| Availability Comments:   | already invested in the                   | eveloper has shown interest in the site. The Developer has<br>site. Number/type of dwellings in mind: In part determined<br>sion. Otherwise to LPA requirements. Information<br>in 5 years. |  |  |  |
| Achievabilty Comments:   | : Viable - Assessed with 6.               | 6% on-site POS and POS commuted sum. No. of dwellings   |  |  |  |
| Ownership ConstraintsNo ownership constraints 0-5<br>years 18 & 22 have slightly<br>different ownership profiles<br>but both are available for<br>development, collectively or<br>individuallyOwnership Comments:<br>ownership Comments:<br>18 & 22 have slightly different<br>ownership profiles<br>available for development,<br>collectively or<br>individually |   |   |  |  |  |
| Legal Issues: No   |   | Legal Comments:   |  |  |  |
| Timescale:       other constraints 0-5 years Existing         Availability Other Issues:       other constraints 0-5 years         buildings and services       other lissues:   |   |   |  |  |  |
| Viability Comments: Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 6.  |   |   |  |  |  |
| Additional Commente: A   | Adjacent to SHLAA site 08 0614            |   |  |  |  |

Additional Comments: Adjacent to SHLAA site 08\_0614. Two landowners.







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08\_0283 - 18 & 22 Station Road,

Collingham

| Site Ref: Land at Oaklands Close   |   |   |  |  |   |   |  |
|--|---|---|--|--|---|---|--|
| 08_0292 Area(ha): 2.16   | Parish: COLLINGH  | IAM   | Pro  | oposed Yiel  | ld :  | 25  |  |
|  |   |   |  |  |   |   |  |
| Suitability Conculsion   | The site may be suitable  |   |  |  |   |   |  |
| Availability Conclusions:  | The site could be av  | ailable in 5 - 10 year  | s time   |  |   |   |  |
| Availability Comments:   | Information Supplied: Developer has shown interest in the site. Developer has already invested in the site. Number/type of dwellings in mind: Mix of house types and density to approval of LPA. Also opportunity for P.O.S. Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche. |   |  |  | types   |   |  |
| Achievability Conclusion:  | The site is economic  | cally viable/acheivabl  | e for hous   | sing   |   |   |  |
| Achievabilty Comments:   | Viable - Assessed at<br>on-site POS and no<br>25 due to single poir   | POS commuted sum  |  |  |   |   |  |
| Overall Draft Conclusion:  | Potential contamin<br>mitigated if necess<br>possible developm<br>on the protected tro<br>the Village Envelop<br>Development Plan<br>appropriate mitigat  | eary. Possible highw<br>eent would need to r<br>ees on the northern<br>be and Main Open A<br>process, this site c   | vay const<br>mitigate a<br>and sou<br>area desig<br>ould be c  | raints in th<br>against any<br>thern boun<br>gnation is c<br>onsidered               | is loca<br>detrin<br>daries<br>hange<br>suitab        | ation. Ar<br>nental in<br>of the s<br>ed throug<br>le subje | ny<br>npact<br>site. If<br>gh the<br>ct to |
| Overall Final Conclusion:<br>Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. Possible highway constraints in this location. Any<br>possible development would need to mitigate against any detrimental impact<br>on the protected trees on the northern and southern boundaries of the site. If<br>the Village Envelope and Main Open Area designation is changed through the<br>Development Plan process, this site could be considered suitable subject to<br>appropriate mitigation works. The site is Achievable and it is considered that<br>it could be developed within 5 - 10 years. |   |   |  |  |   |   |  |
|  | it could be develop   | oed within 5 - 10 yea   |  | vable and it   | t is co   | nsidered  | d that                                     |
| Character Land Use Location  | it could be develop<br>The site may be suita  | oed within 5 - 10 yea<br>able   | nrs.   |  | t is co   | nsidered  | d that                                     |
| Location: Village (outside but   | it could be develop<br>The site may be suita<br>adjoining Boundary)   | ed within 5 - 10 yea<br>able<br>PDL/Greenfie  | <b>id:</b> Gree  | enfield  |   | nsidered  | d that                                     |
| Location: Village (outside but<br>Area Character: Countryside)   | it could be develop<br>The site may be suita<br>adjoining Boundary)   | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie   | <b>id:</b> Gree  |  |   | nsidered  | d that                                     |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village   | it could be develop<br>The site may be suita<br>adjoining Boundary)   | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:  | ars.<br>Id: Gree<br>eld:   | enfield  |   | nsidered  | d that                                     |
| Location: Village (outside but<br>Area Character: Countryside)   | it could be develop<br>The site may be suita<br>adjoining Boundary)   | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie   | ars.<br>Id: Gree<br>eld:   | enfield  |   | nsidered  | d that                                     |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea  | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7-1<br>the Co  | ars.<br>Id: Gree<br>eld:<br>e:   | enfield<br>2. <sup>-</sup><br>n Areas, NE  | 16  |   |  |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Ard<br>Conflicting Issues Yes Main  | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea  | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7-1<br>the Co  | ars.<br>Id: Gree<br>eld:<br>e:<br>Main Ope   | enfield<br>2. <sup>-</sup><br>n Areas, NE  | 16  |   |  |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Ard<br>Conflicting Issues Yes Main<br>Access to Services The si   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>Open Area, Outside Vi<br>te is suitable   | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7-I<br>the Co  | ars.<br>Id: Gree<br>ald:<br>a:<br>Main Open<br>puntryside  | n Areas, NE  | 16<br>1- Dev  | elopmer   |  |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Ard<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>o Open Area, Outside Vi<br>te is suitable<br>ng   | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7- I<br>the Co<br>illage Envelope.<br>Within 30  | ars.<br>Id: Gree<br>eld:<br>e:<br>Main Oper<br>puntryside<br>mins trav   | nfield<br>2.7<br>n Areas, NE<br><b>/el by publi</b>                                  | 16<br>1- Dev  | elopmer   |  |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Ard<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki<br>Primary school: Yes Bus si<br>GP/ Health Yes Cash  | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>i Open Area, Outside Vi<br>te is suitable<br>ng<br>top: Yes<br>Yes  | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7-I<br>the Co  | Id: Gree<br>eld:<br>Main Oper<br>ountryside<br>mins trav<br>y school:  | nfield<br>2.<br>n Areas, NE<br><b>rel by publi</b>                                   | 16<br>1- Dev<br>c trans                               | elopmer   | nt in                                      |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Art<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki<br>Primary school: Yes Bus st<br>GP/ Health Yes Cash<br>Centre: Machi   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>i Open Area, Outside Vi<br>te is suitable<br>ng<br>top: Yes   | ed within 5 - 10 yea<br>able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7- 1<br>the Co<br>illage Envelope.<br>Within 30<br>Secondar                                    | ars.<br>Id: Gree<br>eld:<br>e:<br>Main Oper<br>puntryside<br>mins trav<br>y school:<br>ducation:               | enfield<br>2<br>n Areas, NE<br><b>rel by publi</b> o<br>No <b>Ro</b><br>No <b>Ho</b> | 16<br>1- Dev<br>c trans<br>etail A                    | elopmer<br>sport<br>rea:<br>I:                              | nt in<br>Yes                               |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suita<br>AllocatedSite: Main Open Ard<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki<br>Primary school: Yes Bus si<br>GP/ Health Yes Cash  | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>i Open Area, Outside Vi<br>te is suitable<br>ng<br>top: Yes<br>Yes  | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7- f<br>the Co<br>illage Envelope.<br>Within 30<br>Secondary<br>Further Ec   | ars.<br>Id: Gree<br>eld:<br>e:<br>Main Oper<br>puntryside<br>mins trav<br>y school:<br>ducation:               | enfield<br>2<br>n Areas, NE<br><b>rel by publi</b> o<br>No <b>Ro</b><br>No <b>Ho</b> | 16<br>1- Dev<br>c trans<br>etail A<br>ospita          | elopmer<br>sport<br>rea:<br>I:                              | nt in<br>Yes<br>No                         |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suits<br>AllocatedSite: Main Open Art<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki<br>Primary school: Yes Bus si<br>GP/ Health Yes Cash<br>Centre: Machi<br>Store of Local Importance:   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>i Open Area, Outside Vi<br>te is suitable<br>ng<br>top: Yes<br>Yes  | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7- f<br>the Co<br>illage Envelope.<br>Within 30<br>Secondary<br>Further Ec   | Id: Gree<br>eld:<br>e:<br>Main Oper<br>puntryside<br>mins trav<br>y school:<br>ducation:<br>ket: N             | enfield<br>2<br>n Areas, NE<br><b>rel by publi</b> o<br>No <b>Ro</b><br>No <b>Ho</b> | 16<br>1- Dev<br>c trans<br>etail A<br>ospita<br>mploy | elopmer<br>sport<br>rea:<br>I:<br>ment:                     | nt in<br>Yes<br>No<br>Yes                  |
| Location: Village (outside but<br>Area Character: Countryside)<br>Setting: Countryside Village<br>Current Use: Agriculture<br>Policy The site may be suits<br>AllocatedSite: Main Open Art<br>Conflicting Issues Yes Main<br>Access to Services The si<br>Within 800m or 10 mins walki<br>Primary school: Yes Bus si<br>GP/ Health Yes Cash<br>Centre: Machi<br>Store of Local Importance:   | it could be develop<br>The site may be suita<br>adjoining Boundary)<br>/illage<br>able<br>ea<br>i Open Area, Outside Vi<br>te is suitable<br>ng<br>top: Yes<br>Yes<br>ne/PO:<br>om a town centre<br>/n Centre 9327m   | able<br>PDL/Greenfie<br>Area Greenfie<br>Area PDL:<br>Proposed Use<br>Other: FS7- f<br>the Co<br>illage Envelope.<br>Within 30<br>Secondary<br>Further Eo<br>Supermar<br>Proximity<br>Transport Node: | Id: Gree<br>eld:<br>e:<br>Main Oper<br>puntryside<br>mins trav<br>y school:<br>ducation:<br>ket: N<br>Within 1 | n Areas, NE<br>rel by public<br>No Ro<br>No Ho<br>Io Er                              | 16<br>1- Dev<br>c trans<br>etail A<br>ospita<br>mploy | elopmer<br>sport<br>rea:<br>I:<br>ment:                     | nt in<br>Yes<br>No<br>Yes                  |

| Site Ref: Land at Oakla   | nds Close   |  |  |  |  |
|---|---|--|--|--|--|
| 08 0292Area(ha): 2.16Parish: COLLINGHAMProposed Yield : 25  |   |  |  |  |  |
| 00_0292 Alca(na). 2.10  |   |  |  |  |  |
| Physical Constraints The si   | Physical Constraints The site may be suitable   |  |  |  |  |
| <b>Highway Engineers Comments:</b> Visability and on site highway layout to be provided to standard. Traffic<br>Assessment required. If the only access to this site is from Oaklands then the<br>number of properties would be limited to a level in accordance with the current<br>guidelines. Comments amended in response to consultation reply: Single point of<br>access off Oaklands Close, limited to 25 properties. There is a restriction in the<br>number of dwellings that this could serve without a secondary, means of access. |   |  |  |  |  |
| Topography No Rises slightly  | Access to Utilities?  | Yes Contaminated Land?: Yes  |  |  |  |
| Constraints: to West  | Contamination Categ   | <b>gory:</b> A-Potentially contaminative usage has been identified at the site   |  |  |  |
| Agricultural Land Quality: Gr   | ade 3 (Good-moderate)   | Site Apparatus: None   |  |  |  |
| Neighbour Issues:NoneIdentified in SFRA:No  |   | Site within a flood In Floodzone 1<br>zone?:   |  |  |  |
| SFRA Comments:  |   |  |  |  |  |
| Impact on Landscape Biodive   | ersity The site may be su   | uitable  |  |  |  |
| Impact on views: No   |   | Natural Features: Yes Trees and hedgerows  |  |  |  |
| Recreational Use: Sout<br>FP8/  | Footpath crosses site.<br>hwell Collingham<br>South Collingham<br>North Collingham FP12 | Listed Bldg / Local Interest Bldg: No  |  |  |  |
| ProtectedSpecies/ No  |   | Tree Preservation Order: Yes   |  |  |  |
| Habitats:   |   | Conservation Area: No  |  |  |  |
| Suitability Conclusion:   | The site may be suitable  |  |  |  |  |
| Availability and Achievat   | oility  |  |  |  |  |
| Availability Conclusions:   | The site could be availa  | able in 5 - 10 years time  |  |  |  |
| Achievability Conclusion:   | The site is economical  | lly viable/acheivable for housing  |  |  |  |
| Availability Comments:<br>Information Supplied: Developer has shown interest in the site. Developer has<br>already invested in the site. Number/type of dwellings in mind: Mix of house types<br>and density to approval of LPA. Also opportunity for P.O.S.<br>Information Supplied: Available within 5 years. However, as the site currently has<br>policy constraints it has been put in the 5-10 tranche.   |   |  |  |  |  |
| Achievabilty Comments:  |   | dph wih 20% site area reduction with accomodates 14%<br>S commuted sum. No. of dwellings 52. Yield amended to<br>access. |  |  |  |
| Ownership Constraints No ov<br>years  | /nership constraints 0-5  | Ownership Comments:  |  |  |  |
| Legal Issues: No  | I   | Legal Comments:  |  |  |  |
| Timescale: No other constrain   | ts 0-5 years  | Availability Other Issues: No other constraints 0-5 years  |  |  |  |
| Viability Comments: Viable - Assessed at 30 dph wih 20% site area reduction with accomodates 14% on-site POS and no POS commuted sum. No. of dwellings 52. Yield amended to 25 due to single point of access.   |   |  |  |  |  |
|   | g house to South of site is 6, 08_0296 08_0614.   | within village envelope. Adjacent to SHLAA sites 08_0283   |  |  |  |

Strategic Housing Land Availability Assessment 2010







08\_0292 - Land At Oaklands Close, Collingham

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

| Site Ref: Land               | of Station Clos                            | se and Dykes  | s End                                    |                           |   |       |
|------------------------------|--|---|--|---------------------------|---|-------|
| 08_0296 Area(h               | na): 3.12 Paris                            | sh: COLLINGH  | AM                                       | Proposed                  | d Yield :                                 |       |
| Suitability Conculs          | ion The s                                  | site is not suitab  | le                                       |                           |   |       |
| vailability Conclus          |  |   |  |                           |   |       |
| vailability Comme            |  | Information supplied: Developer has shown an interest, proposing up to 150  |  |                           |   |       |
| -                            |  | dwellings. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche. |  |                           |   |       |
| Achievability Concl          | lusion:                                    |   |  |                           |   |       |
| Achievabilty Comm            | ents:                                      |   |  |                           |   |       |
| Overall Draft Concl          |  |   |  |                           | al contamination i<br>gated if necessary. |       |
|                              | Villa                                      | ge Envelope de  | signation is chan                        | ged through the           | Development Plan                          |       |
|                              |  |   | ould be considere<br>The site is both Av |                           |   |       |
| Overall Final Concl          | usion: Poss                                | ible highway c  | onstraints in this                       | location. Potenti         | al contamination i                        | ssues |
|                              | in th                                      | e locality would  | d need to be inves                       | tigated and mitig         | gated if necessary.                       |       |
|                              |  | -   | ssues. Flooding is ations, make this     |                           | ation, in conjunction or development      | on    |
|                              |  |   |  |                           |   |       |
| Character Land Use           | e Location The sid                         | e may be suita  | ble                                      |                           |   |       |
| ocation: Village (c          | outside but adjoining                      | g Boundary)   | PDL/Greenfie                             | eld: Greenfield           |   |       |
| Area Character: C            | ountrysideVillage/L                        | eisure  | Area Greenfi                             | eld:                      | 3.12                                      |       |
| Setting: Countrysic          | le Village/Leisure                         |   | Area PDL:                                |                           |   |       |
| Current Use: Part i<br>agric | in equestrian use a<br>ultural.Vacant Lanc |   | Proposed Us                              | se:                       |   |       |
| Policy The site m            | ay be suitable                             |   |  |                           |   |       |
| AllocatedSite: Con<br>cro    | untryside Oil pipel<br>sses site           | ine buffer zone   | Other: NE1-                              | Development in t          | he Countryside                            |       |
| Conflicting Issues           | Yes Outside Villa                          | ge Envelope   |  |                           |   |       |
| Access to Services           | The site is su                             | table   |  |                           |   |       |
| ا 10 Within 800m or          | nins walking                               |   | Within 30                                | ) mins travel by <b>p</b> | oublic transport                          |       |
| Primary school: Ye           | es Bus stop:                               | Yes   | Seconda                                  | ry school: No             | Retail Area:                              | Yes   |
| GP/ Health Ye                | • • • • •                                  | Yes   | Further E                                | ducation: No              | Hospital:                                 | No    |
| Centre:                      | Machine/PO:                                |   | Superma                                  | rket: No                  | Employment:                               | Ye    |
| Store of Local Impo          | niance:                                    |   |  |                           |   |       |
|                              | over 1km from a tov<br>lewark Town Centro  |   | Proximity<br>Transport Node:             |                           | a major public trans                      | port  |
| GreenSpaceStanda             | rde. Within 100m                           | of publicly accor   | ssible green space                       |                           |   |       |
| reenopateotailud             |  | or publicity acces  | solute green space                       |                           |   |       |

GreenSpaceStrategy Comments: 211m

### Physical Constraints The site is not suitable

**Highway Engineers Comments:** On site highway layout to be provided to standard. Traffic Assessment required. Access to this site is via Dykes End which is a cul-de-sac with poor visibility at the High Street junction. Visibility from the access onto Station Rd is restricted as is the junction of Station Rd with High Street .Development would be restricted by the current guidance as to number of properties that could be served by a cul-desac. However if emergency access was provided by Dykes End more houses could be developed. There would be a need to provide a full TA with any proposal.

| Site Ref:                                     | Land of Station     | Close and Dykes En                              | d   |
|---|---------------------|---|---|
| 08_0296                                       | Area(ha): 3.12      | Parish: COLLINGHAM                              | Proposed Yield :  |
| Topography<br>Constraints:                    | No Flat land        | Access to Utilities? Y<br>Contamination Catego  |   |
| Agricultural<br>Neighbour Is<br>Identified in | ssues: Railway      | de 3 (Good-moderate)<br>/ line close by to East | Site Apparatus:       None         Site within a flood zone?:       In Floodzone 1 Further evidence provided of flooding of site, impacting on adjacent properties, as part of consultation |
| SFRA Comn                                     | nents: Flood Zone 1 | suitable for development                        |   |

| Impact on Landscape B                   | iodiversity The site is suitable  |   |  |
|---|---|---|--|
| Impact on views: No                     |   |   | Yes Ditches along west of site,<br>edgerows and trees outline fields |
| Impact on existing<br>Recreational Use: | Yes Path runs through North<br>West corner of site. North<br>Collingham FP8A/South<br>Collingham FP9/North<br>Collingham FP11 | Listed Bldg / Local I                     | nterest Bldg: No   |
| ProtectedSpecies/ No                    |   | Tree Preservation O<br>Conservation Area: |  |
| Habitats:                               |   | Conservation Area.                        | NO   |
| Suitability Conclusion:                 | The site is not suitable  |   |  |

## **Availability and Achievability**

Availability Conclusions: Achievability Conclusion:

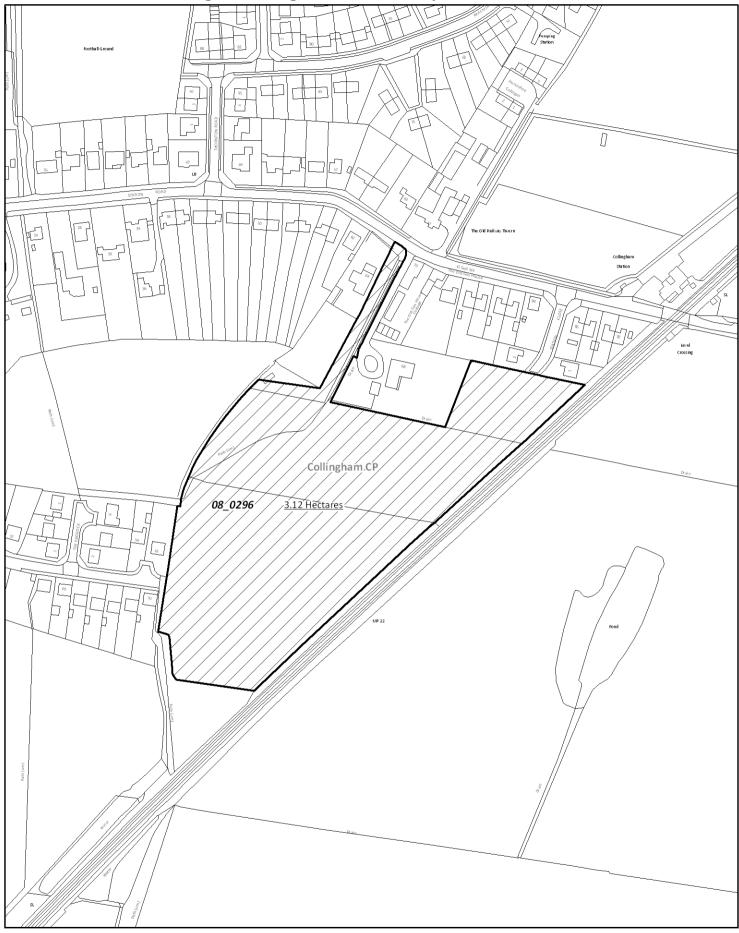
Availability Comments: Information supplied: Developer has shown an interest, proposing up to 150 dwellings. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievabilty 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\_0292 and 08\_0316 NCC report this site may be affected by the route of the Collingham Bypass.

# Strategic Housing Land Availability Assessment 2010





08\_0296 - Land Of Station Close And Dykes End, Collingham

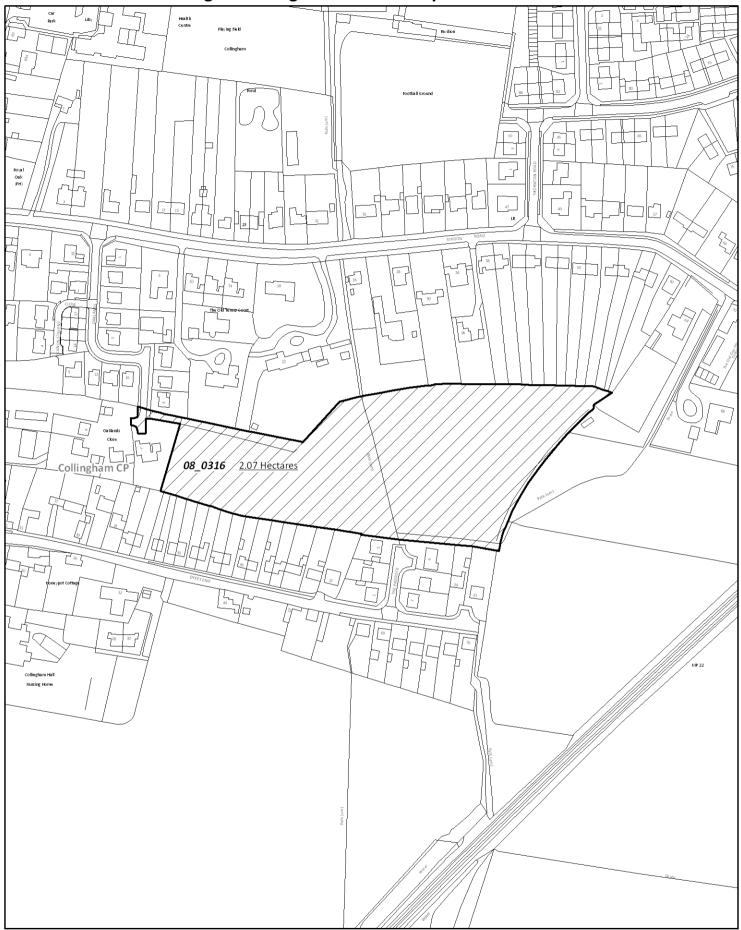
| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:2,500    |

| Site Ref: Land to east of   | f Oaklands Close   |   |  |  |
|---|--|---|--|--|
| 08 0316 Area(ha): 2.07  | Parish: COLLINGHAM   | Proposed Yield :  |  |  |
|   | The site is not suitable   |   |  |  |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:  | The site is not suitable   |   |  |  |
| Achievability Comments:   |  |   |  |  |
| Overall Draft Conclusion:   | Potential contamination  | issues in the locality would need to be investigated  |  |  |
|   | and mitigated if necess  | ary. Unlike site 08_0292 this site does not have a ds and therefore cannot be developed.  |  |  |
| Overall Final Conclusion:   | At the owner's request,<br>Site 08_0292.   | this site has now been removed from the Study. See  |  |  |
| Character Land Use Location   | The site may be suitable   |   |  |  |
| Location: Village (outside but a  | djoining Boundary)   | PDL/Greenfield: Greenfield  |  |  |
| Area Character: CountrysideVi   | illage   | Area Greenfield: 2.07   |  |  |
| Setting: Countryside Village  |  | Area PDL:   |  |  |
| Current Use: Vacant Land  |  | Proposed Use:   |  |  |
| AllocatedSite:       Main Open Area       Oil Pipeline Buffer passes through site       Other:       FS7 Main Open Area, NE1 Development in the Countryside         Conflicting Issues       Yes       Outside Village Envelope and a Main Open Area.         Access to Services       The site is suitable   |  |   |  |  |
| Access to Services The site   | e is suitable  |   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin  | e is suitable  | Within 30 mins travel by public transport   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto   | e is suitable<br>ng<br>op: Yes   | Within 30 mins travel by public transport<br>Secondary school: No Retail Area: Ye   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash  | e is suitable<br>og<br>op: Yes<br>Yes  | Within 30 mins travel by public transportSecondary school:NoRetail Area:YeFurther Education:NoHospital:No   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin  | e is suitable<br>og<br>op: Yes<br>Yes  | Within 30 mins travel by public transport<br>Secondary school: No Retail Area: Ye   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from  | e is suitable<br>lg<br>op: Yes<br>Yes<br>e/PO:<br>m a town centre Pr   | Within 30 mins travel by public transportSecondary school:NoRetail Area:YeFurther Education:NoHospital:No   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within   | e is suitable<br>g<br>pp: Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>n Centre 9325m Tra<br>400m of publicly accessibl  | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         Doximity       Within 1km of a major public transport         Ansport Node:       node   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment   | e is suitable<br>g<br>pp: Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>n Centre 9325m Tra<br>400m of publicly accessibl  | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         Doximity       Within 1km of a major public transport         Ansport Node:       node   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment<br>Physical Constraints The site  | e is suitable<br>Ig<br>op: Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>a Centre 9325m Tra<br>400m of publicly accessible<br>ts: 3m<br>te is not suitable<br>s: Visibility and on site high<br>assessment required. If<br>dwelling units would be l  | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         Doximity       Within 1km of a major public transport         Ansport Node:       node   |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment<br>Physical Constraints The site<br>Highway Engineers Comments  | e is suitable<br>Ig<br>op: Yes<br>Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>a Centre 9325m Tr<br>400m of publicly accessible<br>ts: 3m<br>te is not suitable<br>s: Visibility and on site high<br>assessment required. If<br>dwelling units would be I<br>of cul-de-sac and number  | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         oximity       Within 1km of a major public transport         ansport Node:       node         e green space       way layout to be provided to standard. Traffic         there is only access from Oaklands then the number of imited in accordance with the current guidelines i.e lengther of dwellings that could be served by a single point of  |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment<br>Physical Constraints The site<br>Highway Engineers Comments  | e is suitable<br>ig<br>pp: Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>a Centre 9325m Tra<br>400m of publicly accessible<br>ts: 3m<br>te is not suitable<br>s: Visibility and on site high<br>assessment required. If<br>dwelling units would be I<br>of cul-de-sac and number<br>access.   | Within 30 mins travel by public transport         Secondary school:       No       Retail Area:       Ye         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Ye         oximity       Within 1km of a major public transport         ansport Node:       node         e green space         way layout to be provided to standard. Traffic         there is only access from Oaklands then the number of         mited in accordance with the current guidelines i.e lengther         Yes       Contaminated Land?:  |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment<br>Physical Constraints The sit<br>Highway Engineers Comments<br>Topography No flat however<br>Constraints: slight rise to west | e is suitable<br>Ig<br>op: Yes<br>Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>a Centre 9325m Tr<br>400m of publicly accessible<br>ts: 3m<br>te is not suitable<br>s: Visibility and on site high<br>assessment required. If<br>dwelling units would be I<br>of cul-de-sac and number<br>access.<br>Access to Utilities? Your Contamination Category | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         Doximity       Within 1km of a major public transport         Doximity       Within 1km of a major public transport         Doximity       Within 1km of a major public transport         Doximity       Node:         Doximity       Node:         Doximity       Within 1km of a major public transport         Doximity       Node:         Doximity       Secondary scheding:         Doximity       Secondary scheding:         Way layout to be provided to standard.       Traffic         there is only access from Oaklands then the number of         Imited in accordance with the current guidelines i.e length         of wellings that |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km from<br>Town centre: Newark Town<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Comment<br>Physical Constraints The site  | e is suitable<br>Ig<br>op: Yes<br>Yes<br>e/PO:<br>m a town centre Pr<br>a Centre 9325m Tr<br>400m of publicly accessible<br>ts: 3m<br>te is not suitable<br>s: Visibility and on site high<br>assessment required. If<br>dwelling units would be I<br>of cul-de-sac and number<br>access.<br>Access to Utilities? Y<br>Contamination Catego          | Within 30 mins travel by public transport         Secondary school:       No         Retail Area:       Ye         Further Education:       No         Hospital:       No         Supermarket:       No         Employment:       Ye         Distimity       Within 1km of a major public transport         Distimity       Within 1km of a major public transport         Distimity       Within 1km of a major public transport         Distimity       Node:         Distington       Node:         D   |  |  |

| Site Ref: Land to east of Oaklands Close       |  |   |  |  |  |
|--|--|---|--|--|--|
| 08_0316 Area(ha): 2.07                         | Parish: COLLINGHAM   | Proposed Yield :  |  |  |  |
| SFRA Comments:                                 |  |   |  |  |  |
| Impact on Landscape Biodiversi                 | ity The site may be su   | itable  |  |  |  |
| Impact on views: No                            |  | Natural Features: Yes Trees and hedgerows                 |  |  |  |
| Recreational Use: South C<br>Collingh          | ootpath crosses site.<br>Collingham FP8/South<br>nam FP9/North<br>nam FP12 | Listed Bldg / Local Interest Bldg: No                     |  |  |  |
| Protocted Species/ No                          |  | Tree Preservation Order: Yes                              |  |  |  |
| ProtectedSpecies/ No<br>Habitats:              |  | Conservation Area: No                                     |  |  |  |
| Suitability Conclusion: The                    | e site is not suitable   |   |  |  |  |
| Availability and Achievabili                   | ty   |   |  |  |  |
| Availability Conclusions:                      |  |   |  |  |  |
| Achievability Conclusion:                      |  |   |  |  |  |
| Availability Comments:                         |  |   |  |  |  |
| Achievabilty Comments:                         |  |   |  |  |  |
| Ownership Constraints No owne<br>years         | ership constraints 0-5   | Ownership Comments:                                       |  |  |  |
| Legal Issues: No                               | L  | _egal Comments:   |  |  |  |
| Timescale: No other constraints (<br>the site. | )-5 years Access to  | Availability Other Issues: No other constraints 0-5 years |  |  |  |
| Viability Comments:                            |  |   |  |  |  |

Additional Comments: Almost identical to SHLAA site 08\_0292. Adjacejnt to SHLAA sites 08\_0283 and 08\_0296

Strategic Housing Land Availability Assessment 2010







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

| Site Ref: Land East of A1133 (south of Collingham Hall) |  |   |  |  |
|---|--|---|--|--|
| 08_0390A Area(ha): 7.99                                 | Parish: COLLINGHAM   | Proposed Yield : 168  |  |  |
| Suitability Conculsion                                  | The site may be suitable   |   |  |  |
| Availability Conclusions:                               | The site could be available in 5 - 10  | 0 years time  |  |  |
| Availability Comments:                                  | number/type of dwellings, the resp   | this site. In answer to the question concerning<br>ondent states: '30/hectare.' Information<br>However, as the site currently has policy<br>-10 tranche.  |  |  |
| Achievability Conclusion:                               | The site is economically viable/ach  | eivable for housing   |  |  |
| Achievabilty Comments:                                  | Viable - Assessed at 30 DPH 30% site reduction, Conservation Area. 30% onsite POS accomodated within site reduction area and no POS commuted sum. No. of dwellings 168.  |   |  |  |
| Overall Draft Conclusion:                               | Potential contamination issues in the locality would need to be investigated<br>and mitigated if necessary. Any possible development would need to<br>preserve and enhance the character and setting of the Conservation Area in<br>this location. If the Village Envelope designation is changed through the<br>Development Plan process, this site could be considered suitable subject to<br>appropriate mitigation works. The site is both Available and Achievable. |   |  |  |
| Overall Final Conclusion:                               | and mitigated if necessary. Any<br>preserve and enhance the chara<br>this location. If the Village Enve<br>Development Plan process, this  | n the locality would need to be investigated<br>possible development would need to<br>cter and setting of the Conservation Area in<br>lope designation is changed through the<br>site could be considered suitable subject to<br>be site is Achievable and it is considered that<br>10 years. |  |  |

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

|   |              |                                     | 2             |   |  |  |
|---|--------------|-------------------------------------|---------------|---|--|--|
| Location: Village   | e (outs      | side but adjoinin                   | g Boundary)   | PDL/Greenfield: Greenfield  |  |  |
| Area Character: Mixedresidential, countryside Setting: Other residential, countryside |              |                                     | untryside     | Area Greenfield: 7.99<br>Area PDL:  |  |  |
|   |              |                                     | le            |   |  |  |
| Current Use: Agriculture  |              |                                     | Proposed Use: |   |  |  |
| Policy The site   | e may        | be suitable                         |               |   |  |  |
| AllocatedSite:  | Count        | ryside                              |               | Other: NE1 Development in the Countryside, C1-<br>5,C12,C15-18 Conservation Areas |  |  |
| Conflicting Issue   | <b>es</b> Ye | s Outside Villa                     | ige Envelope  |   |  |  |
| Access to Servic  | es           | The site is su                      | itable        |   |  |  |
| Within 800m or 1  | 0 mir        | ns walking                          |               | Within 30 mins travel by public transport   |  |  |
| Primary school:   | No           | Bus stop:                           | Yes           | Secondary school: Yes Retail Area: Ye   |  |  |
| GP/ Health  | Yes          | Cash                                | Yes           | Further Education: Yes Hospital: No   |  |  |
| Centre:   |              | Machine/PO:                         |               | Supermarket: Yes Employment: Ye   |  |  |
| Store of Local Im   | nporta       | ance:                               |               |   |  |  |
| Proximity to<br>Town centre:  |              | r 1km from a tov<br>vark Town Centr |               | ProximityWithin 1km of a major public transportTransport Node:node                |  |  |

GreenSpaceStandards: Within 400m of publicly accessible green space

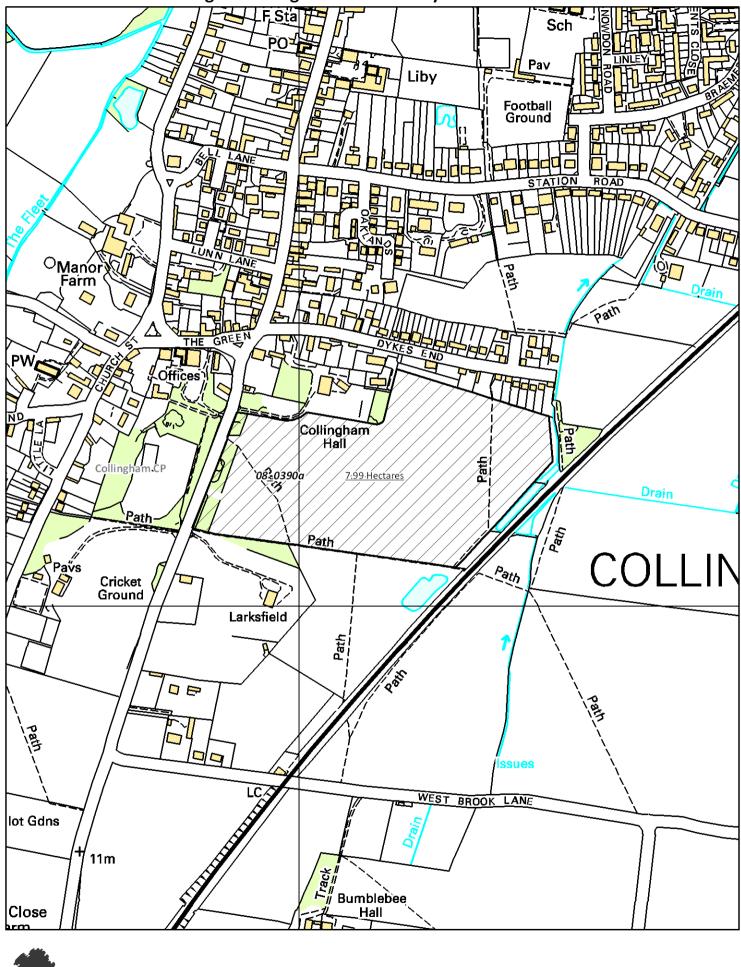
GreenSpaceStrategy Comments: 309m

### Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway

| Site Ref: Land East of A   | 1133 (south of Colling  | Jham Hall)  |
|--|---|---|
| 08_0390A Area(ha): 7.99  | Parish: COLLINGHAM  | Proposed Yield: 168   |
|  |   | sessment required. A good standard of access would the A1133. A TA would be required  |
| Topography No flat land  | Access to Utilities? Ye   | es Contaminated Land?: Maybe  |
| Constraints:   | Contamination Catego  | ry: B-Potentially contaminative usage has been<br>identified in close proximity to the site   |
| Agricultural Land Quality: Gra   | ade 3 (Good-moderate)   | Site Apparatus: None  |
| Neighbour Issues: None   |   | Site within a flood In Floodzone 1  |
| Identified in SFRA: No   |   | zone?:  |
| SFRA Comments:   |   |   |
| Impact on Landscape Biodive  | rsity The site may be suita   | able  |
| Impact on views: Yes   |   | Natural Features: Yes Trees on Boundary   |
| Recreational Use: site.  | Paths runs through the<br>South Collingham<br>3/South Collingham FP8  | Listed Bldg / Local Interest Bldg: No   |
| ProtectedSpecies/ No   |   | Tree Preservation Order: Yes  |
| Habitats:  |   | Conservation Area: Yes  |
| Suitability Conclusion:  | The site may be suitable  |   |
| Availability and Achievab  | ility   |   |
| Availability Conclusions:  | The site could be availab   | le in 5 - 10 years time   |
| Achievability Conclusion:  | The site is economically  | viable/acheivable for housing   |
| Availability Comments:   | number/type of dwellings,   | terest in this site. In answer to the question concerning<br>the respondent states: '30/hectare.' Information<br>5 years. However, as the site currently has policy<br>in the 5-10 tranche.   |
| Achievabilty Comments:   |   | PH 30% site reduction, Conservation Area. 30% onsite site reduction area and no POS commuted sum. No. of  |
| Ownership Constraints No ow years  | nership constraints 0-5 <b>Ov</b>   | vnership Comments:  |
| Legal Issues: No   | Le  | gal Comments:   |
| Timescale: No other constraint   | s 0-5 years Av  | vailability Other Issues: No other constraints 0-5 years  |
|  |   | e reduction, Conservation Area. 30% onsite POS<br>a and no POS commuted sum. No. of dwellings 168.  |
| Parish (<br>included<br>charact<br>charact<br>causing<br>the site<br>of Dyke | port this site may be affected<br>Council Comments: This Gre<br>d in the Conservation Area to<br>er. 20 acres, it would be a m<br>er. A considerable volume of<br>considerable congestion. The<br>is poorly drained. Water stoo | d by the route of the Collingham Bypass.<br>enfield site was designated important enough to be<br>protect views into the village i.e. preserve the village<br>ajor addition to the village and completely alter the<br>traffic would enter the narrow neck in South Collingham<br>ne only road exit is on to the A1133. The eastern end of<br>od on this area for many months. The new housing at end<br>built on stilts. At best a small area close to the road in |

Strategic Housing Land Availability Assessment 2010



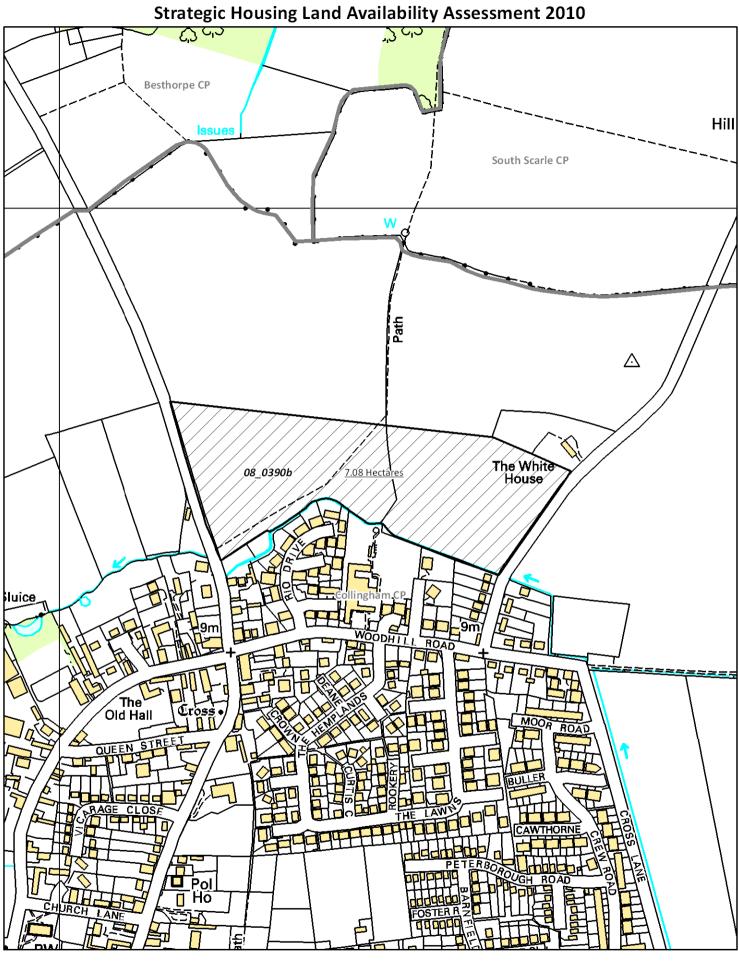


08\_0390a - Land East Of A1133 (South Of Collingham Hall), Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:5,000    |

| Site Ref: Land East of            | A1133 (north of collin  | (gham)  |
|-----------------------------------|---|---|
| 08 390B Area(ha): 7.08            | Parish: COLLINGHAM  | • /   |
|                                   |   |   |
| Suitability Conculsion            | The site is not suitable  |   |
| Availability Conclusions:         |   |   |
| Availability Comments:            | A developer has shown   | interest in this site. In answer to the question concerning   |
|                                   | number/type of dwelling<br>Supplied: Available with                       | s, the respondent states: '30/hectare.' Information in 5 years.   |
| Achievability Conclusion:         |   |   |
| Achievabilty Comments:            |   |   |
| Overall Draft Conclusion:         | and mitigated if neces<br>would need to be prov<br>highway constraints in | on issues in the locality would need to be investigated<br>sary. Potential flooding issues. Further information<br>ided to justify development in this location. Possible<br>this location, in conjunction with other |
| Overall Final Conclusion:         |   | this site unsuitable for development.<br>In issues in the locality would need to be investigated  |
|                                   | and mitigated if neces  | sary. Potential flooding issues. Further information  |
|                                   |   | ided to justify development in this location. Possible<br>this location, in conjunction with other  |
|                                   | considerations, make  | this site unsuitable for development.   |
| Character Land Use Locatio        | n The site may be suitable  |   |
| Location: Village (outside bu     | t adjoining Boundary)   | PDL/Greenfield: Greenfield  |
| Area Character: Mixedreside       | ential, countryside,  | Area Greenfield: 7.08   |
| Setting: Other residential, c     | ountryside  | Area PDL:   |
| Current Use: Agriculture          |   | Proposed Use:   |
|                                   |   |   |
| Policy The site may be sui        | table   |   |
| AllocatedSite: Countryside        |   | Other: NE1 Development in the Countryside, T4<br>Collingham Bypass, PU1 Washlands   |
| Conflicting Issues Yes Out        | side Village Envelope   |   |
| Access to Services The s          | site is suitable  |   |
| Within 800m or 10 mins wall       | king  | Within 30 mins travel by public transport   |
| Primary school: No Bus            | stop: Yes   | Secondary school: Yes Retail Area: Yes  |
| GP/ Health Yes Cash               | Yes   | Further Education: Yes Hospital: No   |
| Centre: Mach                      | nine/PO:  | Supermarket: Yes Employment: Yes  |
| Store of Local Importance:        |   |   |
| 5                                 |   | roximityOver 1km from a major public transportransport Node:node  |
| GreenSpaceStandards: With         | nin 400m of publicly accessib   | ble green space   |
| GreenSpaceStrategy Comm           | ents:   |   |
| Physical Constraints The          | site is not suitable  |   |
| Highway Engineers Comme           | nts: This site is affected by unsatisfactory                              | a proposed Collingham Bypass and is therefore   |
| Topography No land falls to       |   | Unknown Contaminated Land?: Maybe   |
| Constraints: south and south west | Contamination Cate  | <b>gory:</b> B-Potentially contaminative usage has been identified in close proximity to the site   |

| Site Ref: Land East of A1133 (north of colling   | gham)  |
|--|--|
| 08_390B Area(ha): 7.08 Parish: COLLINGHAM  | Proposed Yield :   |
| Agricultural Land Quality: Grade 3 (Good-moderate)   | Site Apparatus: Oil Pipeline passes eastern part of  |
| Neighbour Issues: None   | site   |
| Identified in SFRA: No   | Site within a flood<br>zone?:In zone 3Approx 15% in<br>Zone 3 and 40% in 2   |
| SFRA Comments:   |  |
| Impact on Landscape Biodiversity The site is suitable  |  |
| Impact on views: No  | Natural Features: Yes Drain / stream runs along south side of site   |
| Impact on existing<br>Recreational Use:Yes<br>footpaths runs through the<br>site.North Collingham FP16         | 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:  |  |
|  | nterest in this site. In answer to the question concerning<br>, the respondent states: '30/hectare.' Information<br>n 5 years. |
| Achievabilty Comments:   |  |
| Ownership Constraints No ownership constraints 0-5 C years   | Ownership Comments:  |
| Legal Issues: No L   | egal Comments:   |
| Timescale:No other constraints 0-5 yearsA  | vailability Other Issues: No other constraints 0-5 years   |
| Viability Comments:  |  |
| This Greenfield projection destroys<br>village envelope. The only road exi<br>planned by-pass. (Both the above |  |





| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:5,000    |

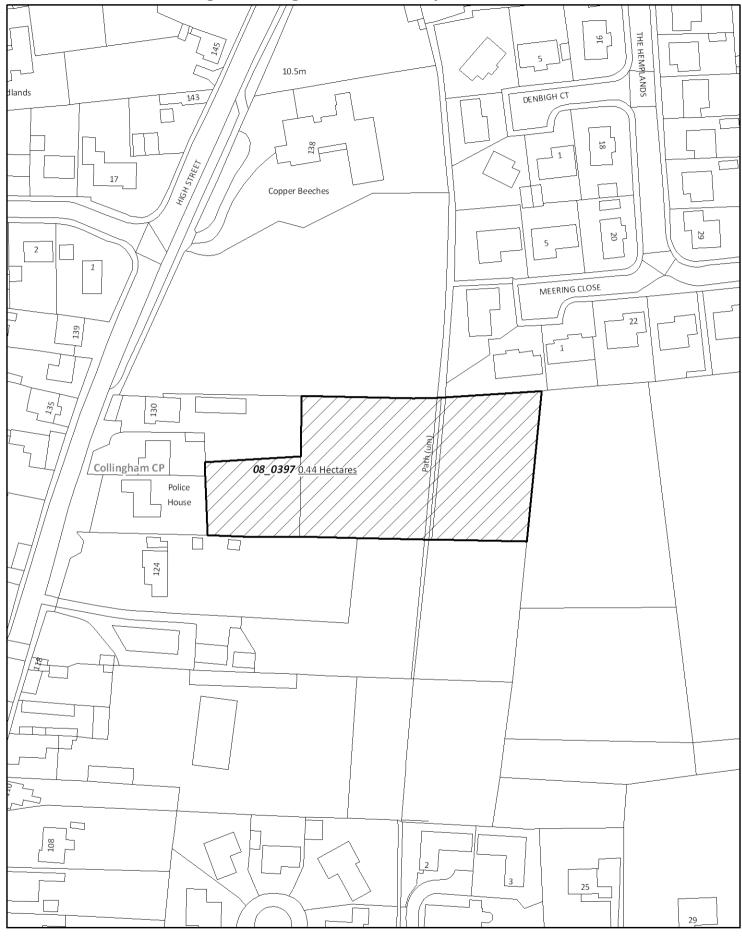
Collingham

08\_0390b - Land East Of A1133 (North Of Collingham),

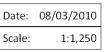
| Site Ref: 130 High Str           | eet   |   |
|----------------------------------|---|---|
| <b>08_0397</b> Area(ha): 0.44    | Parish: COLLINGHAI                              | M Proposed Yield :  |
| Suitability Conculsion           | The site is not suitable                        |   |
| Availability Conclusions:        |   |   |
| Availability Comments:           |   | A developer has shown interest in this site. Available within ified on the Site Submission Form (immediately available!).   |
| Achievability Conclusion:        |   |   |
| Achievabilty Comments:           | _   |   |
| Overall Draft Conclusion:        | process, this site cou<br>for development in is | a designation is changed through the Development Plan<br>Ild be considered suitable. This site is not appropriate<br>olation. However, this site forms a small part of a larger<br>onsidered suitable for development. See Sites 08_0006,<br>_0402. |
| Overall Final Conclusion:        | process, this site cou<br>for development in is | a designation is changed through the Development Plan<br>IId be considered suitable. This site is not appropriate<br>olation. However, this site forms a small part of a larger<br>onsidered suitable for development. See Sites 08_0006,<br>_0402. |
| Character Land Use Location      | on The site is suitable                         |   |
| Location: Village (within bou    | indary)   | PDL/Greenfield: Greenfield  |
| Area Character: Residentia       | I   | Area Greenfield: 0.44   |
| Setting: Village                 |   | Area PDL:   |
| Current Use: horse grazing       | Other   | Proposed Use:   |
| Policy The site may be su        | itable  |   |
| AllocatedSite: Main Open         | Area  | Other: FS7 Main Open Area, C1-C5, C12, C15 -18<br>Conservation Area   |
| Conflicting Issues Yes Ma        | iin Open Area,                                  |   |
| Access to Services The           | site is suitable                                |   |
| Within 800m or 10 mins wal       | king  | Within 30 mins travel by public transport   |
| Primary school: Yes Bus          | stop: Yes                                       | Secondary school: No Retail Area: Yes   |
| GP/Health Yes Cas<br>Centre: Mac | h Yes<br>hine/PO:                               | Further Education:NoHospital:NoSupermarket:NoEmployment:Yes   |
| Store of Local Importance:       |   |   |
|                                  |   | ProximityWithin 1km of a major public transportTransport Node:node  |
| GreenSpaceStandards: Wit         | hin 400m of publicly access                     | ible green space  |
| GreenSpaceStrategy Comm          | ents: 81m                                       |   |
| Physical Constraints The         | site is not suitable                            |   |
| Highway Engineers Comme          |   | ection to the adopted highway and is therefore ite may be accessible through site 0174.   |
| Topography No Flat land          | Access to Utilities?                            | Yes Contaminated Land?: No  |
| Constraints:                     | Contamination Cate                              | egory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas   |

| Site Ref: 130 High Street   |  |
|---|--|
| 08_0397 Area(ha): 0.44 Parish: COLLINGHAM   | Proposed Yield :   |
| Agricultural Land Quality: Grade 3 (Good-moderate)                                      | Site Apparatus: None   |
| Neighbour Issues: None  | Site within a flood In Floodzone 1   |
| Identified in SFRA: No  | zone?:   |
| SFRA Comments:  |  |
| Impact on Landscape Biodiversity The site is suitable                                   | 2  |
| Impact on views: No   | Natural Features: Yes Trees on boundary  |
| Impact on existingYes path crosses site from NRecreational Use:S. North Collingham FP14 | Listed Bldg / Local Interest Bldg: No  |
| Protoctod Spacing/ No   | Tree Preservation Order: No  |
| ProtectedSpecies/ No<br>Habitats:   | Conservation Area: Yes   |
| Suitability Conclusion: The site is not suitable  |  |
| Availability and Achievability  |  |
| Availability Conclusions:   |  |
| Achievability Conclusion:   |  |
|   | developer has shown interest in this site. Available within ied on the Site Submission Form (immediately available!).                                    |
| Achievabilty 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:   |  |
|   | 5, 08_0149, 08_0174, 08_0402<br>and is served by a narrow entrance onto the High Street. No<br>Ild only a very low density project. This site also has a |

# Strategic Housing Land Availability Assessment 2010







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08\_0397 - 130 High Street,

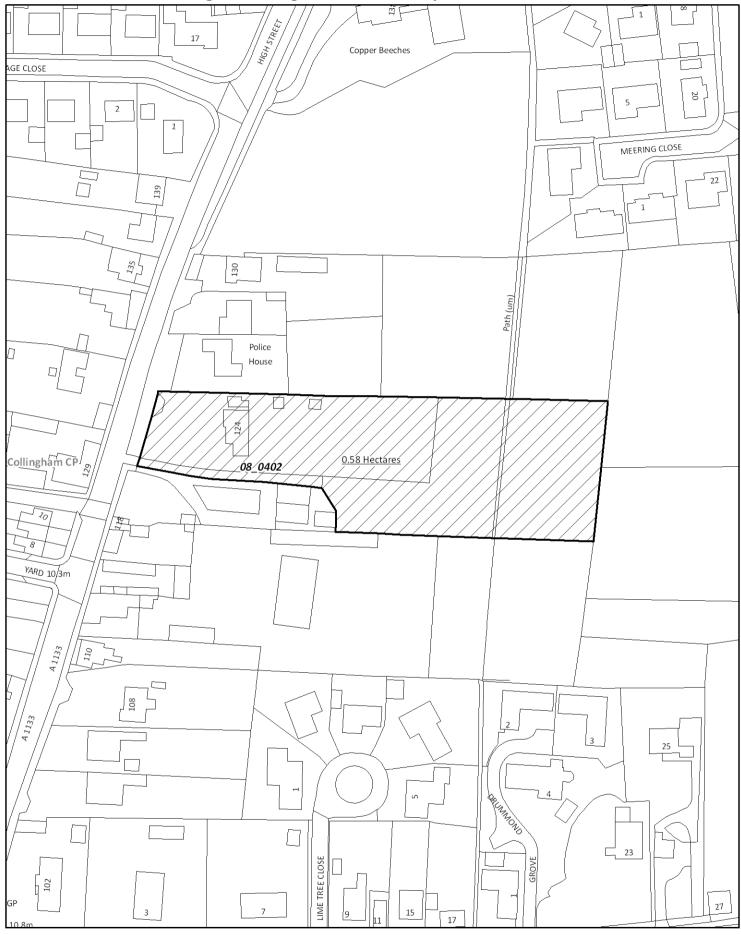
Collingham

| Site Ref: Land at Billeri   | cay, 124 High Stree                        | te   |                                |                           |             |
|---|--|--|--------------------------------|---------------------------|-------------|
| 08_0402 Area(ha): 0.58  | Parish: COLLINGH                           |  | Proposed                       | Vield · 1                 | 7           |
|   |  |  | Troposed                       |                           | I           |
| Suitability Conculsion  | The site may be suita                      | ble  |                                |                           |             |
| Availability Conclusions:   | -  | ilable in 5 - 10 years tim   | е                              |                           |             |
| Availability Comments:  | Supplied: Available w                      | A developer has shown<br>ithin 5-10 years.<br>at Public Consultation St<br>currently has policy cons | tage: Availabl                 | e within 5 ye             | ears.       |
|   | tranche.                                   | currently has policy cons  |                                | been put in               |             |
|   |  | ally viable/acheivable for   | housing                        |                           |             |
| •   |  | 30 DPH no site area red  | luction. POS                   | commuted s                | um. No. Of  |
| Overall Draft Conclusion:   | development in isol                        | nstraints in this locatio<br>ation. However, the sit   | te is adjacen                  | t to other S              | HLAA sites, |
|   | which may be consi Site 08_0002.           | dered suitable for deve  | elopment and                   | d provide a               | ccess. See  |
| Overall Final Conclusion:   | Open Area designat<br>subject to appropria | hways mitigation work<br>ion is changed throug<br>ite mitigation works. T<br>ould be developed with  | h the Develo<br>he site is Ac  | pment Plan<br>hievable au | process     |
| Character Land Use Location   | The site is suitable                       |  |                                |                           |             |
| Location: Village (within bound   | dary)                                      | PDL/Greenfield:  | Combination                    |                           |             |
| Area Character: Residential   |  | Area Greenfield:   |                                | 0.31                      |             |
| Setting: Village  |  | Area PDL:  |                                | 0.27                      |             |
| Current Use: Garden, Main O   | pen AreaOther                              | Proposed Use:  |                                |                           |             |
| Policy The site may be suita<br>AllocatedSite: Main Open Are<br>Conflicting Issues Yes Main | ea   | Other: FS7 Main (<br>Developme<br>C15-C18  | Open Area, H<br>ent in Large V |                           |             |
|   | te is suitable                             |  |                                |                           |             |
| Within 800m or 10 mins walking  |  | Within 30 mins   | s travel hv ni                 | ublic transr              | ort         |
| Primary school: Yes Bus st  | -  | Secondary scł  |                                | Retail Are                |             |
| <b>GP/ Health</b> Yes <b>Cash</b>   | Yes  | Further Educa  |                                | Hospital:                 | No          |
| Centre: Machin  |  | Supermarket:   | No                             | Employm                   |             |
| Store of Local Importance:  |  |  |                                |                           | 100         |
| - · · · · · · · · · · · · · · · · · · ·   | om a town centre<br>n Centre 9732m         | Proximity Wit<br>Transport Node: not   | thin 1km of a<br>de            | major public              | transport   |
| GreenSpaceStandards: Within   | 1 400m of publicly acces                   | sible green space  |                                |                           |             |
| GreenSpaceStrategy Commer   | nts: 112m                                  |  |                                |                           |             |
| Physical Constraints The si   | te is suitable                             |  |                                |                           |             |
| Highway Engineers Comment   | s: Commonte amondos                        | in response to consulta  | tion ronly: S                  | ubject to acc             | oss boing   |

**Highway Engineers Comments:** Comments amended in response to consultation reply: Subject to access being gained through Billaricay and a suitable standard of access being available to adoption standard, this could be acceptable in highways terms.

| Site Ref: Land at Billeric                             | ay, 124 High Street  |   |  |  |
|--|--|---|--|--|
| 08 0402 Area(ha): 0.58                                 | Parish: COLLINGHAM   | Proposed Yield : 17   |  |  |
|  |  |   |  |  |
| Topography No<br>Constraints:                          | Access to Utilities?   | Yes Contaminated Land?: No  |  |  |
|  | Contamination Categ  | ory: C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areas  |  |  |
| Agricultural Land Quality: Gra                         | de 3 (Good-moderate)   | Site Apparatus: None  |  |  |
| Neighbour Issues: None                                 |  | Site within a flood In Floodzone 1  |  |  |
| Identified in SFRA: No                                 |  | zone?:  |  |  |
| SFRA Comments:   |  |   |  |  |
| Impact on Landscape Biodive                            | rsity The site is suitable   | •   |  |  |
| Impact on views: No                                    |  | Natural Features: Yes Shrubs and bushes on site,<br>grassland   |  |  |
|  | North Collingham FP14<br>north south through the site  | Listed Bldg / Local Interest Bldg: No<br>e  |  |  |
| ProtectedSpecies/ No                                   |  | Tree Preservation Order: No   |  |  |
| Habitats:  |  | Conservation Area: Yes  |  |  |
| Suitability Conclusion:                                | The site may be suitable   |   |  |  |
| Availability and Achievab                              | ility  |   |  |  |
| Availability Conclusions:                              | The site could be availa   | ble in 5 - 10 years time  |  |  |
| Achievability Conclusion:                              | The site is economical   | ly viable/acheivable for housing  |  |  |
| Availability Comments:                                 | Supplied: Available withi<br>Information supplied at F   | developer has shown iinterest in this site. Information<br>n 5-10 years.<br>Public Consultation Stage: Available within 5 years.<br>rently has policy constraints it has been put in the 5-10   |  |  |
| Achievabilty Comments:                                 | Viable - Assessed at 30<br>dwellings 17  | DPH no site area reduction. POS commuted sum. No. Of  |  |  |
| Ownership Constraints No ow years                      | nership constraints 0-5  | Ownership Comments:   |  |  |
| Legal Issues: No                                       | L  | Legal Comments:   |  |  |
| Timescale: No other constraints                        | s 0-5 years  | Availability Other Issues: No other constraints 0-5 years   |  |  |
| Viability Comments: Viable - A                         | ssessed at 30 DPH no site  | e area reduction. POS commuted sum. No. Of dwellings 17   |  |  |
| through<br>General<br>from the<br>develop<br>the villa | ecific Parish Council Comn<br>Peterborough and Foster<br>Parish Council Comments<br>A1133, which runs throug<br>ment within the parish will<br>ge. Certain areas within th | 08_0006, 08_0149, 08_0397<br>nent: The only access to this other than this would be<br>Road. There is a public right of way through it.<br>s: Collingham village suffers from continuous heavy traffic<br>gh the centre of the village, therefore any extra<br>hugely impact and exacerbate the present infrastructure of<br>he parish have ongoing drainage and flooding problems and<br>ussing these submissions. |  |  |

# Strategic Housing Land Availability Assessment 2010







08\_0402 - Land At Billericay, 124 High Street Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

|   | Rio Drive  |  |  |   |                    |
|---|--|--|--|---|--------------------|
| 08_0475 Area(ha)  | : 0.72 Paris   | h: COLLINGHAM  | Propo  | sed Yield :   |                    |
|   |  |  |  |   |                    |
| Suitability Conculsion  |  | ite is not suitable  |  |   |                    |
| Availability Conclusio  |  |  |  |   |                    |
| Availability Comments   |  |  |  |   |                    |
| Achievability Conclus<br>Achievabilty Commen  |  |  |  |   |                    |
| Overall Draft Conclusi  |  | of the site lies with  | nin Environment Agency Flo   | od Zone 3 where   |                    |
|   | reside<br>this le  | ential developmen  | t should be resisted. Possil<br>ction with other considerati   | ble highway constrair   | nts in             |
| Overall Final Conclus   | on: Part or<br>reside<br>this le   | Part of the site lies within Environment Agency Flood Zone 3 where<br>residential development should be resisted. Possible highway constraints in<br>this location, in conjunction with other considerations, make this site |  |   |                    |
|   | unsu   | itable for developr  | nent.  |   |                    |
| Character Land Use L  | ocation The site   | e is suitable  |  |   |                    |
| Location: Village (with   | in boundary)   |  | PDL/Greenfield: Greenfie   | ld  |                    |
| Area Character: Mixe  | dResidential/Cou   | intryside  | Area Greenfield:   | 0.72  |                    |
| Setting: Other Resid  | ential/Countrysid  | e  | Area PDL:  |   |                    |
| Current Use: Recreat  | ionalOther   |  | Proposed Use:  |   |                    |
| Policy The site may   | be suitable  |  |  |   |                    |
| AllocatedSite: Not Al   | located  |  | Other: R2 Existing Open S<br>Development in Lar<br>Washlands   |   |                    |
| Conflicting Issues Ye   | s Housing deve   | lopment on open s  | pace.  |   |                    |
|   |  |  |  |   |                    |
| Access to Services  | The site is suit   | table  |  |   |                    |
| Access to Services<br>Within 800m or 10 mir   |  | table  | Within 30 mins travel b  | by public transport   |                    |
|   |  | t <b>able</b><br>Yes   | Within 30 mins travel b<br>Secondary school: N   |   | Yes                |
| Within 800m or 10 mir   | s walking  |  |  | • Retail Area:  | Yes<br>No          |
| Within 800m or 10 mir<br>Primary school: No   | is walking<br>Bus stop:  | Yes  | Secondary school: N  | • Retail Area:  |                    |
| Within 800m or 10 mir<br>Primary school: No<br>GP/ Health No  | ns walking<br>Bus stop:<br>Cash<br>Machine/PO:   | Yes  | Secondary school: N<br>Further Education: N  | <ul> <li>Retail Area:</li> <li>Hospital:</li> </ul>   | No                 |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaProximity toOve  | ns walking<br>Bus stop:<br>Cash<br>Machine/PO:   | Yes<br>Yes<br>n centre <b>Pr</b>   | Secondary school: No<br>Further Education: No<br>Supermarket: No   | <ul> <li>Retail Area:</li> <li>Hospital:</li> </ul>   | No<br>Yes          |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaProximity toOveTown centre:New   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>ance:<br>r 1km from a tow<br>park Town Centre  | Yes<br>Yes<br>n centre Pr<br>10260m Tra  | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node  | <ul> <li>Retail Area:</li> <li>Hospital:</li> <li>Employment:</li> </ul>  | No<br>Yes          |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaProximity toOveTown centre:New   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince | Yes<br>Yes<br>n centre Pr<br>10260m Tra  | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node  | <ul> <li>Retail Area:</li> <li>Hospital:</li> <li>Employment:</li> </ul>  | No<br>Yes          |
| Within 800m or 10 mir         Primary school:       No         GP/ Health       No         Centre:       Store of Local Importa         Store of Local Importa       Ove         Town centre:       New         GreenSpaceStandards       GreenSpaceStrategy 0            | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince | Yes<br>Yes<br>n centre <b>Pr</b><br>10260m <b>Tr</b><br>of publicly accessibl  | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node  | <ul> <li>Retail Area:</li> <li>Hospital:</li> <li>Employment:</li> </ul>  | No<br>Yes          |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaStore of Local ImportaOveProximity toOveTown centre:NewGreenSpaceStandardsGreenSpaceStrategy (Physical Constraints   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>ance:<br>r 1km from a tow<br>rark Town Centre<br>s: Within 400m c<br>Comments: 2m<br>The site is no  | Yes<br>Yes<br>n centre Pr<br>10260m Tr<br>of publicly accessibl<br>t suitable  | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node  | o Retail Area:<br>O Hospital:<br>Employment:<br>om a major public trans   | No<br>Yes          |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaStore of Local ImportaOveProximity toOveTown centre:NewGreenSpaceStandardsGreenSpaceStrategy (Physical Constraints   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>ance:<br>r 1km from a tow<br>ark Town Centre<br>s: Within 400m c<br>Comments: 2m<br>The site is no<br>comments: This   | Yes<br>Yes<br>n centre Pr<br>10260m Tr<br>of publicly accessibl<br>t suitable  | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node<br>le green space  | o       Retail Area:         o       Hospital:         Employment:         om a major public trans         om a therefore unsatisf  | No<br>Yes          |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaStore of Local ImportaOveProximity toOveTown centre:NewGreenSpaceStandardsGreenSpaceStrategy (Physical ConstraintsHighway Engineers Ca   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>ance:<br>r 1km from a tow<br>ark Town Centre<br>s: Within 400m of<br>Comments: 2m<br>The site is no<br>comments: This<br>Acc   | Yes<br>Yes<br>n centre <b>Pr</b><br>10260m <b>Tr</b><br>of publicly accessible<br>t <b>suitable</b><br>site has no connect   | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node<br>le green space<br>tion to the adopted highway a<br>Jnknown Contaminated<br>ory: C-Potentially contamin                              | <ul> <li>Retail Area:</li> <li>Hospital:<br/>Employment:</li> <li>om a major public trans</li> </ul> nd is therefore unsatisf d Land?: No ative usage is yet to be                          | No<br>Yes<br>sport |
| Within 800m or 10 mirPrimary school:NoGP/ HealthNoCentre:Store of Local ImportaStore of Local ImportaOveProximity toOveTown centre:NewGreenSpaceStandardsGreenSpaceStrategy 0Physical ConstraintsHighway Engineers CaTopographyNo   | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince:<br>Ince | Yes<br>Yes<br>n centre Pr<br>10260m Tr<br>of publicly accessible<br>t suitable<br>site has no connect<br>ess to Utilities? Un<br>tamination Catego   | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node<br>le green space<br>tion to the adopted highway a<br>Jnknown Contaminated<br>ory: C-Potentially contamin<br>identified at the site or | <ul> <li>Retail Area:</li> <li>Hospital:<br/>Employment:</li> <li>om a major public trans</li> </ul>  | No<br>Yes<br>sport |
| Within 800m or 10 mir<br>Primary school: No<br>GP/ Health No<br>Centre:<br>Store of Local Importa<br>Proximity to Ove<br>Town centre: New<br>GreenSpaceStandards<br>GreenSpaceStrategy (<br>Physical Constraints<br>Highway Engineers Co<br>Topography No<br>Constraints: | as walking<br>Bus stop:<br>Cash<br>Machine/PO:<br>Ince:<br>If 1km from a tow<br>Park Town Centre<br>S: Within 400m of<br>Comments: 2m<br>The site is no<br>comments: This<br>According<br>Corrections: Corrections<br>Itity: Grade 3 (G  | Yes<br>Yes<br>n centre Pr<br>10260m Tr<br>of publicly accessible<br>t suitable<br>site has no connect<br>ess to Utilities? Un<br>tamination Catego   | Secondary school: No<br>Further Education: No<br>Supermarket: No<br>oximity Over 1km fr<br>ansport Node: node<br>de green space<br>tion to the adopted highway a<br>Jnknown Contaminated<br>ory: C-Potentially contamin<br>identified at the site or | <ul> <li>Retail Area:</li> <li>Hospital:<br/>Employment:</li> <li>om a major public trans</li> </ul> Ind is therefore unsatisfed Land?: No<br>ative usage is yet to be<br>surrounding areas | No<br>Yes<br>sport |

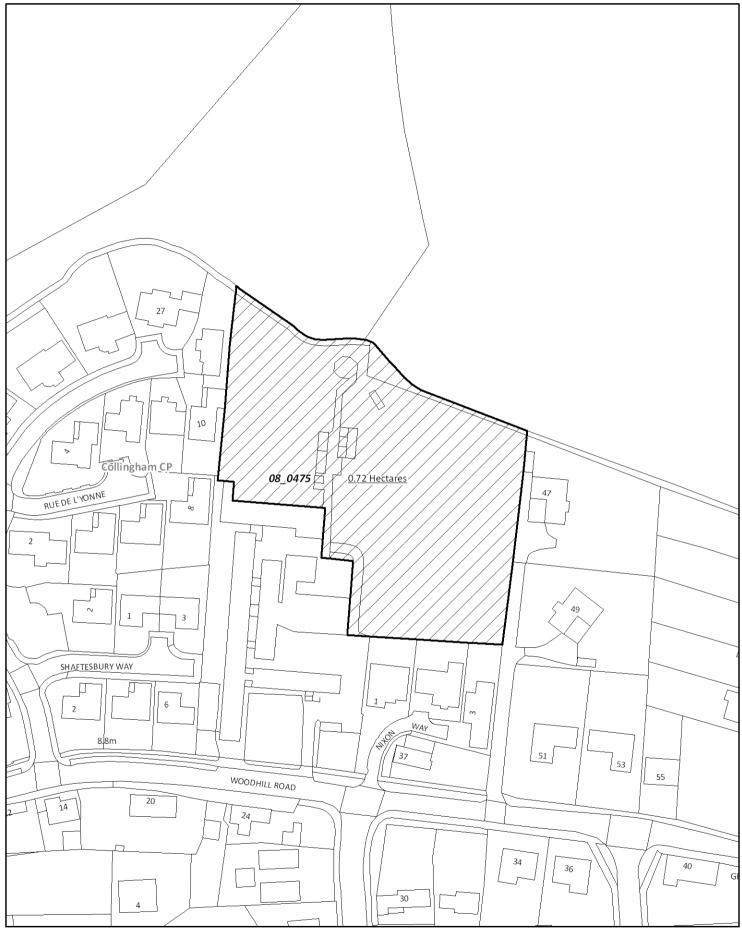
| Site Ref: East of F                     | Rio Drive  |   |   |
|---|--|---|---|
| 08_0475 Area(ha):                       | 0.72 Parish: COLLINGHAM  | M Pro   | oposed Yield :  |
| Identified in SFRA: No                  |  | Site within a flood zone?:                                  | In zone 3 Approximately<br>20% in Flood Zone 3 Also<br>30% in Flood Zone 2. |
| SFRA Comments:                          |  |   |   |
| Impact on Landscape                     | Biodiversity The site is suitab  | le  |   |
| Impact on views: No                     |  | Natural Features: No  |   |
| Impact on existing<br>Recreational Use: | Yes Rights of Way 152/16/1<br>North Collingham FP16  | Listed Bldg / Local Int                                     | erest Bldg: No  |
| ProtectedSpecies/ No                    |  | Tree Preservation Orc                                       | ler: No   |
| Habitats:                               |  | Conservation Area: N  | lo  |
| Suitability Conclusion:                 | The site is not suitable   |   |   |
| Availability and Ach                    | hievability  |   |   |
| Availability Conclusion                 | IS:  |   |   |
| Achievability Conclusion                | on:  |   |   |
| Availability Comments:                  | 1  |   |   |
| Achievabilty Comments                   | s:   |   |   |
| Ownership Constraints                   | owner constraints 11-15 years  | Ownership Comments:   |   |
| Legal Issues:                           |  | Legal Comments:   |   |
| Timescale:                              |  | Availability Other Issues                                   | :   |
| Viability Comments:                     |  |   |   |
|   | Site Specific Parish Council Com<br>Green Project. Most villagers we<br>Comments: Collingham village s<br>runs through the centre of the vil | ould expect this to be used.<br>suffers from continuous hea | General Parish Council<br>vy traffic from the A1133, which                  |

hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage and flooding problems and must be acknowledged when

discussing these submissions.

SHLAA site 08\_0390 to the north of this site.

Adjacent to IDB.







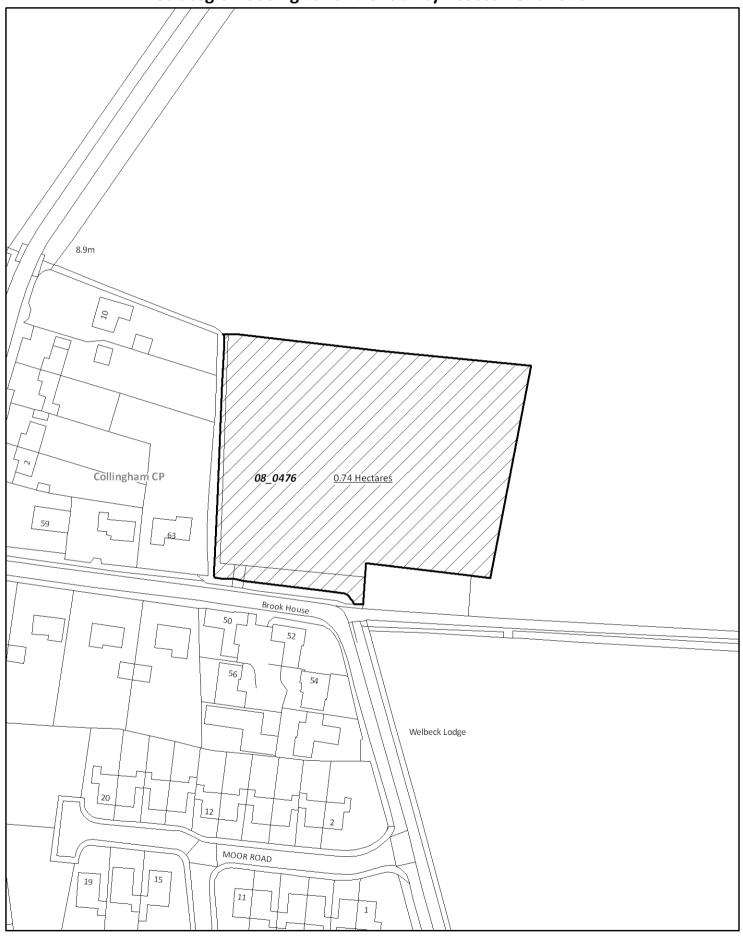
08\_0475 - East Of Rio Drive, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: Woodhill Roa  | ad  |  |                                 |
|---|---|--|---------------------------------|
| <b>08_0476</b> Area(ha): 0.74   | Parish: COLLINGHAM                                  | Proposed Yi  | eld :                           |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments: | The site is not suitable                            |  |                                 |
| Overall Draft Conclusion:   | The site is affected by the therefore considered un | he route of the proposed Collingh<br>suitable at this time.                                    | am Bypass and is                |
| Overall Final Conclusion:   | The site is affected by the therefore considered un | he route of the proposed Collingh<br>nsuitable at this time.                                   | am Bypass and is                |
| Character Land Use Locatio  | n The site may be suitable                          |  |                                 |
| Location: Village (outside bu   | t adjoining Boundary)                               | PDL/Greenfield: Greenfield   |                                 |
| Area Character: MixedResic  | lential/Countryside                                 | Area Greenfield: 0   | ).74                            |
| Setting: Other Residential/0  | Countryside   | Area PDL:  |                                 |
| Current Use: Agriculture  |   | Proposed Use:  |                                 |
|   |   | Other: NE1 - Development in the<br>Collingham Bypass<br>e bisected by the protected line of th | ·                               |
| Access to Services The s  | site is suitable                                    |  |                                 |
| Within 800m or 10 mins wall   | king  | Within 30 mins travel by pub   | lic transport                   |
| Primary school: No Bus  | stop: Yes   | Secondary school: No   | Retail Area: Yes                |
| GP/ HealthNoCashCentre:Mach   | i Yes<br>iine/PO:                                   |  | Hospital: No<br>Employment: Yes |
| Store of Local Importance:  |   |  |                                 |
|   |   | Dximity Within 1km of a mainsport Node: node   | ajor public transport           |
| GreenSpaceStandards: With   | nin 400m of publicly accessible                     | e green space  |                                 |
| GreenSpaceStrategy Commo  | ents: 174m  |  |                                 |
| Physical Constraints The  | site is suitable                                    |  |                                 |
| Highway Engineers Comme   |   | way layout to be provided to standa<br>sfactory details of access residentia                   |                                 |
| Topography No   | Access to Utilities?                                | Inknown Contaminated Land  | <b>?:</b> No                    |
| Constraints:  | Contamination Catego                                | ory: C-Potentially contaminative u<br>identified at the site or surrou                         |                                 |
| Agricultural Land Quality:  | Grade 3 (Good-moderate)                             | Site Apparatus: None   |                                 |
| Neighbour Issues: None  | e   |  | 17000 1                         |
| Identified in SFRA: No  |   | Site within a flood In Flood zone?:  |                                 |
| SFRA Comments:  |   |  |                                 |

| Site Ref: Woodhil   | I Road  |  |
|---|---|--|
| 08_0476 Area(ha):   | 0.74 Parish: COLLINGHAM   | M Proposed Yield :                                   |
| Impact on views: No   |   | Natural Features: No                                 |
| Impact on existing<br>Recreational Use:   | Yes Rights of Way 152/5/1.<br>North Collingham FP5 adj to southern boundary | Listed Bldg / Local Interest Bldg: No                |
| ProtectedSpecies/ No<br>Habitats:   |   | Tree Preservation Order: No<br>Conservation Area: No |
| Suitability Conclusion:   | The site is not suitable  |  |
| Availability and Acl  | hievability   |  |
| Availability Conclusion   | IS:   |  |
| Achievability Conclusion  | on:   |  |
| Availability Comments:  | :   |  |
| Achievabilty Comments   | S:  |  |
| Ownership Constraints   | owner constraints 11-15 years   | Ownership Comments:                                  |
| Legal Issues:   |   | Legal Comments:                                      |
| Timescale:  |   | Availability Other Issues:                           |
| Viability Comments:   |   |  |
| Additional Comments: Site Specific Parish Council Comments: This seems an odd submission. It faces a dangerous corner. Long Lane is a single track and a bus route. There may have been sewage disposal problems in the opposite corner development. General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage and flooding problems and must be acknowledged when discussing these submissions. |   |  |

IDB - Oil GPSS pipeline buffer- western side of site







08\_0476 - Woodhill Road, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

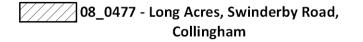
| Site Ref: Long Acres,  | Swinderby Road   |  |
|--|--|--|
| <b>08_0477</b> Area(ha): 0.75  | Parish: COLLINGHAM   | Proposed Yield :   |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments:  | The site is not suitable   |  |
| Overall Draft Conclusion:  | Not presently suitable c   | lue to level of separation from existing settlement.   |
| Overall Final Conclusion:  | on: Not presently suitable due to level of separation from existing settlement.  |  |
| Character Land Use Location  | n The site is not suitable   |  |
| Location: Seperated from urb   | ban/village boundary   | PDL/Greenfield: Combination  |
| Area Character: MixedResid   | lential/Countryside  | Area Greenfield:   |
| Setting: Other Residential/C   |  | Area PDL:  |
| Current Use: Residential/Re<br>Yard/Paddock  |  | Proposed Use:  |
| Policy The site is not suita<br>AllocatedSite: Countryside   |  | <b>Other:</b> NE1 - Development in the Countryside, T4 - Collingham Bypass   |
| Connicting issues fee Dev  | velopment in the Countryside   |  |
|  | site is suitable   |  |
|  | site is suitable   | Within 30 mins travel by public transport  |
| Access to Services The s   | site is suitable   | Within 30 mins travel by public transport<br>Secondary school: No Retail Area: Yes   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash   | site is suitable<br>king<br>stop: Yes  |  |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash   | site is suitable<br>king<br>stop: Yes<br>No  | Secondary school:NoRetail Area:YesFurther Education:NoHospital:No  |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f  | site is suitable<br>king<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Pro   | Secondary school:NoRetail Area:YesFurther Education:NoHospital:No  |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f  | site is suitable<br>king<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre<br>wn Centre 10253m Tra   | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark To  | site is suitable<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provention<br>wn Centre 10253m Trainin 400m of publicly accessible  | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme  | site is suitable<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provention<br>wn Centre 10253m Trainin 400m of publicly accessible  | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Common<br>Physical Constraints The   | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provem<br>wn Centre 10253m Transit<br>hin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the  | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme<br>Physical Constraints The<br>Highway Engineers Commer  | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provem<br>wn Centre 10253m Transit<br>hin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the  | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node         e green space         he proposed Collingham Bypass , development on this site         he delivery of the scheme.   |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme<br>Physical Constraints The<br>Highway Engineers Commer  | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Prove<br>wn Centre 10253m Transition<br>hin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the<br>is liable to compromise to the state of the sta | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node         e green space         he proposed Collingham Bypass , development on this site         he delivery of the scheme.         Unknown       Contaminated Land?:       No  |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme<br>Physical Constraints The<br>Highway Engineers Commer  | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provement<br>wn Centre 10253m Transition<br>hin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the<br>is liable to compromise to<br>Access to Utilities? U<br>Contamination Categor   | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node         e green space         he proposed Collingham Bypass , development on this site         he delivery of the scheme.         Jnknown       Contaminated Land?:       No         ory:       C-Potentially contaminative usage is yet to be identified at the site or surrounding areas  |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark To<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme<br>Physical Constraints The<br>Highway Engineers Commer<br>Topography No<br>Constraints:                                  | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provide the solution of publicly accessible<br>onin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the<br>is liable to compromise the solution of   | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         onsport Node:       node         e green space         when proposed Collingham Bypass , development on this site         he delivery of the scheme.         Jnknown       Contaminated Land?:       No         ory:       C-Potentially contaminative usage is yet to be       identified at the site or surrounding areas         Site Apparatus:       None |
| Access to Services The s<br>Within 800m or 10 mins walk<br>Primary school: Yes Bus s<br>GP/ Health No Cash<br>Centre: Mach<br>Store of Local Importance:<br>Proximity to Over 1km f<br>Town centre: Newark Tor<br>GreenSpaceStandards: With<br>GreenSpaceStrategy Comme<br>Physical Constraints The<br>Highway Engineers Commer<br>Topography No<br>Constraints:<br>Agricultural Land Quality: G | site is suitable<br>sing<br>stop: Yes<br>No<br>hine/PO:<br>rom a town centre Provide the solution of publicly accessible<br>onin 400m of publicly accessible<br>ents: 211m<br>site may be suitable<br>hts: This site is affected by the<br>is liable to compromise the solution of   | Secondary school:       No       Retail Area:       Yes         Further Education:       No       Hospital:       No         Supermarket:       No       Employment:       Yes         oximity       Within 1km of a major public transport         ansport Node:       node         e green space         he proposed Collingham Bypass , development on this site         he delivery of the scheme.         Jnknown       Contaminated Land?:       No         ory:       C-Potentially contaminative usage is yet to be identified at the site or surrounding areas  |

Impact on Landscape Biodiversity The site is suitable

| Site Ref: Long Acres, Swinderby Road  |   |
|---|---|
| 08_0477 Area(ha): 0.75 Parish: COLLINGHAM   | Proposed Yield :  |
| Impact on views: No   | Natural Features: Yes Mature trees in front garden<br>of house and along boundaries.<br>Water ditch along west boundary |
| Impact on existing No<br>Recreational Use:  | Listed Bldg / Local Interest Bldg: No   |
|   | Tree Preservation Order: No   |
| ProtectedSpecies/ No<br>Habitats:   | Conservation Area: No   |
| Suitability Conclusion: The site is not suitable  |   |
| Availability and Achievability  |   |
| Availability Conclusions:   |   |
| Achievability Conclusion:   |   |
| Availability Comments:  |   |
| Achievabilty Comments:  |   |
| Ownership Constraints owner constraints 11-15 years   | Ownership Comments:   |
| Legal Issues:   | Legal Comments:   |
| Timescale:  | Availability Other Issues:  |
| Viability Comments:   |   |
| Additional Comments: Site Specific Parish Council Comments: The site is currently "architectural reclamation<br>business"<br>General Parish Council Comments: Collingham village suffers from continuous heavy traffic<br>from the A1133, which runs through the centre of the village, therefore any extra<br>development within the parish will hugely impact and exacerbate the present infrastructure of<br>the village. Certain areas within the parish have ongoing drainage and flooding problems and<br>must be acknowledged when discussing these submissions.<br>IDB on most of site. |   |







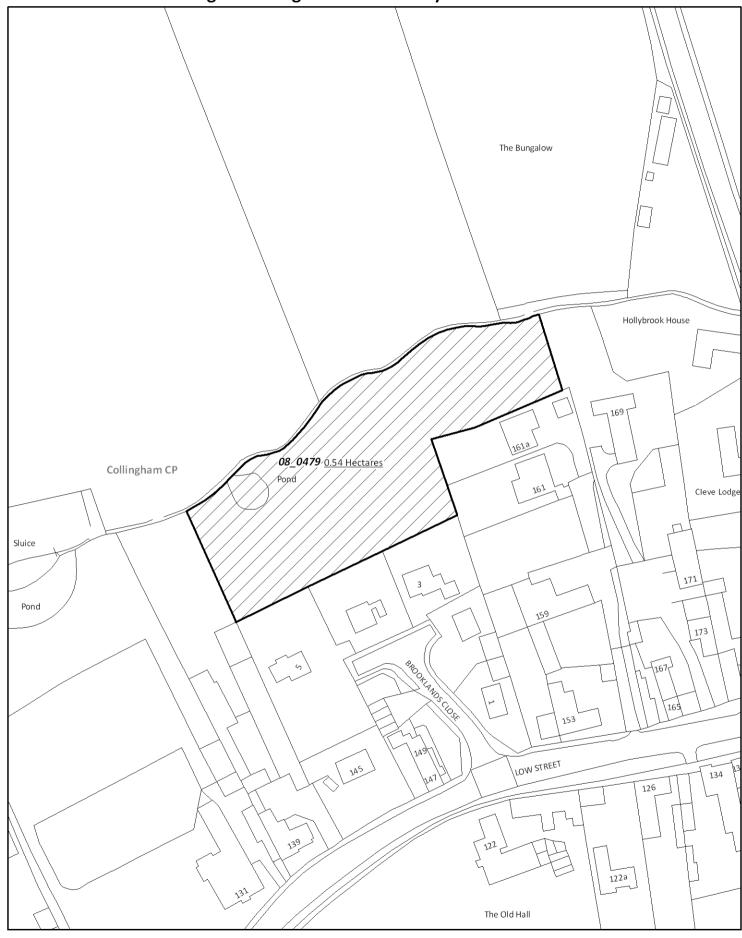
| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref:                   | North of         | Brooklands Close                                 |  |
|-----------------------------|------------------|--|--|
| 08_0479                     | Area(ha):        | 0.54 Parish: COLLING                             | HAM Proposed Yield :   |
| Suitability C               | onculsion        | The site is not suit                             | able   |
| vailability                 | Conclusior       | IS:  |  |
| vailability                 | Comments         | :  |  |
| chievabilit                 | y Conclusi       | on:  |  |
| chievabilty                 | / Comment        | S:   |  |
| Overall Draf                | t Conclusi       | Flood Zone 3 whe                                 | issues, part of the site lies within Environment Agency<br>are residential development should be resisted. Possible<br>constraints in this location, in conjunction with other |
| )                           |                  |  | nake this site unsuitable for development.   |
| Overall Fina                | I Conclusi       | on:  |  |
| haracter L                  | and Use Lo       | ocation The site may be su                       | itable   |
| ocation: V                  | 'illage (outs    | ide but adjoining Boundary)                      | PDL/Greenfield: Greenfield   |
| rea Charac                  | cter: Mixed      | Residential/Countryside                          | Area Greenfield: 0.54  |
| etting: Ot                  | her Reside       | ential/Countryside                               | Area PDL:  |
| urrent Use                  | : Paddock        | Other  | Proposed Use:  |
| Policy The                  | e site may       | be suitable                                      |  |
| AllocatedSit                | te: Countr       | yside  | Other: NE1 - Development in the Countryside, C1-C5,<br>C12, C15-C18 - Conservation Areas, PU1 -<br>Washlands   |
| Conflicting                 | <b>lssues</b> Ye | s Outside Village Envelope                       |  |
| Access to S                 | ervices          | The site is suitable                             |  |
| Vithin 800m                 | n or 10 min      | s walking  | Within 30 mins travel by public transport  |
| rimary sch                  | ool: No          | Bus stop: Yes                                    | Secondary school: No Retail Area: Yes  |
| SP/ Health<br>Centre:       | No               | Cash Yes<br>Machine/PO:                          | Further Education: No Hospital: No   |
| store of Loc                | al Importa       | nce:   | Supermarket: No Employment: Yes  |
| Proximity to<br>Town centre | o Over           | 1km from a town centre<br>ark Town Centre 10172m | ProximityOver 1km from a major public transportTransport Node:node   |
| GreenSpace                  | Standards        | : Within 400m of publicly acc                    | cessible green space   |
| FeenSpace                   | eStrategy C      | omments: 20m                                     |  |
| hysical Co                  |                  | The site is not suitable                         |  |
|                             | -                |  | onnection to the adopted highway and is therefore unsatisfactory   |
| opography<br>Constraints    |                  | Access to Utiliti                                | es? Unknown Contaminated Land?: Yes  |
| JUNELIAINES                 | •                | Contamination                                    | Category: A-Potentially contaminative usage has been<br>identified at the site   |
| gricultural                 | Land Qua         | ity: Grade 3 (Good-moderat                       | te) Site Apparatus: None   |
| leighbour l                 | ssues:           | None   |  |
| dentified in                | SFRA: No         | )  | Site within a flood<br>zone?:In zone 3Approximately15% in Flood Zone 3also<br>within zone 2 - relates to<br>northern part of site  |

northern part of site

| Site Ref: North of Brooklands Close   |   |  |
|---|---|--|
| 08_0479 Area(ha): 0.54 Parish: COLLINGHAM   | Proposed Yield :                                |  |
| SFRA Comments:  |   |  |
| SFRA Comments.  |   |  |
| Impact on Landscape Biodiversity The site is suitable   | <del>}</del>                                    |  |
| Impact on views: No   | Natural Features: Yes Pond, open ditch to north |  |
| Impact on existingYesRights of way 152/19/1Recreational Use:North Collingham FP19 Adj<br>northern boundary  | Listed Bldg / Local Interest Bldg: No           |  |
| Ductocted Queerica/ No  | Tree Preservation Order: No                     |  |
| ProtectedSpecies/ No<br>Habitats:   | Conservation Area: Yes                          |  |
| Suitability Conclusion: The site is not suitable  |   |  |
| Availability and Achievability  |   |  |
| Availability Conclusions:   |   |  |
| Achievability Conclusion:   |   |  |
| Availability Comments:  |   |  |
| Achievabilty Comments:  |   |  |
| Ownership Constraints owner constraints 11-15 years   | Ownership Comments:                             |  |
| Legal Issues:   | Legal Comments:                                 |  |
| Timescale:  | Availability Other Issues:                      |  |
| Viability Comments:   |   |  |
| Additional Comments: Site Specific Parish Council Comments: This small site is between Brookland's Close and the stream and has very limited access. General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage and flooding problems and must be acknowledged when discussing these submissions. |   |  |

Strategic Housing Land Availability Assessment 2010







| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: South of the V   | Willows, Low Street                                |  |  |
|--|--|--|--|
| <b>08_0480</b> Area(ha): 0.81  | Parish: COLLINGHAM                                 | Proposed Yield :   |  |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments:  | The site is not suitable                           |  |  |
| Overall Draft Conclusion:  | Site lies within Enviror development should be     | nment Agency Flood Zone 3 where residential e resisted.  |  |
| Overall Final Conclusion:  | •  | nment Agency Flood Zone 3 where residential  |  |
| Character Land Use Location  | The site may be suitable                           | ,  |  |
| Location: Village (outside but   | adjoining Boundary)                                | PDL/Greenfield: Combination  |  |
| Area Character: MixedReside  | ntial/Countryside                                  | Area Greenfield: 0.81  |  |
| Setting: Other Residential/Co  | ountryside   | Area PDL:  |  |
| Current Use: MeadowOther   |  | Proposed Use:  |  |
| Policy The site may be suita   | able   |  |  |
| AllocatedSite:       Countryside       Northern part of site covered by H13.         Other:       NE1 - Development in the Countryside, C1-C5, C12, C15-C18 - Conservation Areas, PU1 - Washlands, H13 - Housing Development in Large Villages         Conflicting Issues       Yes       Outside Village Envelope |  |  |  |
|  |  |  |  |
|  | te is suitable                                     |  |  |
| Within 800m or 10 mins walki   | -  | Within 30 mins travel by public transport  |  |
| Primary school: Yes Bus st   | •  | Secondary school: No Retail Area: Yes  |  |
| GP/ Health Yes Cash<br>Centre: Machi   | Yes<br>ne/PO:                                      | Further Education:         No         Hospital:         No   |  |
| Store of Local Importance:   |  | Supermarket: No Employment: Yes  |  |
| ······································   |  | roximityOver 1km from a major public transportransport Node:node   |  |
| GreenSpaceStandards: Within 400m of publicly accessible green space<br>GreenSpaceStrategy Comments: 21m  |  |  |  |
| Physical Constraints The s   | ite is not suitable                                |  |  |
| Highway Engineers Comment  |  | hway layout to be provided to standard. Traffic statement tisfactory details of access there would be no highway |  |
| Topography No  | Access to Utilities?                               | Unknown Contaminated Land?: Maybe  |  |
| Constraints:   | Contamination Categ                                | <b>gory:</b> B-Potentially contaminative usage has been identified in close proximity to the site                |  |
| Agricultural Land Quality: G   | Agricultural Land Quality: Grade 3 (Good-moderate) |  |  |
| Neighbour Issues: None   | 、  | Site Apparatus: Telegraph pole in NE corner<br>(Adjacent)  |  |
| Identified in SFRA: No   |  | Site within a flood In zone 3 Within zone 3 zone?:   |  |

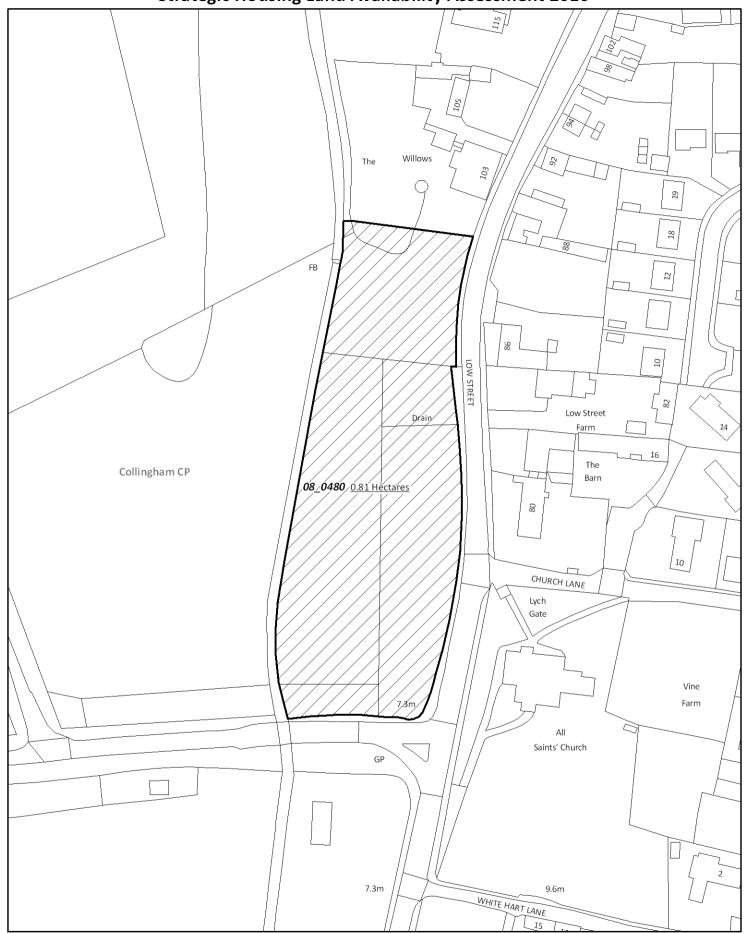
### Site Ref: South of the Willows, Low Street Parish: COLLINGHAM Area(ha): 0.81 **Proposed Yield :** 08 0480 SFRA Comments: Impact on Landscape Biodiversity The site may be suitable Natural Features: Yes Site is divided by mature trees Impact on views: No and planting No Impact on existing Listed Bldg / Local Interest Bldg: No **Recreational Use:** Tree Preservation Order: Yes ProtectedSpecies/ No Conservation Area: Yes Habitats: The site is not suitable Suitability Conclusion: Availability and Achievability **Availability Conclusions:** Achievability Conclusion: **Availability Comments: Achievabilty Comments: Ownership Constraints** owner constraints 11-15 years **Ownership Comments:** Legal Issues: Legal Comments: Timescale: Availability Other Issues: Viability Comments: Additional Comments: Site Specific Paris Council Comments: The 2000 flood covered all of these areas , south of The Willows to the footpath from Bell Lane to Low Street. Areas included in Conservation Area to protect views. General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage

and flooding problems and must be acknowledged when discussing these submissions.

Part of site within the settlement envelope.

IDB

Strategic Housing Land Availability Assessment 2010





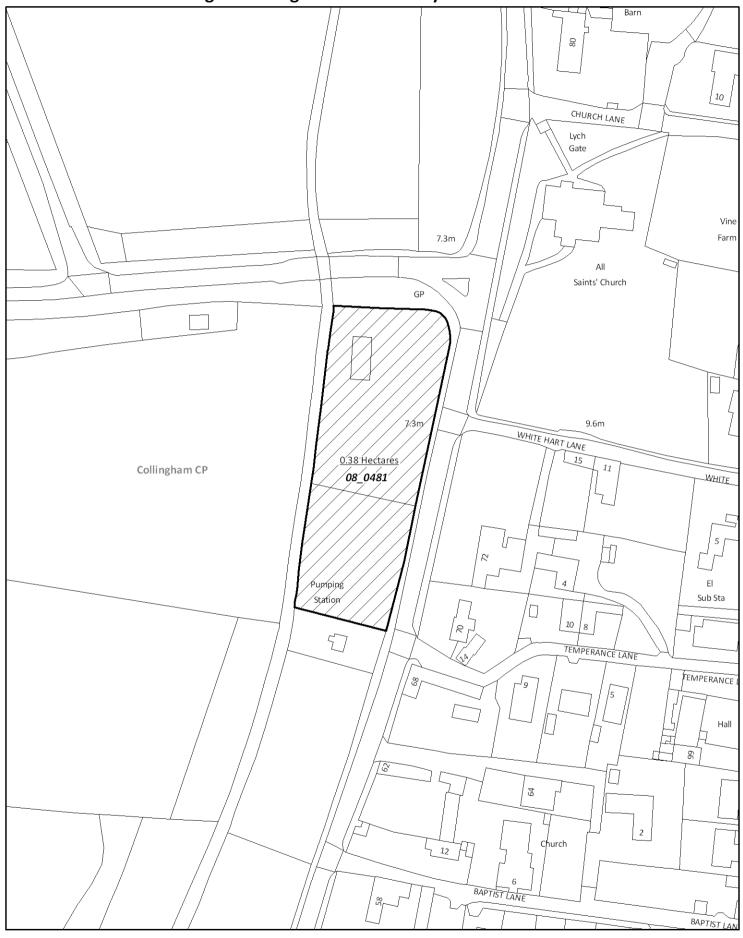
08\_0480 - South Of The Willows, Low Street, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: West of Low S   | treet  |   |   |     |  |
|---|--|---|---|-----|--|
| <b>08 0481</b> Area(ha): 0.38   | Parish: COLLINGHAN   | 1 P   | roposed Yield :   |     |  |
|   |  |   | •   |     |  |
| Suitability Conculsion  | The site is not suitable   |   |   |     |  |
| Availability Conclusions:   |  |   |   |     |  |
| Availability Comments:  |  |   |   |     |  |
| Achievability Conclusion:   |  |   |   |     |  |
| Achievabilty Comments:  |  |   |   |     |  |
| Overall Draft Conclusion:   | Not presently suitable due to level of separation from existing settlement.<br>Site lies within Environment Agency Flood Zone 3 where residential<br>development should be resisted. |   |   |     |  |
| Overall Final Conclusion:   | Not presently suitable   | e due to level of separati<br>nment Agency Flood Zo | on from existing settlement.<br>ne 3 where residential                  |     |  |
| Character Land Use Location   | The site is not suitable   |   |   |     |  |
| Location: Seperated from urba   | n/village boundary   | PDL/Greenfield: Gre                                 | enfield   |     |  |
| Area Character: MixedCountry  | side/Residential   | Area Greenfield:                                    | 0.38  |     |  |
| Setting: Other Countryside/Re   | esidential   | Area PDL:   |   |     |  |
| Current Use: Agriculture  |  | Proposed Use:                                       |   |     |  |
| Conflicting Issues Yes Devel  | opment in the Countrysid   | Washlands   |   |     |  |
| Access to Services The site   | e is suitable  |   |   |     |  |
| Within 800m or 10 mins walkin   | g  | Within 30 mins tra                                  | avel by public transport  |     |  |
| Primary school: Yes Bus sto   | -  | Secondary schoo                                     |   | Yes |  |
| GP/ Health Yes Cash<br>Centre: Machin   | Yes  | Further Education                                   | n: No Hospital:   | No  |  |
| Store of Local Importance:  |  | Supermarket:  | No <b>Employment</b> :  | Yes |  |
| ······································  |  | Proximity Over 1<br>Transport Node: node            | km from a major public transpo  | ort |  |
| GreenSpaceStandards: Within   | 400m of publicly accessi   | ble green space                                     |   |     |  |
| GreenSpaceStrategy Commen   |  | _ ·   |   |     |  |
| Physical Constraints The sit  | e is not suitable  |   |   |     |  |
| Highway Engineers Comments  | : Visibility and on site hi  |   |   |     |  |
| Tonomonhy Voo Odiatiast   | •  |   | highway objections to this site.  | •   |  |
| Topography Yes 2 distinct<br>Constraints: levels, south lowe<br>ground, higher to<br>the north- flat<br>grassed area. | Access to Utilities?<br>Contamination Cate   | gory: B-Potentially cont                            | nated Land?: Maybe<br>aminative usage has been<br>proximity to the site |     |  |
| Agricultural Land Quality: Gra  | de 3 (Good-moderate)   | Site Apparatus. DT                                  | pole SE corner of the site  |     |  |
| Neighbour Issues: None  |  |   | ljacent)  |     |  |
| -   |  |   |   |     |  |

| Site Ref: West of                       | Low Street   |   |  |  |
|---|--|---|--|--|
|   |  | sh: COLLINGHAM  | D  | roposed Yield :  |
| 08_0481 Area(ha):                       | 0.30 Fall  | SI. COLLINGHAM  | E.   | loposed field.   |
| Identified in SFRA: No                  |  |   | Site within a flood zone?:   | In zone 3 also within zone 2.  |
| SFRA Comments:                          |  |   |  |  |
| Impact on Landscape                     | Biodiversity   | The site may be su  | itable   |  |
| Impact on views: No                     |  |   | Natural Features: Ye   | es Big change in levels  |
| Impact on existing<br>Recreational Use: | No   |   | Listed Bldg / Local Ir<br>Tree Preservation Or   | -  |
| ProtectedSpecies/ No Habitats:          |  |   | Conservation Area:   |  |
| Suitability Conclusion:                 | The sit  | e is not suitable   |  |  |
| Availability and Ac                     | hievabilitv  |   |  |  |
| Availability Conclusion                 | •  |   |  |  |
| Achievability Conclusion                | on:  |   |  |  |
| Availability Comments                   | :  |   |  |  |
| Achievabilty Comment                    | s:   |   |  |  |
| Ownership Constraints                   | 5  | C   | wnership Comments:   |  |
| Legal Issues:                           |  | L   | egal Comments:   |  |
| Timescale:                              |  | Д   | vailability Other Issues   | 8:   |
| Viability Comments:                     |  |   |  |  |
| Additional Comments:                    | The Willows to<br>Area to protect<br>General Parist<br>from the A113<br>development of<br>the village. Ce<br>must be acknow<br>PU1 - Washla<br>IDB<br>SHLAA Site 0<br>Collingham – S<br>The impact of<br>to be carefully | the footpath from B<br>t views.<br>Council Comments<br>which runs throug<br>within the parish will<br>ertain areas within the<br>weldged when discu-<br>nds to west of site.<br>Council Council Council<br>Council Council Council<br>Council Council Council Council Council<br>Council Council Council Council Council Council Council<br>Council Council Council Council Council Council Council Council<br>Council Council Counci | ell Lane to Low Street. A<br>s: Collingham village suf<br>h the centre of the villag<br>hugely impact and exace<br>e parish have ongoing d<br>ussing these submissions<br>outh of site.<br>0482<br>he setting of the Grade I<br>of whether they can be | erbate the present infrastructure of rainage and flooding problems and |

Strategic Housing Land Availability Assessment 2010







08\_0481 - West Of Low Street, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

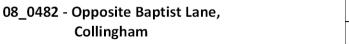
|  | ist Lane   |   |  |                    |  |  |
|--|--|---|--|--------------------|--|--|
| <b>08_0482</b> Area(ha): 0.46  | Parish: COLLINGHAM   | A Propose   | d Yield :  |                    |  |  |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments:  | The site is not suitable   |   |  |                    |  |  |
| Overall Draft Conclusion:  | Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.   |   |  |                    |  |  |
| Overall Final Conclusion:  | Site lies within Enviro  | development should be resisted.<br>Site lies within Environment Agency Flood Zone 3 where residential<br>development should be resisted.  |  |                    |  |  |
| Character Land Use Location  | The site may be suitable   | e   |  |                    |  |  |
| Location: Village (outside but a   | djoining Boundary)   | PDL/Greenfield: Greenfield  |  |                    |  |  |
| Area Character: MixedCountry   | vside/Residential  | Area Greenfield:  | 0.46   |                    |  |  |
| Setting: Other Countryside/Vi  | llage  | Area PDL:   | 0.46   |                    |  |  |
| Current Use: Extended garden   | area.Residential   | Proposed Use:   |  |                    |  |  |
|  | do Villago Envelses  | Landscape Areas   |  |                    |  |  |
| Conflicting Issues Yes Outsid<br>Access to Services The site   | de Village Envelope.<br>e is suitable  |   |  |                    |  |  |
| Access to Services The site  | e is suitable  | Within 30 mins travel by  | public transport   |                    |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto  | e is suitable  | Within 30 mins travel by<br>Secondary school: No  |  | Yes                |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash   | e is suitable<br>ng<br>op: Yes<br>Yes  | Within 30 mins travel by<br>Secondary school: No<br>Further Education: No   | Retail Area:<br>Hospital:  | Yes<br>No          |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin   | e is suitable<br>ng<br>op: Yes<br>Yes  | Within 30 mins travel by<br>Secondary school: No  | Retail Area:   |                    |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro  | e is suitable<br>ng<br>op: Yes<br>Yes<br>ne/PO:<br>m a town centre   | Within 30 mins travel by<br>Secondary school: No<br>Further Education: No<br>Supermarket: No  | Retail Area:<br>Hospital:  | No<br>Yes          |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro  | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>n Centre 9460m 1<br>400m of publicly accessi   | Within 30 mins travel by<br>Secondary school: No<br>Further Education: No<br>Supermarket: No<br>Proximity Over 1km from<br>Transport Node: node   | Retail Area:<br>Hospital:<br>Employment:                         | No<br>Yes          |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen  | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>n Centre 9460m 1<br>400m of publicly accessi   | Within 30 mins travel by<br>Secondary school: No<br>Further Education: No<br>Supermarket: No<br>Proximity Over 1km from<br>Transport Node: node   | Retail Area:<br>Hospital:<br>Employment:                         | No<br>Yes          |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site   | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>h Centre 9460m T<br>400m of publicly accessing<br>ts: 33m<br>te is not suitable<br>s: Visibility and on site high  | Within 30 mins travel by         Secondary school:       No         Further Education:       No         Supermarket:       No         Proximity       Over 1km from         Transport Node:       node         ble green space       ghway layout to be provided to statistic to satisfactory details of access   | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site<br>Highway Engineers Comments   | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>h Centre 9460m T<br>400m of publicly accessing<br>ts: 33m<br>te is not suitable<br>s: Visibility and on site hig<br>works required. Subjections to the second seco | Within 30 mins travel by         Secondary school:       No         Further Education:       No         Supermarket:       No         Proximity       Over 1km from         Transport Node:       node         ble green space       ghway layout to be provided to statistic to satisfactory details of access this site.  | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site<br>Highway Engineers Comments   | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>h Centre 9460m T<br>400m of publicly accessing<br>ts: 33m<br>te is not suitable<br>s: Visibility and on site hig<br>works required. Subjections to the second seco | Within 30 mins travel by         Secondary school:       No         Further Education:       No         Supermarket:       No         Proximity       Over 1km from         Transport Node:       node         ble green space       ghway layout to be provided to statistic to satisfactory details of access this site.         Unknown       Contaminated L   | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site<br>Highway Engineers Comments<br>Topography No Flat grassed<br>Constraints: area. | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>n Centre 9460m T<br>400m of publicly accessing<br>te is not suitable<br>s: Visibility and on site high<br>works required. Subjections to the<br>highway objections to the<br>Access to Utilities?<br>Contamination Cate  | Within 30 mins travel by         Secondary school:       No         Further Education:       No         Supermarket:       No         Proximity       Over 1km from         Transport Node:       node         ble green space       ghway layout to be provided to statistic to satisfactory details of access this site.         Unknown       Contaminated L         rgory:       A-Potentially contaminating identified at the site | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site<br>Highway Engineers Comments<br>Topography No Flat grassed<br>Constraints: area. | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>n Centre 9460m T<br>400m of publicly accessing<br>te is not suitable<br>s: Visibility and on site high<br>works required. Subjections to the<br>highway objections to the<br>Access to Utilities?<br>Contamination Cate  | Within 30 mins travel by<br>Secondary school: No         Further Education: No         Supermarket: No         Supermarket: No         Proximity Over 1km from         Transport Node: node         ble green space         ghway layout to be provided to statistic to satisfactory details of access this site.         Unknown Contaminated Lagory: A-Potentially contaminating identified at the site         Site Apparatus: None. | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |
| Access to Services The site<br>Within 800m or 10 mins walkin<br>Primary school: Yes Bus sto<br>GP/ Health Yes Cash<br>Centre: Machin<br>Store of Local Importance:<br>Proximity to Over 1km fro<br>Town centre: Newark Towr<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The site<br>Highway Engineers Comments<br>Topography No Flat grassed<br>Constraints: area. | e is suitable<br>ng<br>op: Yes<br>Yes<br>he/PO:<br>m a town centre F<br>n Centre 9460m T<br>400m of publicly accessing<br>te is not suitable<br>s: Visibility and on site high<br>works required. Subjections to the<br>highway objections to the<br>Access to Utilities?<br>Contamination Cate  | Within 30 mins travel by<br>Secondary school: No         Further Education: No         Supermarket: No         Supermarket: No         Proximity Over 1km from         Transport Node: node         ble green space         ghway layout to be provided to statistic to satisfactory details of access this site.         Unknown Contaminated Lagory: A-Potentially contaminating identified at the site         Site Apparatus: None. | Retail Area:<br>Hospital:<br>Employment:<br>a major public trans | No<br>Yes<br>sport |  |  |

| Site Ref: Opposite Baptist Lane   |  |
|---|--|
| <b>08_0482</b> Area(ha): 0.46 Parish: COLLINGHAM  | Proposed Yield :   |
| Impact on Landscape Biodiversity The site is suitable   |  |
| Impact on views: No   | Natural Features: No There are mature trees adjacent to the site.  |
| Impact on existing No<br>Recreational Use:  | Listed Bldg / Local Interest Bldg: No  |
| ProtectedSpecies/ No<br>Habitats:   | Tree Preservation Order: No<br>Conservation Area: Yes  |
| Suitability Conclusion: The site is not suitable  |  |
| Availability and Achievability  |  |
| Availability Conclusions:   |  |
| Achievability Conclusion:   |  |
| Availability Comments:  |  |
| Achievabilty Comments:  |  |
| Ownership Constraints Ov  | wnership Comments:   |
| Legal Issues: Le  | egal Comments:   |
| Timescale: Av   | vailability Other Issues:  |
| Viability Comments:   |  |
| Area to protect views.<br>General Parish Council Comments:<br>from the A1133, which runs through<br>development within the parish will h<br>the village. Certain areas within the<br>must be acknowledged when discus<br>Collingham – Site Refs 0481 and 04<br>Grade I listed All Saints' Church will | <ul> <li>I Lane to Low Street. Areas included in Conservation</li> <li>Collingham village suffers from continuous heavy traffic the centre of the village, therefore any extra ugely impact and exacerbate the present infrastructure of a parish have ongoing drainage and flooding problems and ssing these submissions.</li> <li>482 - The impact of these two sites on the setting of the leneed to be carefully considered in terms of whether they west of Low Street is currently undeveloped countryside,</li> </ul> |

Strategic Housing Land Availability Assessment 2010







| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

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Collingham

| Site Ref:  | Rear of  | Mayfield Ho                            | use, High Str  | eet                      |                                       |                              |                        |                      |       |
|--|--|--|--|--------------------------|---------------------------------------|------------------------------|------------------------|----------------------|-------|
| 08_0483  | Area(ha):  | 1.75 <b>Paris</b>                      | sh: COLLINGHA  | M                        |                                       | Proposed                     | Yield :                | 42                   |       |
| Suitability Co   | onculsion  | The                                    | site may be suital                                     | ble                      |                                       |                              |                        |                      |       |
| Availability C   |  |  | site could be avai                                     |                          | - 15 vears ti                         | ime                          |                        |                      |       |
| Availability C   |  |  |  |                          | , , , , , , , , , , , , , , , , , , , |                              |                        |                      |       |
| Achievability  |  |  | The site is economically viable/acheivable for housing |                          |                                       |                              |                        |                      |       |
| Achievabilty   |  | ts: Viabl<br>POS                       | le - Assessed at 3<br>accomodated wi<br>lings 42.      |                          |                                       |                              |                        |                      |       |
| Overall Draft Conclusion:<br>Possible highway constraint<br>in the locality would need to<br>Main Open Area designation<br>process, this site could be c |  |  |  | need to b<br>ignation is | e investigat<br>s changed t           | ed and mitig<br>hrough the D | ated if ne<br>Developm | cessary.<br>ent Plan |       |
|  |  | mitig                                  | ation works. Tl  | ne site is <i>l</i>      | Achievable a                          |                              |                        |                      | ld be |
| Overall Final  | Conclusi   |  | sible highway co<br>e locality would                   |                          |                                       |                              |                        |                      |       |
|  | in the locality would need to be investigated and mitigated if necessary. If the<br>Main Open Area designation is changed through the Development Plan<br>process, this site could be considered suitable subject to appropriate<br>mitigation works. The site is Achievable and it is considered that it could be<br>developed within 10- 15 years. |  |  |                          |                                       |                              |                        |                      |       |
| Character La   | nd Use Lo  | ocation The sit                        | te is suitable   |                          |                                       |                              |                        |                      |       |
| Location: Vil  | llage (with  | in boundary)                           |  | PDL/0                    | Greenfield:                           | Combination                  | า                      |                      |       |
| Area Charact   |  | dMixed resident<br>nunity facilities a | ial, retail, leisure,<br>and school.                   | Area                     | Greenfield:                           |                              | 1.16                   |                      |       |
| Setting: Villa   | age  |  |  | Area                     | PDL:                                  |                              | 0.59                   |                      |       |
| Current Use:   | 'Garden  | possibly'.Reside                       | ential   | Propo                    | sed Use:                              |                              |                        |                      |       |
| Policy The   | site may   | be suitable                            |  |                          |                                       |                              |                        |                      |       |
| AllocatedSite  | e: Main C  | Open Area                              |  | Other                    | : FS7 - Main<br>C4 inc.               | n Open Areas                 | s and CA I             | Policies C           | :1 -  |
| Conflicting Is   | ssues Ye   | s Main Open A                          | Area   |                          |                                       |                              |                        |                      |       |
| Access to Se   | ervices  | The site is su                         | itable   |                          |                                       |                              |                        |                      |       |
| Within 800m  | or 10 min  | s walking                              |  | w                        | ithin 30 min                          | s travel by p                | ublic tran             | sport                |       |
| Primary scho   | ol: Yes  | Bus stop:                              | Yes  | Se                       | econdary sc                           | hool: No                     | Retail A               | Area:                | Yes   |
| GP/ Health<br>Centre:  | Yes  | Cash<br>Machine/PO:                    | Yes  |                          | Irther Educa                          |                              | Hospita                |                      | No    |
| Store of Loca  | al Importa   | ince:                                  |  | 51                       | permarket:                            | No                           | Employ                 | ment:                | Yes   |
| Proximity to<br>Town centre:   |  | r 1km from a tov<br>ark Town Centre    |  | Proximity<br>Transpor    |                                       | ithin 1km of a<br>de         | major pul              | olic transp          | oort  |
| GreenSpaces  | Standards  | : Within 400m                          | of publicly acces                                      | sible greer              | space                                 |                              |                        |                      |       |

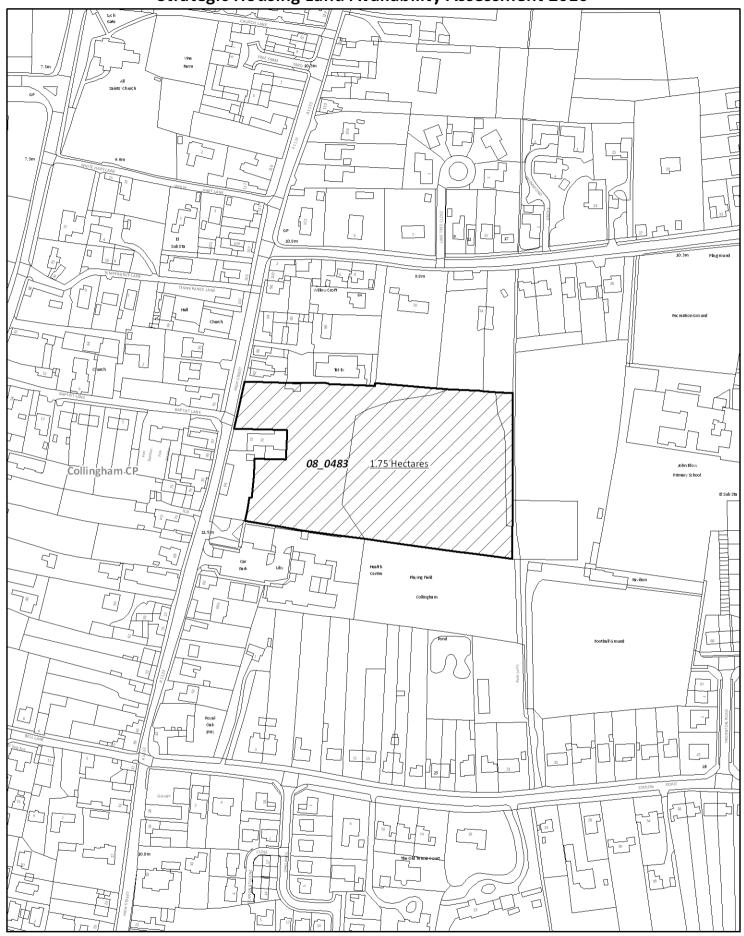
GreenSpaceStrategy Comments: 36m

## Physical Constraints The site may be suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Traffic statement required. The limited frontage of this site may restrict the standard of access and visibility that could be provided. Further investigation is required.

| Site Ref: Rear of Mayfie   | Id House, High Street   |  |  |  |  |
|--|---|--|--|--|--|
| <b>08_0483</b> Area(ha): 1.75  | Parish: COLLINGHAM  | Proposed Yield : 42  |  |  |  |
| Topography No Flat, dry  | Access to Utilities?  | Jnknown Contaminated Land?: Maybe  |  |  |  |
| Constraints: ground.   | Contamination Catego  | bry: B-Potentially contaminative usage has been<br>identified in close proximity to the site   |  |  |  |
| Agricultural Land Quality: Gra   | ade 3 (Good-moderate)   | Site Apparatus: None.  |  |  |  |
| Neighbour Issues: None.  |   | Site within a flood In Floodzone 1   |  |  |  |
| Identified in SFRA: No   |   | zone?:   |  |  |  |
| SFRA Comments: See para 9.3  | 3.9 of the SFRA Level 1 Re  | port (November 2008).  |  |  |  |
| Impact on Landscape Biodive  | rsity The site is suitable  |  |  |  |  |
| Impact on views: No  |   | Natural Features: Yes Three large mature trees on site.  |  |  |  |
| Recreational Use: North<br>(south<br>North   | Rights of way 152/37/1<br>Collingham FP 37<br>hern boundary). 152/12/2<br>Collingham FP 13<br>ern boundary).  | Listed Bldg / Local Interest Bldg: No  |  |  |  |
| ProtectedSpecies/ No   |   | Tree Preservation Order: No  |  |  |  |
| Habitats:  |   | Conservation Area: Yes   |  |  |  |
| Suitability Conclusion:  | The site may be suitable  |  |  |  |  |
| Availability and Achievability   |   |  |  |  |  |
| Availability and Achievab  | ility   |  |  |  |  |
| Availability and Achievab<br>Availability Conclusions:   | ility<br>The site could be availal  | ole in 10 - 15 years time  |  |  |  |
| •  | The site could be availal   | ble in 10 - 15 years time<br>y viable/acheivable for housing   |  |  |  |
| Availability Conclusions:  | The site could be availal   |  |  |  |  |
| Availability Conclusions:<br>Achievability Conclusion:   | The site could be availab<br>The site is economically<br>Viable - Assessed at 30 E  |  |  |  |  |
| Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:   | The site could be available<br>The site is economically<br>Viable - Assessed at 30 E<br>POS accomodated within<br>dwellings 42.   | y viable/acheivable for housing<br>DPH site area reduced by 20% to reflect trees. 6% on-site<br>20% site reduction area and POS commuted sum. No. of   |  |  |  |
| Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:<br>Achievabilty Comments:   | The site could be available<br>The site is economically<br>Viable - Assessed at 30 E<br>POS accomodated within<br>dwellings 42.<br>constraints 11-15 years <b>O</b>     | y viable/acheivable for housing<br>DPH site area reduced by 20% to reflect trees. 6% on-site<br>20% site reduction area and POS commuted sum. No. of   |  |  |  |
| Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:<br>Achievabilty Comments:<br>Ownership Constraints owner  | The site could be available<br>The site is economically<br>Viable - Assessed at 30 E<br>POS accomodated within<br>dwellings 42.<br>constraints 11-15 years O            | y viable/acheivable for housing<br>OPH site area reduced by 20% to reflect trees. 6% on-site<br>20% site reduction area and POS commuted sum. No. of<br>wwnership Comments:                  |  |  |  |
| Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:<br>Achievabilty Comments:<br>Ownership Constraints owner<br>Legal Issues:<br>Timescale:<br>Viability Comments: Viable - A | The site could be available<br>The site is economically<br>Viable - Assessed at 30 D<br>POS accomodated within<br>dwellings 42.<br>constraints 11-15 years O<br>Lo<br>A | y viable/acheivable for housing<br>OPH site area reduced by 20% to reflect trees. 6% on-site<br>20% site reduction area and POS commuted sum. No. of<br>wnership Comments:<br>egal Comments: |  |  |  |

Strategic Housing Land Availability Assessment 2010







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

| Site Ref: Rear of Mano  | or Farm  |   |  |  |  |
|---|--|---|--|--|--|
| 08_0484 Area(ha): 2.57  | Parish: COLLINGHAM   | Proposed  | Yield :  |  |  |
|   |  |   |  |  |  |
| Suitability Conculsion  | The site is not suitable   |   |  |  |  |
| Availability Conclusions:   |  |   |  |  |  |
| Availability Comments:  |  |   |  |  |  |
| Achievability Conclusion:   |  |   |  |  |  |
| Achievabilty Comments:  |  |   |  |  |  |
| Overall Draft Conclusion:   | Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.   |   |  |  |  |
| Overall Final Conclusion:   | Site lies within Enviror development should b  | nment Agency Flood Zone 3 whe<br>e resisted.  | ere residential  |  |  |
| Character Land Use Location   | n The site may be suitable   | 9   |  |  |  |
| Location: Village (outside but  | adjoining Boundary)  | PDL/Greenfield: Greenfield  |  |  |  |
| Area Character: Countryside   | Garden, grassed.   | Area Greenfield:  | 2.57   |  |  |
| Setting: Countryside  |  | Area PDL:   |  |  |  |
| Current Use: Garden, grasse   | ed.Other   | Proposed Use:   |  |  |  |
| AllocatedSite: Countryside Conflicting Issues Yes Outs  | side Village Envelope  | <b>Other:</b> NE1 - Development in t<br>Policies C1 - C4 incl., a<br>Landscape Areas  |  |  |  |
|   |  |   |  |  |  |
| Access to Services The s  | ite is suitable  |   |  |  |  |
| Access to Services The s<br>Within 800m or 10 mins walk   |  | Within 30 mins travel by p  | ublic transport  |  |  |
|   | ing  | Within 30 mins travel by p<br>Secondary school: Yes   | •  |  |  |
| Within 800m or 10 mins walkPrimary school:NoBus sGP/ HealthYesCash  | ing<br>stop: Yes<br>Yes  |   | •  |  |  |
| Within 800m or 10 mins walkPrimary school:NoBus sGP/ HealthYesCentre:Machine  | ing<br>stop: Yes   | Secondary school: Yes   | Retail Area: Yes   |  |  |
| Within 800m or 10 mins walk<br>Primary school: No Bus s<br>GP/ Health Yes Cash  | ing<br>stop: Yes<br>Yes  | Secondary school: Yes<br>Further Education: Yes   | Retail Area: Yes<br>Hospital: No   |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCashCentre:MachStore of Local Importance:Proximity toOver 1km fr   | ing<br>stop: Yes<br>Yes<br>ine/PO:<br>rom a town centre P  | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes   | Retail Area: Yes<br>Hospital: No   |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCashCentre:MachStore of Local Importance:Proximity toOver 1km fr   | rom a town centre Provincentre 9176m   | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node  | Retail Area:YesHospital:NoEmployment:Yes   |  |  |
| Within 800m or 10 mins walkPrimary school:NoBus sGP/ HealthYesCashCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark Town  | ting<br>Stop: Yes<br>Yes<br>ine/PO:<br>rom a town centre Po<br>wn Centre 9176m Tu<br>in 400m of publicly accessib  | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node  | Retail Area:YesHospital:NoEmployment:Yes   |  |  |
| Within 800m or 10 mins walkPrimary school:NoBus sGP/ HealthYesCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark TowGreenSpaceStandards:WithGreenSpaceStrategy Comme   | ting<br>Stop: Yes<br>Yes<br>ine/PO:<br>rom a town centre Po<br>wn Centre 9176m Tu<br>in 400m of publicly accessib  | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node  | Retail Area:YesHospital:NoEmployment:Yes   |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark TowGreenSpaceStandards: WithGreenSpaceStrategy CommePhysical ConstraintsThe s  | ting<br>Stop: Yes<br>Yes<br>ine/PO:<br>From a town centre<br>wn Centre 9176m<br>in 400m of publicly accessib<br>ents: 227m<br>Site is not suitable<br>assessment required. A   | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node  | Retail Area:       Yes         Hospital:       No         Employment:       Yes         a major public transport         adard.       Traffic         econdary access off  |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark TowGreenSpaceStandards:WithGreenSpaceStrategy CommePhysical ConstraintsThe sHighway Engineers CommenTopographyNoUndulating,  | ting<br>top: Yes<br>Yes<br>ine/PO:<br>rom a town centre Pr<br>wn Centre 9176m Tr<br>in 400m of publicly accessible<br>ents: 227m<br>site is not suitable<br>nts: Visibility and on site hig<br>assessment required. A<br>Westfield Ln , off site hi  | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node<br>ole green space   | Retail Area:       Yes         Hospital:       No         Employment:       Yes         a major public transport         adard.       Traffic         econdary access off         be required.   |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark TowGreenSpaceStandards:WithGreenSpaceStrategy CommePhysical ConstraintsThe sHighway Engineers Comment  | ting<br>top: Yes<br>Yes<br>ine/PO:<br>rom a town centre Pr<br>wn Centre 9176m Tr<br>in 400m of publicly accessib<br>ents: 227m<br>site is not suitable<br>nts: Visibility and on site hig<br>assessment required. A<br>Westfield Ln , off site hi<br>Access to Utilities?                                  | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node<br>ole green space<br>whway layout to be provided to star<br>Access is likely off Low St with a se<br>ighway improvements are likely to<br>Unknown Contaminated La   | Retail Area:       Yes         Hospital:       No         Employment:       Yes         a major public transport       Yes         adard. Traffic       Traffic         econdary access off       Se required.         nd?:       Maybe         a usage has been       Yes                                 |  |  |
| Within 800m or 10 mins walkPrimary school: NoBus sGP/ HealthYesCentre:MachiStore of Local Importance:Proximity toOver 1km frTown centre:Newark TowGreenSpaceStandards:WithGreenSpaceStrategy CommerPhysical ConstraintsThe sHighway Engineers CommentTopographyNoUndulating,Constraints:dry, grassed -<br>slopes down easwest.  | ting<br>top: Yes<br>Yes<br>ine/PO:<br>rom a town centre Pr<br>wn Centre 9176m Tr<br>in 400m of publicly accessible<br>ents: 227m<br>site is not suitable<br>nts: Visibility and on site hig<br>assessment required. A<br>Westfield Ln , off site him<br>Access to Utilities?<br>st- Contamination Category | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node<br>ole green space<br>whway layout to be provided to star<br>Access is likely off Low St with a se<br>ighway improvements are likely to<br>Unknown Contaminated La<br>gory: B-Potentially contaminative<br>identified in close proximity | Retail Area:       Yes         Hospital:       No         Employment:       Yes         a major public transport       Yes         adard. Traffic       Traffic         econdary access off       Se required.         nd?:       Maybe         a usage has been       Yes                                 |  |  |
| Within 800m or 10 mins walk         Primary school: No       Bus s         GP/ Health       Yes       Cash         Centre:       Machi         Store of Local Importance:       Proximity to       Over 1km fr         Proximity to       Over 1km fr         Town centre:       Newark Tow         GreenSpaceStandards:       With         GreenSpaceStrategy Comment         Physical Constraints       The standards         Highway Engineers Comment         Topography       No       Undulating,         Constraints:       dry, grassed - slopes down easwest.         Agricultural Land Quality:       G         Neighbour Issues:       Manot | ting<br>top: Yes<br>Yes<br>ine/PO:<br>rom a town centre Pr<br>wn Centre 9176m Tr<br>in 400m of publicly accessible<br>ents: 227m<br>site is not suitable<br>nts: Visibility and on site hig<br>assessment required. A<br>Westfield Ln , off site him<br>Access to Utilities?<br>st- Contamination Category | Secondary school: Yes<br>Further Education: Yes<br>Supermarket: Yes<br>roximity Over 1km from a<br>ransport Node: node<br>ole green space<br>way layout to be provided to star<br>Access is likely off Low St with a se<br>ighway improvements are likely to<br>Unknown Contaminated La<br>gory: B-Potentially contaminative                                    | Retail Area:       Yes         Hospital:       No         Employment:       Yes         a major public transport         a major public transport         addard.         Traffic         econdary access off         be required.         nd?:         Maybe         e usage has been         to the site |  |  |

Site Ref: Rear of Manor Farm 08 0484 Area(ha): 2.57 Parish: COLLINGHAM

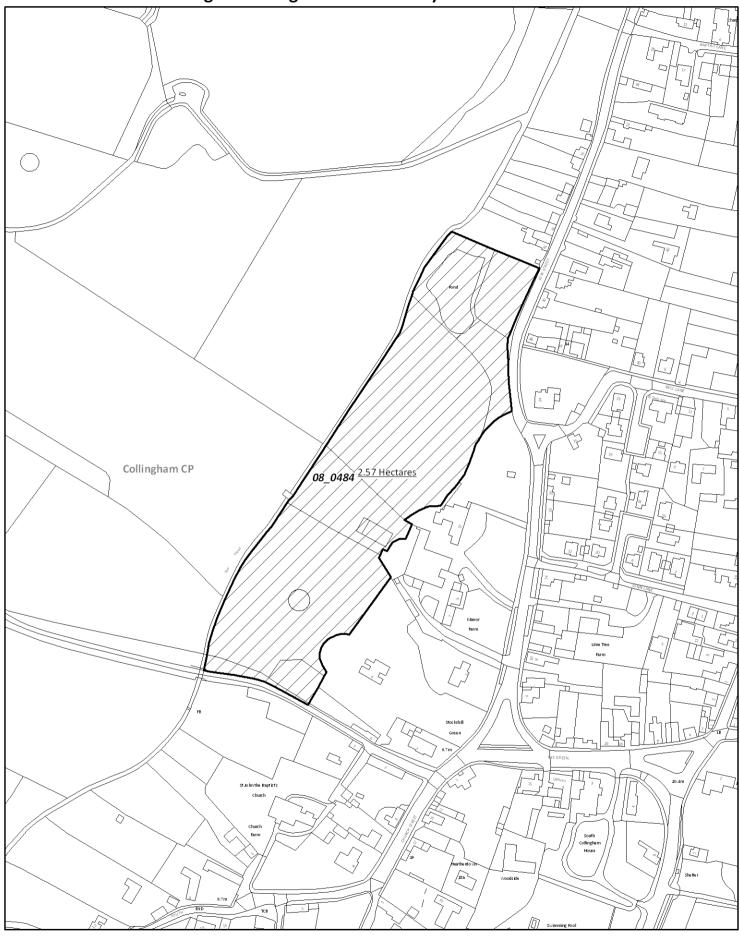
**Proposed Yield :** 

SFRA Comments: See para 9.3.9 of the SFRA Level 1 Report (November 2008).

| Impact on Landscape Biodiversity The site is sui               | table  |
|--|--|
| Impact on views: No  | <b>Natural Features:</b> Yes Pond to north-west corner of the site, various mature trees.  |
| Impact on existingNoRecreational Use:ProtectedSpecies/No       | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No   |
| Habitats:  | Conservation Area: Yes   |
| Suitability Conclusion: The site is not suitable               | 9  |
| Availability and Achievability                                 |  |
| Availability Conclusions:                                      |  |
| Achievability Conclusion:                                      |  |
| Availability Comments:   |  |
| Achievabilty Comments:   |  |
| Ownership Constraints owner constraints 11-15 year             | ars Ownership Comments:  |
| Legal Issues:  | Legal Comments:  |
| Timescale:   | Availability Other Issues:   |
| Viability Comments:  |  |
| would be liable to flooding. T<br>land behind. Insurance for n | Comments: This is regarded as flood wash land. Any access<br>The dwellings to the west of south end are much higher than the<br>ew developments would be a problem.<br>ments: Collingham village suffers from continuous heavy traffic |

General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage and flooding problems and must be acknowledged when discussing these submissions.

Strategic Housing Land Availability Assessment 2010





| 08_0484 - Rear Of Manor Farm, | Date:  | 08/03/2010 |
|-------------------------------|--------|------------|
| Collingham                    | Scale: | 1:2,500    |

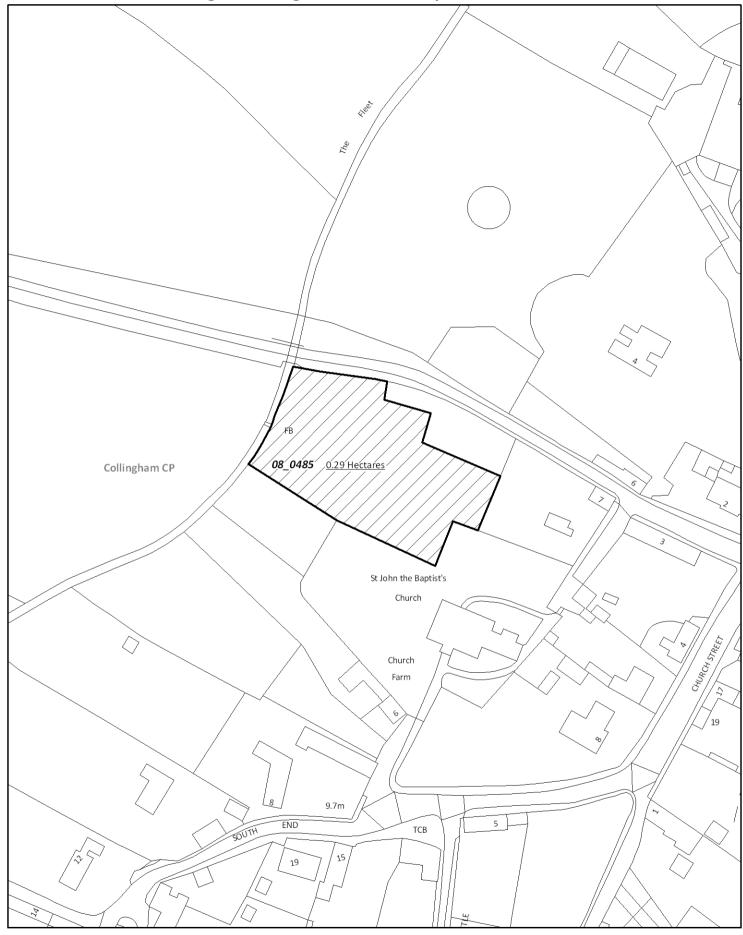
| Site Ref: North West o  | f St John's Church  |  |                   |  |           |
|---|---|--|-------------------|--|-----------|
| 08_0485 Area(ha): 0.29  | Parish: COLLINGHAN  | Λ                                      | Proposed          | Yield :                                  |           |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments: | The site is not suitable  |  |                   |  |           |
| Overall Draft Conclusion:   | Site lies within Enviro<br>development should b                               |  | d Zone 3 wh       | ere residential                          |           |
| Overall Final Conclusion:   | Site lies within Enviro<br>development should I                               |  | d Zone 3 wh       | ere residential                          |           |
| Character Land Use Location   | ו The site may be suitabl   | e                                      |                   |  |           |
| Location: Village (outside but  | adjoining Boundary)   | PDL/Greenfield:                        | PDL               |  |           |
| Area Character: Countryside   |   | Area Greenfield:                       |                   |  |           |
| Setting: Countryside Garde  | n.  | Area PDL:                              |                   | 0.29                                     |           |
| Current Use: Garden.Reside  | ntial   | Proposed Use:                          |                   |  |           |
| Policy The site may be suit   | table   |  |                   |  |           |
| AllocatedSite: Countryside  |   | Other: NE1 - Dev<br>Mature La          |                   | the Countryside, NI<br>as and PU1 - Wasł |           |
| Conflicting Issues Yes Out  | side Village Envelope   |  |                   |  |           |
| Access to Services The s  | ite is suitable   |  |                   |  |           |
| Within 800m or 10 mins walk   | ing   | Within 30 min                          | s travel by p     | ublic transport                          |           |
| Primary school: No Bus s  | stop: Yes   | Secondary sc                           | hool: Yes         | Retail Area:                             | Yes       |
| GP/ Health Yes Cash<br>Centre: Mach   | Yes<br>ine/PO:  | Further Educa<br>Supermarket:          | ition: Yes<br>Yes | Hospital:<br>Employment:                 | No<br>Yes |
| Store of Local Importance:  |   | oupermarket.                           | 165               | Employment.                              | 103       |
|   |   | Proximity Ov<br>Fransport Node: no     |                   | a major public tran                      | sport     |
| GreenSpaceStandards: With   | in 400m of publicly accessi   | ible green space                       |                   |  |           |
| GreenSpaceStrategy Comme  | ents: 69m   |  |                   |  |           |
| Physical Constraints The  | site is not suitable  |  |                   |  |           |
| Highway Engineers Commer  | nts: Visibility and on site hi<br>,therefore, limited deve<br>safety problems |  |                   |  | ay        |
| Topography No Slopes from   |   | Unknown Cont                           | aminated La       | nd?: Yes                                 |           |
| Constraints: east to west - dr<br>but Fleet close b   |   | egory: A-Potentially identified at the |                   | e usage has been                         |           |
| Agricultural Land Quality: G  | irade 3 (Good-moderate)   | Site Apparatus:                        |                   |  |           |
| Neighbour Issues: N/A.  |   |  |                   | Small pole to north                      | west      |
| Identified in SFRA: No  |   | Site within a floo zone?:              | <b>d</b> In zo    | one 3                                    |           |
| SFRA Comments: See para S   | 9.3.9 of the SFRA Level 1 F   |  | 8).               |  |           |

| Site Ref: North West of St   | John's Church   |   |   |
|--|---|---|---|
| 08_0485 Area(ha): 0.29   | Parish: COLLINGHAM  | Pr  | oposed Yield :  |
| Impact on Landscape Biodiversi   | ity The site may be suit  | able  |   |
| Impact on views: Yes Open cou<br>sloping land - v  | untryside to the west -<br>riews out of site.   |   | es Mature trees - boundary<br>dges.   |
| Impact on existing No<br>Recreational Use:   |   | Listed Bldg / Local In<br>Tree Preservation Ore   | -   |
| ProtectedSpecies/ No<br>Habitats:  |   | Conservation Area:  |   |
| Suitability Conclusion: The  | e site is not suitable  |   |   |
| Availability and Achievabili<br>Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:<br>Achievabilty Comments:<br>Ownership Constraints owner co<br>Legal Issues:<br>Timescale:<br>Viability Comments: | onstraints 11-15 years Ov<br>Le   | wnership Comments:<br>egal Comments:<br>vailability Other Issues  | :   |
| land behir<br>General P<br>from the A<br>developm<br>the village   | liable to flooding. The dwa<br>nd. Insurance for new dev<br>varish Council Comments:<br>(1133, which runs through<br>ent within the parish will h | ellings to the west of souvelopments would be a p<br>Collingham village suff<br>the centre of the village<br>ugely impact and exace<br>parish have ongoing dr | uth end are much higher than the<br>problem.<br>ers from continuous heavy traffic<br>e, therefore any extra<br>rbate the present infrastructure of<br>rainage and flooding problems and |

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Strategic Housing Land Availability Assessment 2010







08\_0485 - North West Of St John's Church, Collingham

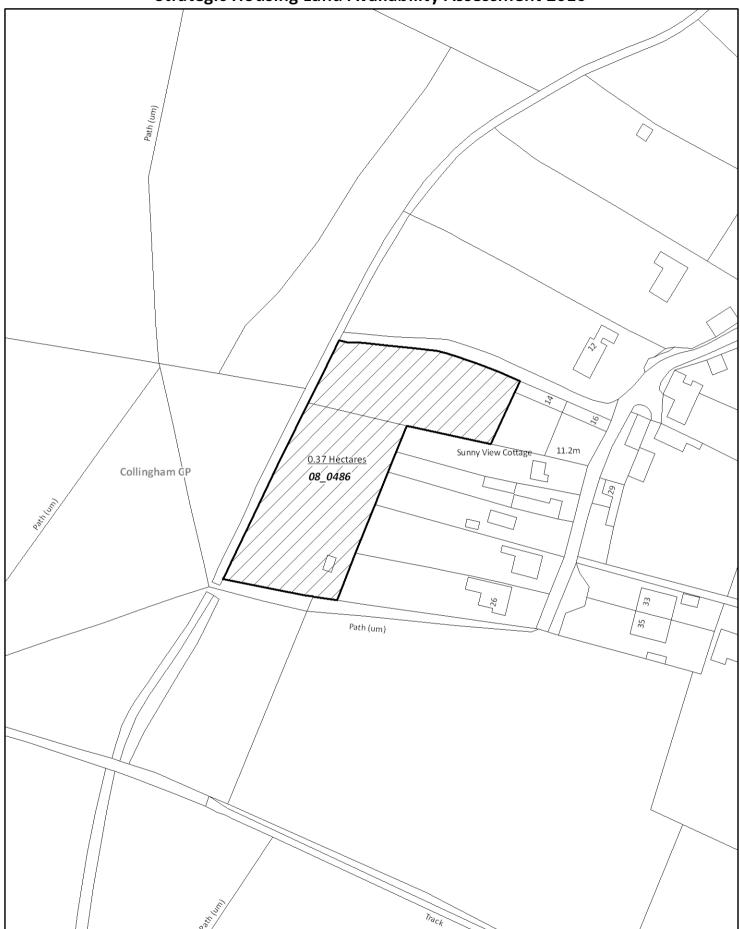
| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: Land at South   | n End   |   |                                 |
|---|---|---|---------------------------------|
| <b>08_0486</b> Area(ha): 0.37   | Parish: COLLINGHAM                                    | Proposed  | Yield :                         |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:<br>Achievability Comments: | The site is not suitable                              |   |                                 |
| Overall Draft Conclusion:   | Site lies within Enviro<br>development should b       | nment Agency Flood Zone 3 whe                                   | ere residential                 |
| Overall Final Conclusion:   | Site lies within Enviro<br>development should b       | nment Agency Flood Zone 3 who<br>e resisted.                    | ere residential                 |
| Character Land Use Location   | The site may be suitable                              | )   |                                 |
| Location: Village (outside but  | adjoining Boundary)                                   | PDL/Greenfield: PDL   |                                 |
| Area Character: MixedCountr   | yside Residential                                     | Area Greenfield:  |                                 |
| Setting: Village  |   | Area PDL:   | 0.37                            |
| Current Use: GardenOther  |   | Proposed Use:   |                                 |
| Policy The site may be suit<br>AllocatedSite: Countryside<br>Conflicting Issues Yes Outs  |   | <b>Other:</b> NE1 Development in th<br>C12, C15 -18 Conserva    |                                 |
| Access to Services The si   | te is suitable  |   |                                 |
| Within 800m or 10 mins walki  | ng  | Within 30 mins travel by p                                      | ublic transport                 |
| Primary school: No Bus s  | t <b>op:</b> Yes                                      | Secondary school: No  | Retail Area: Yes                |
| GP/ HealthNoCashCentre:Machi  | No<br>ne/PO:  | Further Education: No<br>Supermarket: No                        | Hospital: No<br>Employment: Yes |
| Store of Local Importance:  |   | Supermarket: No   |                                 |
| ······································  |   | roximity Over 1km from<br>ransport Node: node                   | a major public transport        |
| GreenSpaceStandards: Withi  | n 400m of publicly accessil                           | ole green space   |                                 |
| GreenSpaceStrategy Comme  | <b>nts:</b> 274m                                      |   |                                 |
| Physical Constraints The s  | ite is not suitable                                   |   |                                 |
| Highway Engineers Commen  | ts: This site has no connec<br>Link to 0019 may provi | ction to the adopted highway and i<br>de access.                | s therefore unsatisfactory.     |
| Topography No   | Access to Utilities?                                  | Unknown Contaminated La   | nd?: No                         |
| Constraints:  | Contamination Cates                                   | gory: C-Potentially contaminative identified at the site or sur |                                 |
| Agricultural Land Quality: G  | rade 3 (Good-moderate)                                |   | -                               |
| Neighbour Issues: None  | ,   | Site Apparatus: Pylon close                                     | -                               |
| Identified in SFRA: No  |   | Site within a flood In zo<br>zone?:                             | one 3                           |
| SFRA Comments:  |   |   |                                 |

Impact on Landscape Biodiversity The site is suitable

| Site Ref: Land at  | South End   |   |  |  |
|--|---|---|--|--|
| 08_0486 Area(ha):  | 0.37 Parish: COLLINGHAM   | Proposed Yield :  |  |  |
| Impact on views: No  |   | Natural Features: Yes The Fleet to the west and mature trees to the North |  |  |
| Impact on existing<br>Recreational Use:  | Yes South Collingham<br>FP154/1/3 runs along Southern<br>Boundary | Listed Bldg / Local Interest Bldg: Yes                                    |  |  |
| ProtectedSpecies/ No<br>Habitats:  | )   | Tree Preservation Order: No<br>Conservation Area: Yes                     |  |  |
| Suitability Conclusion:  | The site is not suitable  |   |  |  |
| Availability and Ac  | hievability   |   |  |  |
| Availability Conclusion  | IS:   |   |  |  |
| Achievability Conclusi   | on:   |   |  |  |
| Availability Comments  | :   |   |  |  |
| Achievabilty Comment   | S:  |   |  |  |
| Ownership Constraints  | s owner constraints 11-15 years O                                 | wnership Comments:  |  |  |
| Legal Issues:  | L   | egal Comments:  |  |  |
| Timescale:   | Α   | vailability Other Issues:   |  |  |
| Viability Comments:  |   |   |  |  |
| Additional Comments: Adjacent to SHLAA site 08_0019. Some timber sheds and a summerhouse on site. Site Specific Parsih Council Comments: This is regarded as flood wash land. Any access would be liable to flooding. The dwellings to the west of south end are much higher than the land behind. Insurance for new developments would be a problem. General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure o the village. Certain areas within the parish have ongoing drainage and flooding problems an must be acknowledged when discussing these submissions. |   |   |  |  |

Strategic Housing Land Availability Assessment 2010







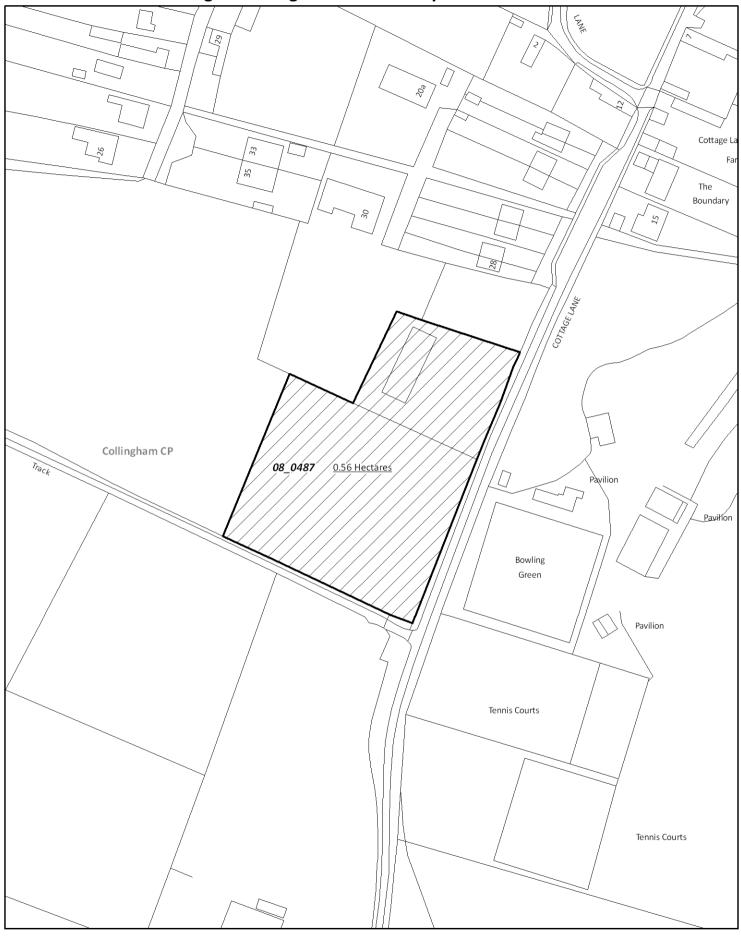
08\_0486 - Land At South End, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

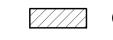
| Site Ref: West of Cottag                            | ge Lane                    |  |
|---|----------------------------|--|
| <b>08_0487</b> Area(ha): 0.56                       | Parish: COLLINGHAM         | Proposed Yield :   |
| Suitability Conculsion                              | The site is not suitable   |  |
| Availability Conclusions:                           |                            |  |
| Availability Comments:                              |                            |  |
| Achievability Conclusion:<br>Achievabilty Comments: |                            |  |
| Overall Draft Conclusion:                           | Not procently suitable d   | ue to level of separation from existing settlement   |
|   | Not presently suitable o   | de to level of separation from existing settlement   |
| Overall Final Conclusion:                           | Not presently suitable d   | ue to level of separation from existing settlement   |
| Character Land Use Location                         | The site is not suitable   |  |
| Location: Seperated from urba                       | n/village boundary         | PDL/Greenfield: Greenfield   |
| Area Character: MixedCountry                        | /side, Leisure uses        | Area Greenfield: 0.56  |
| Setting: Countryside                                |                            | Area PDL:  |
| Current Use: Agriculture                            |                            | Proposed Use:  |
| Policy The site is not suitab                       | le                         |  |
| AllocatedSite: Countryside                          |                            | Other: NE1 Development in the Countryside  |
| Conflicting Issues Yes Deve                         | lopment in the Countryside |  |
| Access to Services The sit                          | e is suitable              |  |
| Within 800m or 10 mins walking                      | ng                         | Within 30 mins travel by public transport  |
| Primary school: No Bus st                           | op: Yes                    | Secondary school: No Retail Area: Ye   |
| GP/ HealthNoCashCentre:Machir                       | No<br>ne/PO:               | Further Education:NoHospital:NoSupermarket:NoEmployment:Ye   |
| Store of Local Importance:                          |                            |  |
|   |                            | Over 1km from a major public transport<br>ansport Node: node   |
| GreenSpaceStandards: Withir                         |                            | e green space  |
| GreenSpaceStrategy Commen                           | nts: 166m                  |  |
| Physical Constraints The si                         | te may be suitable         |  |
| Highway Engineers Comment                           |                            | o standard. Cottage Ln is a narrow single track<br>way provision. The site may therefore be suitable for only<br>t . i.e one dwelling. |
| Topography No                                       | Access to Utilities?       | Inknown Contaminated Land?: No   |
| Constraints:  | Contamination Catego       | ory: C-Potentially contaminative usage is yet to be<br>identified at the site or surrounding areas                                     |
| Agricultural Land Quality: Gra                      | ade 3 (Good-moderate)      | Site Apparatus: None   |
| Neighbour Issues: None                              |                            |  |
| Identified in SFRA: No                              |                            | Site within a flood In Floodzone 1<br>zone?:   |
| SFRA Comments:                                      |                            |  |

| Site Ref: West of Cottage Lane   |  |
|--|--|
| 08_0487 Area(ha): 0.56 Parish: Co  | OLLINGHAM Proposed Yield :   |
| Impact on views: No<br>Impact on existing No<br>Recreational Use:<br>ProtectedSpecies/ No<br>Habitats:<br>Suitability Conclusion: The site is no<br>Availability and Achievability | Natural Features: No<br>Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No<br>Conservation Area: No<br>t suitable  |
| Availability Conclusions:<br>Achievability Conclusion:<br>Availability Comments:<br>Achievabilty Comments:<br>Ownership Constraints owner constraints 1<br>Legal Issues:           | 1-15 years Ownership Comments:<br>Legal Comments:  |
| Timescale:   | Availability Other Issues:   |
| Viability Comments:  |  |
| Comments: Cottage<br>Sustrans cycle route<br>General Parish Cour<br>from the A1133, whic<br>development within t<br>the village. Certain a   | Site 08_0019. Storage building on site. Site Specific Parish Council<br>Lane is a single track. Further housing would create hazards for the<br>ncil Comments: Collingham village suffers from continuous heavy traffic<br>ch runs through the centre of the village, therefore any extra<br>he parish will hugely impact and exacerbate the present infrastructure of<br>areas within the parish have ongoing drainage and flooding problems and<br>ed when discussing these submissions. |

Strategic Housing Land Availability Assessment 2010







08\_0487 - West Of Cottage Lane, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: Pitomy Farm,                             | Low Street  |  |                  |    |  |
|--|---|--|------------------|----|--|
| 08_0612 Area(ha): 1.35                             | Parish: COLLINGHA   | Μ  | Proposed Yield : | 12 |  |
|  |   |  |                  |    |  |
| Suitability Conculsion                             | The site is suitable  |  |                  |    |  |
| Availability Conclusions:                          | The site could be avai  | lable in 5 - 10 years tim  | e                |    |  |
| Availability Comments:                             |   |  |                  |    |  |
| Achievability Conclusion:                          | The site is economica   | The site is economically viable/acheivable for housing   |                  |    |  |
| Achievabilty Comments:                             | 6% on-site POS accor  | Viable - Assessed at 30 DPH 70% site area reduction (flood risk & listed building) 6% on-site POS accomodated within 70% site area reduction and POS commuted sum. Number of dwellings 12. |                  |    |  |
| Overall Draft Conclusion:                          | Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. The north western majority of the site lies within<br>Environment Agency Flood Zone 3 where residential development should be<br>resisted, this element of the site is also beyond the Village Envelope. The<br>south eastern part of the site is within the Village Envelope and Flood Zone<br>1. The Listed Building will need to be retained on site. Although constraints<br>could prevent most of the site from being developed, a small area within the<br>village envelope could accommodate development.  |  |                  |    |  |
| Overall Final Conclusion:                          | Potential contamination issues at the site would need to be investigated and<br>mitigated if necessary. The north western majority of the site lies within<br>Environment Agency Flood Zone 3 where residential development should be<br>resisted, this element of the site is also beyond the Village Envelope. The<br>south eastern part of the site is within the Village Envelope and Flood Zone<br>1. The Listed Building will need to be retained on site. Although constraints<br>could prevent most of the site from being developed, a small area within the<br>village envelope could accommodate development. The site is acheivable<br>and it is considered that it could be developed in 5-10 years. |  |                  |    |  |
| Character Land Use Location                        | The site may be suitab  | le   |                  |    |  |
| Location: Village (outside but adjoining Boundary) |   | PDL/Greenfield:  | PDL              |    |  |
| Area Character: MixedCountry                       | yside/ Village  | Area Greenfield:   |                  |    |  |
| Setting: Village                                   |   | Area PDL:  | 1.35             |    |  |
| Current Use: Agriculture                           |   | Proposed Use:  |                  |    |  |
| Delieur The eite may be quite                      |   |  |                  |    |  |

## Policy The site may be suitable

AllocatedSite: Countryside Approx 60% outside village Other: H13- Housing development in large villages, C1envelope

Conflicting Issues Yes Outside Village Envelope

| Access to Servio               | ces    | The site is sui                      | table |                              |                      |                     |       |
|--------------------------------|--------|--------------------------------------|-------|------------------------------|----------------------|---------------------|-------|
| Within 800m or 10 mins walking |        |                                      |       | Within 30                    | mins travel by p     | ublic transport     |       |
| Primary school:                | Yes    | Bus stop:                            | Yes   | Secondary                    | y school: No         | Retail Area:        | Yes   |
| GP/ Health<br>Centre:          | No     | Cash<br>Machine/PO:                  | Yes   |                              | ducation: Yes        | Hospital:           | No    |
| Store of Local In              | nporta | ance:                                |       | Supermar                     | ket: No              | Employment:         | Yes   |
| Proximity to<br>Town centre:   |        | r 1km from a tow<br>vark Town Centre |       | Proximity<br>Transport Node: | Over 1km from a node | a major public tran | sport |

5, C12, C15-18 Conservation Areas; NE1

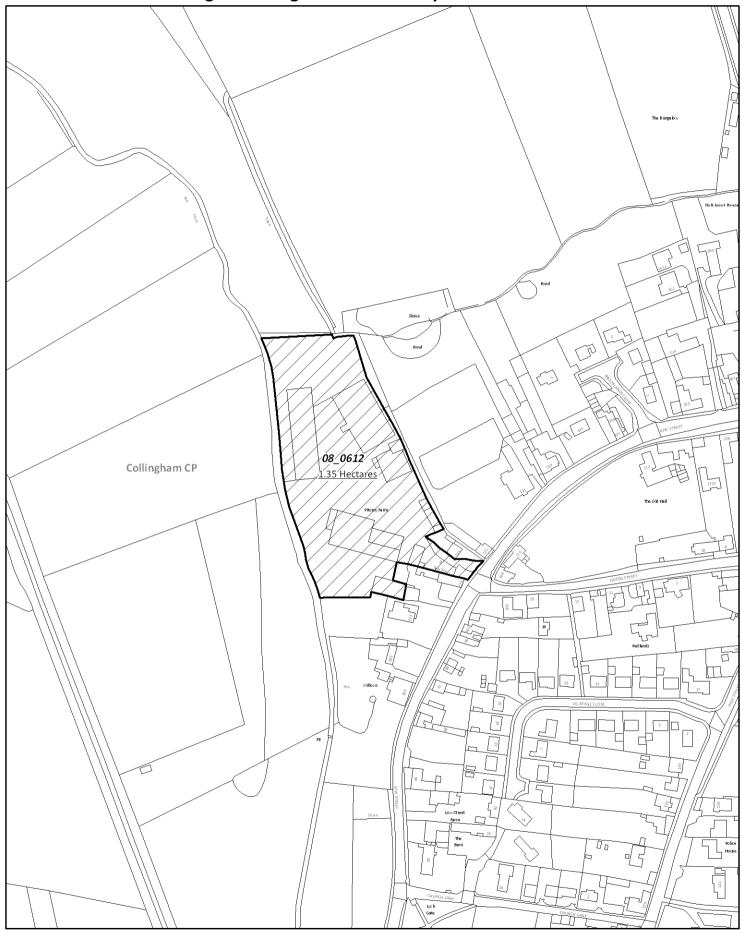
Development in the Countryside

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 225m

| Site Ref: Pitomy Farm,  | Low Street   |   |  |  |
|---|--|---|--|--|
| 08_0612 Area(ha): 1.35  | Parish: COLLINGHAM   | Proposed Yield : 12   |  |  |
| Highway Engineers Comment                                     |  | way layout to be provided to standard. Off site highway prable means of access to this site has previously been   |  |  |
| Topography No   | Access to Utilities?   | Inknown Contaminated Land?: Yes   |  |  |
| Constraints:  | Contamination Catego   | ory: A-Potentially contaminative usage has been<br>identified at the site   |  |  |
| Agricultural Land Quality: Gr                                 | ade 3 (Good-moderate)  | Site Apparatus: None  |  |  |
| Neighbour Issues: None  |  |   |  |  |
| Identified in SFRA: No  |  | Site within a floodIn zone 290% in Zones 2 &zone?:3   |  |  |
| SFRA Comments:  |  |   |  |  |
| Impact on Landscape Biodive                                   | ersity The site may be sui   | table   |  |  |
| Impact on views: No   |  | Natural Features: No  |  |  |
| Impact on existing Yes<br>Recreational Use:                   | North Collingham FP17  | Listed Bldg / Local Interest Bldg: Yes  |  |  |
| ProtectedSpecies/ No  |  | Tree Preservation Order: No   |  |  |
| Habitats:   |  | Conservation Area: Yes  |  |  |
| Suitability Conclusion:                                       | The site is suitable   |   |  |  |
| Availability and Achieval                                     | oility   |   |  |  |
| Availability Conclusions:                                     | s: The site could be available in 5 - 10 years time  |   |  |  |
| Achievability Conclusion:                                     | n: The site is economically viable/acheivable for housing  |   |  |  |
| Availability Comments:  |  |   |  |  |
| Achievabilty Comments:  |  | DPH 70% site area reduction (flood risk & listed building)<br>dated within 70% site area reduction and POS commuted<br>is 12.   |  |  |
| Ownership Constraints   | 0  | wnership Comments:  |  |  |
| Legal Issues:   | L  | egal Comments:  |  |  |
| Timescale:  | Availability Other Issues:   |   |  |  |
|   | omodated within 70% site a   | te area reduction (flood risk & listed building) 6% on-site rea reduction and POS commuted sum. Number of   |  |  |
| land fo<br>north e<br>continu<br>therefo<br>presen<br>and flo | r further housing developnm<br>nd of the village. General P<br>ious heavy traffic from the A<br>re any extra development w<br>t infrastructure of the village. | ents: The Parish Council has already approved of this<br>ent. It should reflect the character of Low Street at the<br>arish Council Comments: Collingham village suffers from<br>1133, which runs through the centre of the village,<br>ithin the parish will hugely impact and exacerbate the<br>. Certain areas within the parish have ongoing drainage<br>acknowledged when discussing these submissions.<br>Board |  |  |

Strategic Housing Land Availability Assessment 2010





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

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08\_0612 - Pitomy Farm, Low Street, Collingham

| Site Ref: South Colling  | •  |  |                                   |
|--|--|--|-----------------------------------|
| <b>08_0613</b> Area(ha): 0.56  | Parish: COLLINGHA  | M Proposed Y   | ′ield :                           |
| Suitability Conculsion<br>Availability Conclusions:<br>Availability Comments:<br>Achievability Conclusion:                                     | The site is not suitable   | )  |                                   |
| Achievabilty Comments:   |  |  |                                   |
| Overall Draft Conclusion:  | development when lo<br>investigation shows   | ars to be an area of land which cou<br>boked at through a desktop exercis<br>that the land is part of the operatio<br>ng and is therefore not currently su | e, further<br>nal requirements of |
| Overall Final Conclusion:  | development when le<br>investigation shows   | ars to be an area of land which cou<br>boked at through a desktop exercis<br>that the land is part of the operatio<br>ng and is therefore not currently su | e, further<br>nal requirements of |
| Character Land Use Location  | The site may be suitab   | le   |                                   |
| <b>_ocation:</b> Village (outside but a  | adjoining Boundary)  | PDL/Greenfield: PDL  |                                   |
| Area Character: MixedReside  | ential/ Countryside  | Area Greenfield:   |                                   |
| Setting: Village   |  | Area PDL:  | 0.56                              |
| Current Use: Residential care<br>Use   | homeLand & Bldgs in  | Proposed Use:  |                                   |
|  | ervation designation<br>utside village envelope  | Other: H13- Housing developme<br>C12, C15-18 Conservation<br>Development in the Court  | on Areas, NE1-                    |
| Access to Services The si  | te is suitable   |  |                                   |
| Within 800m or 10 mins walki   | ng   | Within 30 mins travel by pu  | blic transport                    |
| Primary school: Yes Bus st   | -  | Secondary school: Yes  | Retail Area: Yes                  |
| GP/Health Yes Cash   | Yes  | Further Education: Yes   | Hospital: No                      |
| Centre: Machin   | ne/PO:   | Supermarket: Yes   | Employment: Yes                   |
| Store of Local Importance:   |  |  |                                   |
| Proximity to Over 1km fro  |  | Proximity Within 1km of a n<br>Transport Node: node  | najor public transport            |
| Proximity to Over 1km fro<br>Fown centre: Newark Tow   | n Centre 8943m   | Transport Node: node   | najor public transport            |
| Proximity to Over 1km fro<br>Town centre: Newark Tow<br>GreenSpaceStandards: Within  | n Centre 8943m<br>n 400m of publicly access  | Transport Node: node   | najor public transport            |
| Proximity to Over 1km fro<br>Town centre: Newark Tow<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen                               | n Centre 8943m<br>n 400m of publicly access  | Transport Node: node   | najor public transport            |
| Proximity to Over 1km fro<br>Town centre: Newark Tow<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The s | n Centre 8943m<br>n 400m of publicly access<br>nts: 197m<br>ite is not suitable<br>ts: This site has no conn | Transport Node: node<br>sible green space<br>ection to the public highway and is the   |                                   |
| Proximity to Over 1km fro<br>Town centre: Newark Tow<br>GreenSpaceStandards: Within<br>GreenSpaceStrategy Commen<br>Physical Constraints The s | n Centre 8943m<br>n 400m of publicly access<br>nts: 197m<br>ite is not suitable                              | Transport Node: node<br>sible green space<br>ection to the public highway and is the<br>ugh 0390   | erefore unsatisfactory.           |

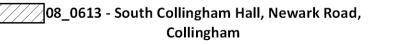
| Site Ref: South Collingham Hall, Newark Ro   | ad   |
|--|--|
| 08_0613 Area(ha): 0.56 Parish: COLLINGHAM  | Proposed Yield :   |
| Agricultural Land Quality:       Grade 3 (Good-moderate)         Neighbour Issues:       None         Identified in SFRA:       No         SFRA Comments:       No | Site Apparatus: None<br>Site within a flood In Floodzone 1<br>zone?:                           |
| Impact on Landscape Biodiversity The site is suitabl<br>Impact on views: No  | e<br>Natural Features: Yes Trees   |
| Impact on existingNoRecreational Use:ProtectedSpecies/ProtectedSpecies/NoHabitats:The site is not suitable   | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No<br>Conservation Area: Yes |
| Availability and Achievability<br>Availability Conclusions:  |  |
| Achievability Conclusion:  |  |
| Availability Comments:   |  |
| Achievabilty Comments:   |  |
| -  | Ownership Comments:  |
| -  | Legal Comments:  |
|  | Availability Other Issues:   |
| Viability Comments:  |  |

Additional Comments: As a single building plot the only access is the narrow feed into Dykes end or the road from A1133. Is Collingham to lose a care home where half the population is of retirement age? This site also lies within the conservation area. General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the parish have ongoing drainage and flooding problems and must be acknowledged when discussing these submissions.

Small part of site towards Eastern boundary subject to Internal Drainage Board.

## Strategic Housing Land Availability Assessment 2010 10 Close ~ 00 Kings Head 9 (PH) LI 17 7 1 11 23 15 DYKES END B [19 35 14 26 L 7 45 20 DYKES END Honeypot Cottage 6 32 44 $\Box$ 28 30 Collingham CP 0.56 Hectares 08\_0613 Collingham Hall Nursing Home Pathlum





| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

| Site Ref: St                 | otion Door            | J                     |  |                                 |   |  |                              |                           |                         |               |
|------------------------------|-----------------------|-----------------------|--|---------------------------------|---|--|------------------------------|---------------------------|-------------------------|---------------|
|                              |                       |                       | h: COLLINGH  | ^ N /                           |   | Bro                                    | oposed                       | Viold ·                   | 19                      |               |
| 08_0614 Are                  | ea(ha): 0.74          | Paris                 |  | AIVI                            |   | FIC                                    | poseu                        | neia.                     | 19                      |               |
| Suitability Conc             | ulsion                | The s                 | site is suitable   |                                 |   |  |                              |                           |                         |               |
| Availability Con             |                       | The s                 | ite could be ava   | ailable ii                      | n 5 - 10 year                           | s time                                 |                              |                           |                         |               |
| Availability Com             |                       |                       |  |                                 |   |  |                              |                           |                         |               |
| Achievability Co             |                       | The s                 | ite is economic  | ally viat                       | le/acheivabl                            | le for hous                            | sing                         |                           |                         |               |
| Achievabilty Co              | mments:               |                       | e - Assessed at<br>-site POS but F   |                                 |   |  |                              |                           | ct TPO'd                | trees,        |
| Overall Draft Co             | nclusion:             | and r<br>subje        | ntial contamina<br>nitigated if nec  | essary<br>ate miti              | . This site a gation. The               | appears to<br>e site is A              | o be sui                     | table for                 | develop                 | ment          |
|                              |                       |                       | t could be deve  | •                               |   | •                                      |                              |                           |                         |               |
| Overall Final Co             | nclusion:             |                       | ntial contamina<br>nitigated if neo  |                                 |   |  |                              |                           |                         |               |
|                              |                       | subje                 | ect to appropriation of the text of te | ate miti                        | gation. The                             | e site is A                            |                              |                           |                         |               |
| Character Land               | Use Locatio           | n The sit             | e is suitable  |                                 |   |  |                              |                           |                         |               |
| Location: Villag             | e (within bou         | ndary)                |  | PI                              | DL/Greenfie                             | ld: PDL                                |                              |                           |                         |               |
| Area Character:              | Residential           |                       |  | А                               | ea Greenfie                             | eld:                                   |                              |                           |                         |               |
| Setting: Village             |                       |                       |  | А                               | ea PDL:                                 |  |                              | 0.74                      |                         |               |
| Current Use: R               | esidential            |                       |  | Pr                              | oposed Us                               | e:                                     |                              |                           |                         |               |
| Policy The sit               | e is suitable         |                       |  |                                 |   |  |                              |                           |                         |               |
| AllocatedSite:               | Not Allocate          | b                     |  | O                               | h <b>er:</b> H13 H                      | lousing De                             | evelopm                      | ent in Lar                | ge Villag               | es            |
| Conflicting Issu             | es No                 |                       |  |                                 |   |  |                              |                           |                         |               |
| Access to Servi              | ces The               | site is sui           | table  |                                 |   |  |                              |                           |                         |               |
| Within 800m or               | 10 mins wal           | king                  |  |                                 | Within 30                               | mins trav                              | vel by pr                    | ublic tran                | sport                   |               |
| Primary school:              | Yes Bus               | stop:                 | Yes  |                                 | Secondar                                |  |                              | Retail A                  | -                       | Yes           |
| GP/ Health                   | Yes Cash              | -                     | Yes  |                                 | Further Ed                              | -<br>ducation:                         | Yes                          | Hospita                   | al:                     | No            |
| Centre:                      | Mac                   | nine/PO:              |  |                                 | Supermar                                | <b>ket:</b> ⋎                          | ′es                          | Employ                    |                         | Yes           |
| Store of Local Ir            | nportance:            |                       |  |                                 | •                                       |  |                              | . ,                       |                         |               |
| Proximity to<br>Town centre: | Over 1km<br>Newark To |                       |  | Proxi<br>Trans                  | nity<br>port Node:                      |  | km of a                      | major put                 | olic transp             | oort          |
| GreenSpaceSta                | n <b>dards:</b> Wit   | hin 400m (            | of publicly acces  | ssible g                        | een space                               |  |                              |                           |                         |               |
| GreenSpaceStra               | ategy Comm            | ents: 11              | 5m   |                                 |   |  |                              |                           |                         |               |
| Physical Constr              | aints The             | site is su            | itable   |                                 |   |  |                              |                           |                         |               |
| Highway Engine               | ers Comme             | work<br>and t<br>woul | ility and on site<br>s required. This<br>the means of a<br>d involve land fr<br>is not the case r  | s site ha<br>ccess a<br>rom the | as previously ccepted by t adjacent pro | / been the<br>he Highwa<br>operty that | subject<br>ay Auth<br>was av | of a plani<br>ority. Acce | ning appli<br>ess agree | ication<br>ed |
| Topography No                | )                     | Acc                   | cess to Utilities  | s? Unk                          | nown <b>C</b>                           | Contamina                              | ated La                      | n <b>d?:</b> Ma           | aybe                    |               |
| Constraints:                 |                       | Со                    | ntamination Ca   | ategory                         |   | ially conta<br>in close p              |                              |                           |                         |               |

| Site Ref: Station Road  |  |  |
|---|--|--|
| 08_0614 Area(ha): 0.74 Pa   | arish: COLLINGHAM  | Proposed Yield : 19  |
| Agricultural Land Quality: Grade 3<br>Neighbour Issues: None            | 3 (Good-moderate)  | Site Apparatus: None   |
| Identified in SFRA: No  |  | Site within a flood In Floodzone 1<br>zone?:   |
| SFRA Comments:  |  |  |
| Impact on Landscape Biodiversity  | / The site is suitable   |  |
| Impact on views: No   |  | Natural Features: Yes Trees on site  |
| Impact on existing Yes Nor Recreational Use:                            | th Collingham FP12   | Listed Bldg / Local Interest Bldg: No<br>Tree Preservation Order: No   |
| ProtectedSpecies/ No<br>Habitats:                                       |  | Conservation Area: No  |
| Suitability Conclusion: The   | site is suitable   |  |
| Availability and Achievability  | 1  |  |
| Availability Conclusions: The   | e site could be availab  | le in 5 - 10 years time  |
| Achievability Conclusion: Th  | ne site is economically  | viable/acheivable for housing  |
| Availability Comments:  |  |  |
| -   |  | PH with a 15% site area reduction to reflect TPO'd trees, commuted sum. No. of dwellings 19.   |
| Ownership Constraints   | Ov   | wnership Comments:   |
| Legal Issues:   | Le   | gal Comments:  |
| Timescale:  | Av   | ailability Other Issues:   |
|   | ssed at 30 DPH with a 1<br>commuted sum. No. of  | 5% site area reduction to reflect TPO'd trees, no on-site<br>f dwellings 19.   |
| four houses<br>symapthy fo<br>Collingham<br>the centre o<br>and exacerb | that would match the ot<br>or such a low density dev<br>village suffers from cont<br>of the village, therefore a<br>pate the present infrastru-<br>inage and flooding prob | ents: The owner showed the Parish Council his plan for<br>ther quality homes in the vicinity. There was general<br>velopment. General Parish Council Comments:<br>inuous heavy traffic from the A1133, which runs through<br>ny extra development within the parish will hugely impact<br>ucture of the village. Certain areas within the parish have<br>lems and must be acknowledged when discussing these |

submissions. Planning Applicaton 09/00102/FUL for dwellings pending. SHLAA Site 08\_0283 partially covers this site. Adjoins SHLAA Sites: 08\_0292 and 08\_0318







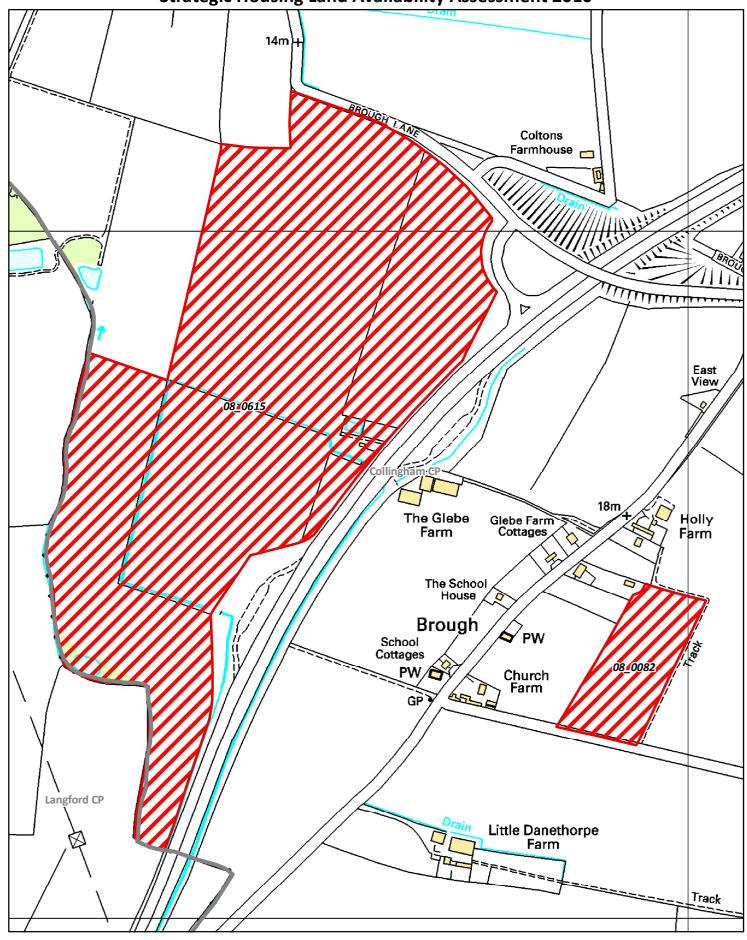
08\_0614 - Station Road, Collingham

| Date:  | 08/03/2010 |
|--------|------------|
| Scale: | 1:1,250    |

## COLLINGHAM – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

| Ref     | Address                                      | Parish     | Reason Why Not Fully Assessed/Removed from the Study   |
|---------|--|------------|--|
| 08_0013 | Homestead<br>Potterhill Road                 | Collingham | Site below 0.25ha. Not included in study.              |
| 08_0063 | 148 High Street                              | Collingham | Site below 0.25ha. Not included in study.              |
| 08_0082 | 1 Coltons Cottage,<br>Fosse Road, Brough     | Collingham | Site not in a priority village. Not included in study. |
| 08_0199 | Land North of Collingham<br>Cricket Club     | Collingham | Duplicate site. See SHLAA 08_0158.                     |
| 08_0247 | Land of Braemer Road                         | Collingham | Site below 0.25ha. Not included in study.              |
| 08_0278 | Land between Station Road and Swinderby Road | Collingham | Duplicate site. See SHLAA Site 08_0184.                |
| 08_0615 | West of Brough                               | Collingham | Site not in a priority village. Not included in study. |

Strategic Housing Land Availability Assessment 2010



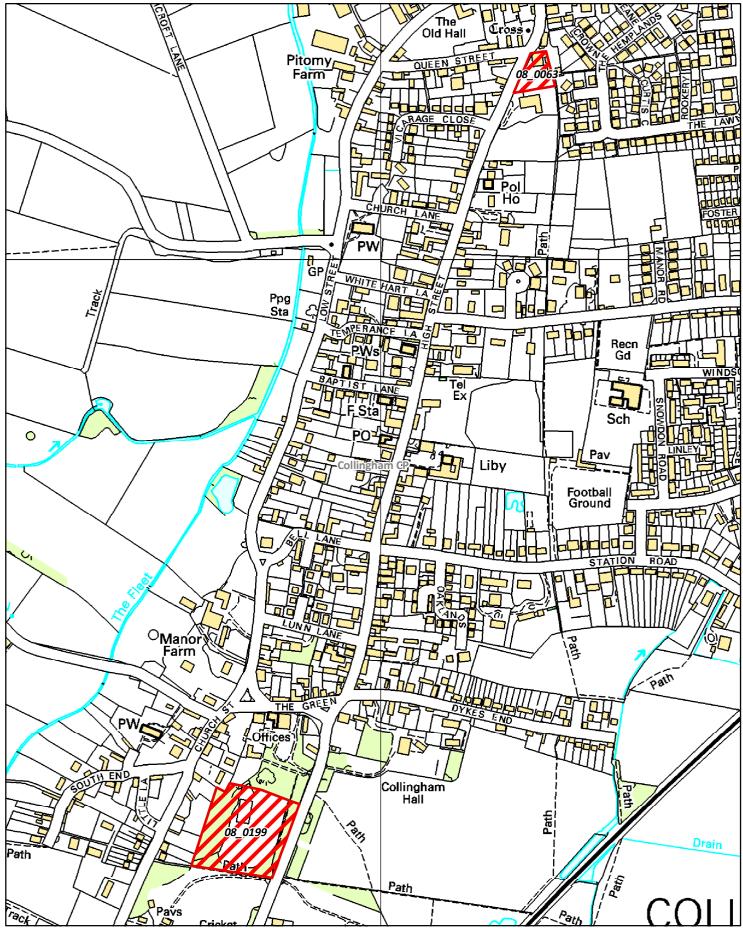




08\_0082 - 08\_0615, Collingham 1 of 3

| Date:  | 05/05/2010 |
|--------|------------|
| Scale: | 1:5,500    |

Strategic Housing Land Availability Assessment 2010



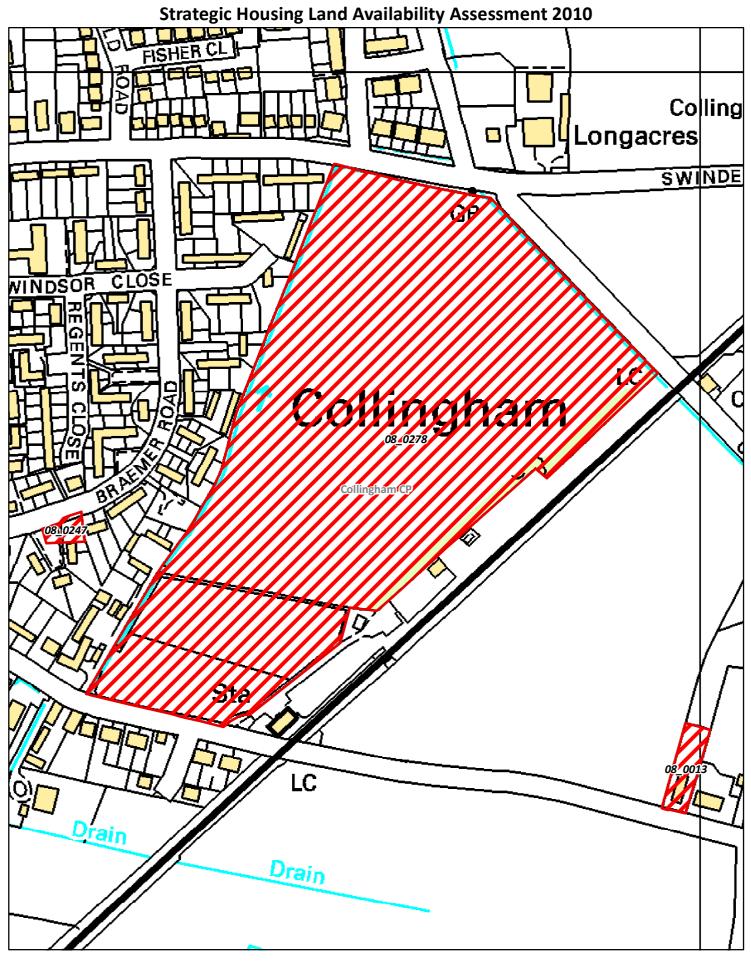




| Date:  | 05/05/2010 |
|--------|------------|
| Scale: | 1:5,500    |

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08\_0063 - 08\_0199, Collingham 2 of 3







08\_0013 - 08\_0247 - 08\_0278, Collingham 3 of 3

| Date:  | 05/05/2010 |
|--------|------------|
| Scale: | 1:2,902    |